

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

April 5, 2021

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

March 29, 2021

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

Board of Supervisors

Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on April 5, 2021, at 2:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Business Items
 - A. Update: Pond/Environmental Sensitive Areas Repair/Restoration Status
 - B. Update: Road Resurfacing Project/RFP Review
 - C. Discussion: CDD/POA Maintenance Agreement
 - D. Consideration of Responses to Request for Proposals (RFP) for Security Services
 - I. Affidavit of Publication
 - II. RFP Package
 - III. Respondent(s)
 - a. Securitas Security Services USA, Inc.
 - b. Synergy Security Services, LLC
 - c. TriCorps
 - IV. Evaluation Matrix/Ranking
 - V. Award of Contract
3. Discussion: Fiscal Year 2022 Budget
4. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of February 28, 2021
 - B. Approval of March 1, 2021 Regular Meeting Minutes

5. Staff Reports

A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*

- *Update: Stormwater*

B. District Counsel: *Burke Blue*

C. District Engineer: *McNeil Carroll Engineering, Inc.*

- *Update: Stormwater*

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 3, 2021 at 2:00 P.M. (Central Time)

○ QUORUM CHECK

David Holt	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
David Dean	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Thomas Balduf	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jerry Robinson	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Calvin Starlin	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

6. Public Comments

7. Supervisors' Requests

8. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,



Howard McGaffney
 District Manager

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2C

MAINTENANCE AGREEMENT

This Agreement is made and entered into this 27 day of AUGUST, 2018 ("the Effective Date"), by and between:

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Bay County, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, #410W, Boca Raton, Florida 33431 (the "District"); and

WILD HERON PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation, whose mailing address is 1110 Prospect Promenade, Wild Heron Association Office, Panama City Beach, FL 32413 (the "Association").

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended;

WHEREAS, the Association is a Florida not for profit corporation organized pursuant to Chapter 720, Florida Statutes, which also operates within the boundaries of the District;

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and the preparation of certain plans and specifications for, and the acquisition, construction, and maintenance of, among other things utility improvements, storm water management improvements, and landscaping ("Improvements" as further defined herein below) to the Association;

WHEREAS, The Association, on behalf of and for the benefit of its members, has agreed to undertake, pursuant to the terms of the Agreement, maintenance services and responsibilities of the District as provided herein and attached hereto;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

1.0 Recitals

The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

2.0 Description of Improvements

The Improvements that are the subject of this Agreement are more fully described in the attached Exhibit "A", which exhibit is incorporated by reference.

3.0 Performance

The District and the Association hereby agree, as follows:

(A) the Association shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of, the maintenance services and materials as set forth in the attached Exhibit "B" (the "Maintenance Services"), which exhibit is incorporated in its entirety and made a part hereof by reference, for the Improvements; and

(B) the Maintenance Services shall be provided by the Association in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the Improvements are properly maintained and continue to function with their intended purpose. In addition, since each of the Improvements may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the Association shall be flexible and adjusted periodically depending on the condition of each of the Improvements and particular maintenance needs; and

(C) the Maintenance Services shall be provided by the Association in strict compliance with all governmental entities and agencies permits, requirements, rules, acts, statutes, ordinances, orders, regulations, and restrictions, including but not limited to the following entities, if applicable: (a) the District; (b) Northwest Florida Water Management District; (c) Florida Department of Environmental Protection; and (d) Bay County, Florida.

(D) the Maintenance Services shall be provided by the Association without interfering in any way with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the Improvement or in the real property where each Improvement is located; and

(E) the Association shall timely pay all invoices, or other manner of billing, for all persons or entities with whom the Association may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Agreement, including the District as provided for in sections 5.0 and 6.0 herein. The District shall not be required to pay the Association for the provision of maintenance services provided pursuant to the terms of this Agreement. The Association shall privately assess properties within the District for the cost of the maintenance services provided and the private assessments shall take the place of public maintenance assessments that could otherwise be levied by the District.

4.0 The Association's Responsibility for Acts of Force Majeure

The District and the Association agree that the Maintenance Services herein assumed by the Association shall not include, by way of example but not limitation, the repair or replacement of the Improvements that are damaged as a result of an act of God, such as a hurricane, tornado, windstorm, freeze damage, fire, excessive drought, or flooding; provided, however, that if damage from an act of God could have been prevented by proper and routine maintenance, then this section 4.0 shall not apply.

5.0 Emergency Intervention by the District

In the event of an emergency, as determined by the District in its reasonable sole discretion, and regardless of any language in this Agreement to the contrary or any language in any contract or arrangement that the Association may have with third parties concerning the Maintenance Services for the Improvements, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the following:

(A) the provision of maintenance services or materials for any one or more of the Improvements; and

(B) the removal, modification, relocation, or replacement, as the case may be and, in the Districts sole discretion, of one or more of the Improvements.

Further, in such event, the Association agrees that upon the Districts commencement of a maintenance program or provision of maintenance services or materials for any one of the Improvements pursuant to this section, the District shall issue to the Association a written invoice for the costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

6.0 Remedies, Default, and Specific Performance

The District may elect any of one or more of the following remedies, as well as any other remedies available in law or equity, if the Association should default in carrying out the terms and conditions of this Agreement, namely:

(A) Default by Association. If the Association should fail, refuse, or neglect to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default or material breach from the District with an opportunity to cure, then in that event the District, at its sole discretion and without further notice, may elect to (i) initiate a maintenance program or provide such maintenance services and materials and thereby assume full maintenance responsibility as to some or all of the Improvements, or (ii) remove, modify, relocate, or replace, as the case may be and in the District s sole discretion, one or more of the Improvements.

(B) Discontinuation and Reimbursement by Association. At such time as the District

should commence a maintenance program or provide maintenance services or supplies for one or more of the Improvements under this section, and upon receipt of written notice from the District, the Association shall promptly discontinue the provision of Maintenance Services as to same until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the Association may have entered to perform Maintenance Services.

Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for any one or all of the Improvements, the District shall issue to the Association a written invoice setting forth the estimated amount of money the District reasonably calculates it will need to have on hand, for the remainder of the District's fiscal year, in order to implement and carry out its maintenance program or provision of maintenance services or materials. The Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

(C) Other Remedies and Opportunity to Cure. At the sole discretion of the District, a breach or material default by the Association under the Agreement, including a failure to timely pay an invoice, shall entitle the District to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the Association's default under this Agreement, the parties agree and stipulate as to the irreparable harm of such default and as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, the Association's obligations hereunder.

7.0 Indemnification

The Association does hereby indemnify and hold the District, its staff and reports, harmless of and from any and all loss or liability that the District may sustain or incur by reason of the Association's assumption of the Maintenance Services for the Improvements, including any that may result from or arise out of the Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out its obligations under this Agreement, with said indemnification and hold harmless to include but not be limited to: (A) direct costs and damages, (B) indirect or consequential costs and damages (provided there is a proximate cause relationship) and (C) any and all injuries or damages sustained by persons or damage to property, including such reasonable attorney's fees and costs (including appellate, arbitration, or mediation) that may be incurred by the District that relate thereto. Provided, however, it is understood that this section does not (i) indemnify the District for the Association's misfeasance, malfeasance, non-feasance, negligence or failure to carry out the terms and conditions of this Agreement if same is caused by, or at, that direction of the District or (ii) authorize the Association to select or provide legal counsel on behalf of the District.

8.0 Insurance

The Association shall be required, on or before the date of the execution of this

Agreement and without any interruption or lapse thereafter, to provide to the District a Certificate of Insurance reflecting insurance coverage for the Association in such amounts and in accordance with the requirements set forth on the attached Exhibit "C", which exhibit is incorporated by reference. Further, said Certificate of Insurance shall on its face reflect the following, including but not limited to:

(A) "the District, it's staff and reports" as an additional insured to the extent of limits of liability set forth in the attached Exhibit "C"; and

(B) the District as the certificate holder of the Certificate of Insurance; and

(C) a statement that the insurance coverage represented by the Certificate of Insurance shall not be terminated, canceled or reduced unless thirty (30) days prior written notice of such termination, cancellation or reduction (or ten (10) days if terminated or canceled for non-payment) is mailed by first class U.S. Mail to the District.

9.0 Term of Agreement

This Agreement shall take effect as of the Effective Date first written above. Unless terminated as otherwise permitted in this Agreement, the term of this agreement shall expire on midnight of December 31st of the year that is five (5) years following the year of the Effective Date first written above. This Agreement shall automatically renew for additional five (5) years, commencing at 12:01 a.m. on January 1st of the following year, unless the Association provides written notice before 5:00 p.m. on April 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term.

In addition to the rights and methods of termination established pursuant to any other provision of this Agreement, the District may terminate this Agreement at any time for any reason in its sole discretion by providing at least 90 days written notice to the Association of its intent to terminate this Agreement pursuant to this provision.

10.0 Miscellaneous Provisions

(A) **Time of the Essence:** Time is of the essence with respect to this Agreement.

(B) **Notices:** All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

**AS TO THE
DISTRICT:**

Lake Powell Residential Golf Community Development District
Wrathell, Hunt and Associates, LLC,
2300 Glades Road, #410W
Boca Raton, Florida 33431
Attention: District Manager

**AS TO THE
ASSOCIATION:**

Wild Heron Property Owners Association, Inc.
1110 Prospect Promenade
Wild Heron Association Office
Panama City Beach, FL 32413
Attention: President

(C) **Entire Agreement:** The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between District and Developer and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

(D) **Amendment and Waiver:** This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this Agreement or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

(E) **Severability:** The parties agree that if any part, term, or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

(F) **Controlling Law:** This Agreement shall be construed under the laws of the State of Florida.

(G) **Authority:** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

(H) **Costs and Fees:** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

(I) **Successors and Assignment:** The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

(J) **No Third-Party Beneficiaries:** This Agreement is solely for the benefit of the

formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

(K) **Length Transaction:** This Agreement has been negotiated fully between the parties in an arm s length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

(L) **Execution of Documents:** Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

(M) **Construction of Terms:** Whenever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

(N) **Captions:** The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

(O) **Counterparts:** This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

11.0. Public Records:

(A) Association shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not

disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Association does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be records, in a format that is compatible with the information technology systems of the District.

(B) Association acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Association, the Association shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Association acknowledges that should Association fail to provide the public records to the District within a reasonable time, Association may be subject to penalties pursuant to Section 119.10, Florida Statutes.

(C) IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION TO THIS AGREEMENT/CONTRACT, THE ASSOCIATION MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**WRATHELL, HUNT AND ASSOCIATES, LLC
2300 GLADES ROAD, #410W,
BOCA RATON, FLORIDA 33431
[EMAIL: WRATHELLC@WHHASSOCIATES.COM](mailto:WRATHELLC@WHHASSOCIATES.COM)
561-571-0010**

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:

LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

Bruce Soya
Assistant Secretary

[Signature]
Chair of the Board of Supervisors

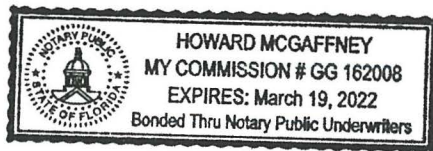
This 27 day of August, 2018

STATE OF FLORIDA
COUNTY OF BAY }

The foregoing instrument was acknowledged before me this 27 day of AUGUST, 2018, by Tom BALDUF, as Chair of the Board of Supervisors for LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

[Signature]

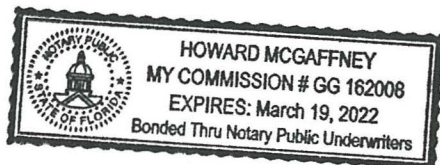
Notary Public
My commission expires:



The foregoing instrument was acknowledged before me this 27 day of AUGUST, 2018, by BRUCE SOYA, as Assistant Secretary for LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

[Signature]

Notary Public
My commission expires:



**WILD HERON PROPERTY OWNERS
ASSOCIATION, INC.**

By: *[Signature]*
Name: KENNETH E BUCHHOLZ
Title: PRESIDENT
Address: 1110 PROSPECT PROMENADE
PANAMA CITY BEACH, FL 32413
This 2 day of NOVEMBER, 2018

STATE OF FLORIDA
COUNTY OF Bay }

The foregoing instrument was acknowledged before me this 2 day of November, 2018, by Ken Buchholz, as President for **WILD HERON PROPERTY OWNERS ASSOCIATION, INC.**, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Cynthia Denise Thomas
Notary Public
My commission expires:



EXHIBIT A
TO MAINTENANCE AGREEMENT

Description of Improvements

All Neighborhood Infrastructure Improvements described in Lake Powell Residential Golf Community District Improvement Plan prepared by McNeil Carroll Engineering, Inc., dated _____ of _____, 2018, and supplemented from time to time, including, but not limited to, ponds and stormwater management located adjacent to and under neighborhood roadways; and all Landscaping, mulching, annual flower rotations, irrigation, fertilization, pest control, tree and shrub pruning for all District owned roadways, perimeter berms, wet and dry pond areas, roundabout, community entry features, monuments or other District owned improvements related to landscaping.

EXHIBIT B
TO MAINTENANCE AGREEMENT

Description of Maintenance Services

1. Storm water management maintenance activities include, but are not limited to, aquatic weed control within the lakes, removal of debris and trash from the lakes and lake banks, periodic cleaning of drainage pipes, culverts and French drains, maintenance and replacing landscaping within storm water management areas, including mowing, weed control, and regular application of herbicides, tree trimming, shrub trimming, and maintenance of irrigation systems.

2. Landscape maintenance activities include, but are not limited to, maintenance of landscaping located in rights-of-way, perimeter berms, lake areas and community entrances, and irrigation systems and facilities. Activities include, but are not limited to, mowing, edging, application of mulch, removal of weeds, fertilization, annual color rotations, watering, pruning of trees, and shrubs, controlling insects and disease, and maintaining/repairing and replacing irrigation pumps, lines, valves, and heads as needed.

EXHIBIT C
TO MAINTENANCE AGREEMENT

Schedule of Insurance Coverage(s)

Commercial General Liability	\$1,000,000	General Aggregate
\$1,000,000		Products & Completed Operations
\$1,000,000		Personal & Advertising Injury
\$1,000,000		Occurrence
\$ 100,000		Fire Damage
\$ 5,000		Medical Payments
\$1,000,000		Hired & Non-Owned Auto Workers Compensation
Employers Liability	\$500,00	Bodily Injury Each Accident
\$500,000		Disease Policy Limit
\$500,000		Disease Each Accident

Association shall name the District, its staff and reports as additional insureds under any and all policies of insurance applicable in any way, in whole or in part, to any of the maintenance activities arising under this Agreement.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2DI

The News Herald

501 W. 11th Street
P.O. Box 1940, Panama City FL 32401
Published Daily
Panama City, Bay County, Florida

State of Florida County of Bay

Before the undersigned authority personally appeared Toni Brown, who on oath says that (s)he is a Legal Advertising Representative of The News Herald, a newspaper published at Panama City in Bay County, Florida; that the attached copy, being a Legal Advertisement #34430755, was published in said newspaper in the issue(s) of

02/12/2021

Affiant further says that The News Herald is a newspaper published at Panama City, in said Bay County, Florida, is a direct successor of the Panama City News and that the said newspaper, together with its direct predecessor, has heretofore been continuously published in said Bay County, Florida, each day (except that the predecessor, Panama City News, was not published on Sundays) and has been entered as periodicals matter at the post office in Panama City, in said Bay County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that (s)he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Toni Brown

Sworn to and subscribed before me this

12 day of Feb 2021

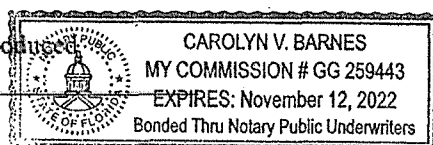
Carolyn V. Barnes
Signature of Notary Public

Name of Notary typed, printed or stamped

Personally known

or produced identification _____

Type of Identification Produced _____



29248NH

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SOLICITATION FOR REQUEST FOR PROPOSALS

SECURITY SERVICES Bay County, Florida

Notice is hereby given that the Lake Powell Residential Golf Community Development District (the "District") requests proposals to provide SECURITY SERVICES (Request for Proposals No. LP-SS-21-01) which includes but is not limited to: the 24/7 staffing of the main guard house and monitoring of security cameras for the safety and security of the residents and their guests in accordance with the adopted post orders.

Proposal Documents Availability: The Request for Proposals will be available on Friday, February 12, 2021, beginning at 10:00 a.m. Please contact Mrs. Daphne Gillyard at (561) 571-0010, or by email at gillyardd@whhassociates.com, to receive a copy of the Proposal documents.

Proposal Due Date: Management compa-

nies desiring to provide services for this project must submit an electronic copy (pdf.), to be received no later than 2:00 p.m., on Friday, March 5, 2021. Send the electronic proposal in pdf. format to Mrs. Daphne Gillyard, at gillyardd@whhassociates.com.

Consideration of Proposals: The Board of Supervisors will consider and rank all proposals at the Monday, April 5, 2021, Lake Powell Residential Golf CDD Regular Meeting, scheduled to be held at 2:00 p.m., CST, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413. The proposals shall be ranked in accordance with the criteria included in the Evaluation Criteria sheet, which is contained within the proposal documents. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Lake Powell Residential Golf Community Development District
Howard McGaffney,
District Manager

2/12/2021
29248NH

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2D11

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

REQUEST FOR PROPOSALS

SECURITY SERVICES
PANAMA CITY BEACH, FLORIDA

Request for Proposal (RFP) No. LP-SS-21-01

SECURITY SERVICES

Issue Date: February 12, 2021

District Manager

**Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431**

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SECTION 1: NOTICE OF SOLICITATION

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SOLICITATION FOR REQUEST FOR PROPOSALS

SECURITY SERVICES Bay County, Florida

Notice is hereby given that the Lake Powell Residential Golf Community Development District (the "District") requests proposals to provide SECURITY SERVICES (Request for Proposals **No. LP-SS-21-01**) which includes but is not limited to: the 24/7 staffing of the main guard house and monitoring of security cameras for the safety and security of the residents and their guests in accordance with the adopted post orders.

Proposal Documents Availability: The Request for Proposals will be available on **Friday, February 12, 2021, beginning at 10:00 a.m.** Please contact Mrs. Daphne Gillyard at (561) 571-0010, or by email at gillyardd@whhassociates.com, to receive a copy of the Proposal documents.

Proposal Due Date: Management companies desiring to provide services for this project must submit an electronic copy (pdf.), to be received no later than **2:00 p.m., on Friday, March 5, 2021.** Send the electronic proposal in pdf. format to Mrs. Daphne Gillyard, at gillyardd@whhassociates.com.

Consideration of Proposals: The Board of Supervisors will consider and rank all proposals at the **Monday, April 5, 2021**, Lake Powell Residential Golf CDD Regular Meeting, scheduled to be held at 2:00 p.m., CST, at the **Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413**. The proposals shall be ranked in accordance with the criteria included in the Evaluation Criteria sheet, which is contained within the proposal documents. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Lake Powell Residential Golf Community Development District
Howard McGaffney
District Manager

SECTION 2: INTRODUCTION

2.1 INTRODUCTION:

Lake Powell Residential Golf Community Development District (the “District”) is a gated master-planned community located off of Hwy. 98 in Panama City Beach, Florida.

Lake Powell Residential Golf depends on the firm providing security services to enhance the safety and security of its homeowners, employees and visitors by monitoring security cameras and manning of the Main Gate.

The Post Orders have been included in the proposal documents to assist you in providing the highest degree of protection and safety possible for Lake Powell Residential Golf. The Post Orders detail your site-specific duties and responsibilities. You must diligently follow the policies and procedures listed and make full use of all the information provided.

Furthermore, you must be courteous, patient and respectful to all persons that you come in contact within your area of responsibility.

SECTION 3: INSTRUCTIONS TO PROPOSERS

3.1 PERIOD OF AGREEMENT

The term of this agreement shall be from _____, 2021 to _____, 2022 or as agreed upon for a multi-year contract.

3.2 SUBMISSION OF PROPOSAL:

Proposals received after the time and date stipulated above will be returned unopened to the Proposer. **Proposals will be opened on Friday, March 5th, 2021 at 12:30 p.m.** Proposals will be publicly opened and read aloud at the appointed time and place stated in the Notice of Solicitation. The District representative whose duty it is to open the proposals will decide when the specified time has arrived, and any proposals received after the closing time will not be considered. No responsibility will be attached to any District representative for the premature opening of a bid not properly addressed and identified. Proposers or their authorized agents are invited to be present.

3.3 PROPOSAL FORMAT

The following material shall be submitted in order to be considered:

- a. Title Page: The title page showing the RFP subject, proposer's name, contact name, address and telephone number, and the date of the proposal.
- b. Table of Contents: The detailed proposal shall follow the order set forth in each section of this RFP.
- c. Transmittal Letter: A signed letter of transmittal briefly stating the proposer's understanding of the contractual needs, commitment to perform the work within the time period, and a statement of why the proposer believes its firm to be the most qualified.
- d. Briefly describe the educational background and professional experience of the firm owners, supervisors or key employees assigned to this project.
- e. List similar contracts for Security Services now held by your firm and other similar contracts, if any formerly held. List at least one (1) person for each such contract that is knowledgeable about your work and who may be contacted by District representatives. Provide telephone numbers for these contacts
- f. Qualifications of the Proposers: The contract, if awarded, will only be awarded to a responsible person or company who is qualified by experience to do the work specified herein. The proposer shall submit satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.
- g. Signature on Proposal: In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the proposer must correctly sign the Acknowledgment of Receipt and Proposal Signature Form. If the proposal is submitted by an individual, that person's name and business address shall be shown. If submitted by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If submitted by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall provide legal evidence of the authority to do so.
- h. Familiarity with Laws: The proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility.
- i. No proposer shall submit more than one proposal. Proposer shall be disqualified and their proposal rejected if the District has reason to believe that collusion may exist among proposers, the proposer has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.

- j.** Interpretations and Addenda: All questions about the meaning or intent of the proposal documents are to be directed in email to the District Manager, Howard McGaffney at mcgaffneym@whhassociates.com . Interpretations or clarifications considered necessary by the District Manager in response to such questions will be issued by Addenda mailed or delivered to all parties recorded as having received the proposal documents. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. The final date “cut-off” for questions will be 12:00 p.m. (noon) on Friday, November 8th, 2019.
Modification and Withdrawal: Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposals may be withdrawn after opening for a period of sixty (60) days.
- k.** Proposal Form: All blanks on proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be provided on the Acknowledgment Form). In making its proposal, each proposer represents that it has an understanding of the proposal documents.
- l.** Basis of Award/Right to Reject or Award: The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals, as it is deemed appropriate.
- m.** Contract Award: Within thirty (30) days of receipt of the Notice of Award, the proposer shall enter into and execute the Contract in substantially the form included in the proposal documents.
- n.** Pre-Proposal Meeting: No pre-proposal meeting will be held. Any proposer interested in a site visit should contact the Field Operations Manager, Mr. Barry Kloptosky, in his office during normal business hours at (386) 447-1888. The proposer is assumed to be familiar with the area and any natural features, which will, in any manner, affect the work. Ignorance on the part of a proposer will in no way relieve it from responsibility.
- o.** Insurance: The proposer shall include a current Certificate of Insurance detailing the company's insurance coverage. A sample certificate is included as an attachment to the Basic Organization Information Form. In the event a proposer is notified of award, it shall provide proof of insurance coverage, as stated in the Contract Form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proper proof of insurance coverage shall constitute a default.
- p.** Indemnification: The successful proposer shall fully indemnify and hold harmless the District and the District Manager, from and against all claims, damages, costs and losses arising, in whole or in part, from proposer's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.
- q.** Limitation of Liability: Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.
- r.** Proposals shall include all forms included within the proposal documents.
- s.** Any protest regarding the proposal documents, including specifications or other requirements contained in the Request for Proposals must be filed in writing within seventy-two (72) hours after the receipt of the proposal documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid proposal documents.
- t.** The proposal shall be ranked based on price and the District's evaluation of the proposer's ability to perform the services for the project as demonstrated by the documentation provided by the proposer and reference checks of the proposer's clients. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the proposal documents.

SECTION 4: HOURS OF OPERATION

4.1 Main Gate Guard House

24 hours a day, 7 days a week, 365 days a year. (Holidays included)

SECTION 5: SCOPE OF SERVICES
A. PROPOSAL SPECIFICATIONS

The Board of Supervisors of the Lake Powell Residential Golf Community Development District has directed its staff to obtain proposals for the Security Services Contract to be performed on the Lake Powell Residential Golf property in Panama City Beach, Florida. The following specifications have been authorized by the Board in conjunction with the District’s General Counsel.

DEFINITIONS

- | | |
|--------------------|--|
| Contractor: | Entity desirous of providing services as set forth in this proposal specification |
| District | Lake Powell Residential Golf Community Development District (LPRGCDD) |
| Manager/Supervisor | Officer or other employee of the Contractor who shall be responsible for the overall services provided under this contract. |
| Officer/Guard: | Uniformed employees of the Contractor assigned to the Property to perform gate control |
| Property: | All property under the governance of the District |
| Shift Supervisor: | Officer or other employee of the Contractor who shall be on site at the Property providing oversight of other Contractor personnel during a specific work shift. |

EMPLOYEES

All persons performing services on Contractor’s behalf shall be employees of the Contractor, which is an independent Contractor with respect to the District. The Contractor shall pay all wages, salaries, and employment benefits, as well as all social security taxes, federal and state unemployment insurance and any similar taxes relating to such employees. Contractor shall furnish, at its sole expense, all uniforms, equipment, and related training necessary for performance of all Contractor’s obligations.

The Contractor shall agree that the security services to be provided under the contract shall be performed in accordance with generally accepted security practices and standards. The Contractor also shall agree that upon request of the District, it will reassign any of its employees who, in the sole opinion of the District, are not satisfactory. All Officers employed by the Contractor to perform services shall be bonded or covered by fidelity insurance provided by the Contractor at its sole expense. See Schedule A for further requirements.

PERSONNEL REQUIREMENTS

The Contractor shall furnish properly equipped personnel to perform the following functions:

- Access control Officers at the Property’s Main Entrance Gate. Gates will be manned twenty-four (24) hours per day, seven (7) days per week. The Contractor’s operation at each gate shall be governed by the Access Control Post Orders as amended from time to time.
- One Manager/Supervisor. The Contractor shall be responsible for the direct supervision of all personnel assigned to the property. The Manager/Supervisor shall be available at all reasonable times to report to and to confer with representatives of the District as designated by the Board of Supervisors with respect to services provided. The Manager/Supervisor shall visit the guardhouse weekly to provide guidance and training to the Officers/Guards.

- The Contractor shall provide additional temporary personnel as requested by the District from time to time. The District shall provide adequate notice (to be determined through discussion with the contractor when the contract is awarded). The cost of such temporary personnel should be no greater than that of other personnel assigned to the property. Emergency requests shall be addressed on a case-by-case basis.

SERVICE REQUIREMENTS

- The Contractor shall be responsible for the recruiting, screening, testing, investigation, training, and supervision of its employees.
- The Contractor, in conjunction with the District, shall develop post orders for each of the gates. The post orders will include but not be limited to reporting of incidents, maintenance observations, covenants issues as well as resident and visitor gate access procedures.
- Any unusual incidents or hazardous conditions observed as further defined in the post orders shall be reported to the Field Operations Manager immediately.
- At the end of each shift, incident reports shall be prepared noting all incidents or hazardous conditions observed within the property. These reports shall be maintained at the guardhouse for a minimum period of 30 days.
- At the end of every shift, each Officer shall prepare an activity report detailing the day's activities.
- The Contractor shall maintain sufficient trained staff to be able to ensure filling the specified positions and tours of duty during vacations, holidays and normal turnover of personnel.
- The Contractor shall perform such other duties as are mutually agreed upon by the parties and are reduced to writing.
- In the event of a Natural Disaster, the Account Manager will coordinate with the Field Operations Manager or District Designee, the specific protocol for manning the guard house, including standing down procedure and return to duty procedure.

TRAINING AND EDUCATION

The Contractor shall provide specific information on the training and education programs used by it for new employees, as well as refresher training programs for all employees.

The specific information should list such training programs as CPR, standard first aid, county traffic control, on-site training, security techniques, new hire training and periodic refresher training. Please include the number of hours required to complete each training function. This training shall be non-billable. All basic Officer and site-specific training must be completed prior to an Officer being assigned to a duty station on the Property without an experienced Officer already assigned to the Property present or without the Manager/Supervisor present. The Contractor shall provide the names of any professional organizations or certification programs in which the company participates.

SCREENING EMPLOYEES

The Contractor shall submit the screening procedures used when hiring employees. If awarded the contract, the Contractor shall provide to the District upon request, detailed reports including copies of training programs completed, test scores as applicable or appropriate, and background information for Officers assigned to the Property.

LICENSE REQUIREMENTS

Contractor shall provide copies of state and local licenses, permits, and any required approvals or registrations.

REFERENCES

The Contractor shall provide names, addresses, and phone numbers of at least three (3) references, preferably located in the area and having properties similar in nature to District's property. Also, Contractor shall provide the names of two (2) former accounts for which services were provided in the past five years, if applicable. Please include an explanation as to the reason the contracts were not renewed.

ASSIGNABILITY OF CONTRACT

The Contractor awarded the contract shall not sell, transfer, or assign the contract to another party, except by the written approval of the District.

INTENDED USE

The purpose and content of the proposal specifications are to provide the best service attainable based upon the standards set forth by the District. Therefore, these specifications will become part of the contractual agreement. However, these proposal specifications are not intended to be a contract and, in the event of any conflict between the terms of the specifications and the contract, the terms of the contract will prevail.

ADDITIONAL INFORMATION

Provide a list of CURRENT client contracts.

Provide the number of current employees who perform such duties as specified herein. Provide the annual turnover rate for such employees.

SCHEDULE A – REQUIREMENTS FOR ALL OFFICERS

All Contractors' employees providing services or having duties as set forth in this bid specification shall:

1. Possess one of the following:
 - A high school diploma or GED equivalent and three (3) years compatible work experience
 - graduate of accredited college or university with a degree or concentration in criminal justice, police science or security administration
 - law enforcement training such as retired or former law enforcement officer in good standing, corrections officer, Federal officer, police academy graduate
 - career military, military elite forces or military police
2. Have submitted to a pre-hire background investigation prior to assignment on the Property and continuing on an annual basis, which shall include but not be limited to an FBI fingerprint check, FDLE check, local law enforcement check, out of state records check at places of residence or employment back to age 18, driver's license check, credit check, prior employment check/verification and personal reference check.
3. Have submitted to a clinical drug test annually and be clean of any illegal drugs, as well as having no alcohol or substance dependence.
4. Possess:
 - a) Good general health without physical defects, which would interfere with the fulfillment of his or her duties
 - b) Binocular vision correctable with glasses to read all normal correspondence without further magnification
 - c) Ability to discriminate standard colors
 - d) Hearing capability in the normal range
 - e) Ability to stand or walk for extended periods
 - f) Ability to climb stairs
 - g) Ability to read, write and speak English clearly
5. Be well groomed and shall not be permitted to smoke while on duty.
6. In addition to the requirements for all Officers, rover patrol Officers shall have CPR, first aid and AED training and be trained in writing citations and reports.

Written evidence of any checks required above shall be provided to the District upon request.

SECTION 5: SCOPE OF SERVICES
B. POST ORDERS

SECTION 6: EVALUATION CRITERIA SHEET

Request for Proposals

SECURITY SERVICES

For the benefit of the respondents, the Board of Supervisors will utilize the criteria below during the selection process. The criteria are ordered from most important to least important in descending order.

Personnel Qualifications	25 percent
Security Services Experience	25 percent
Proposal Presentation	10 percent
Price	25 percent
Computer Experience	15 percent

Proposer	Notes

Board Member's Signature _____

SECTION 7: BASIC ORGANIZATION INFORMATION
(to be completed by proposer)

DATE SUBMITTED _____, 2021

1. Proposer _____
Company Name _____
 an Individual
 a Limited Liability Company
 a Limited Liability Partnership
 a Partnership
 a Corporation
 a Subsidiary Corporation

2. Proposer's Address
Street Address _____
P.O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone: _____ Fax _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____

3. Parent Company Name (if applicable) _____

4. Parent Company Address (if different):
Street Address _____
P.O. Box (if any) _____
City _____ State _____ Zip Code _____
Telephone: _____ Fax _____
1st Contact Name _____ Title _____
2nd Contact Name _____ Title _____

5. List the location of the Proposer's office which would perform LPRGCDD work.
Street Address _____
P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone: _____ Fax _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

Yes () No ()

6.1 Does the Proposer have a Federal Employer Identification number (FEIN)?

Yes () No () FEIN: _____

If no, please explain _____

6.2 Is the Company in good standing with the Florida Secretary of State, Division of Corporations?

Yes () No ()

If no, please explain _____

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? Yes () No ()

6.3 If Proposer is not a Florida corporation, provide the following:

State in which the Proposer is organized: _____

Is the Proposer in good standing with that State? Yes () No ()

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign corporation with the State of Florida?

Yes () No ()

If no, please explain _____

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?
Yes () proceed to Question 7.1 No () proceed to Question 7.2

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

Is the Proposer in good standing with the State of Florida? Yes () No ()

If no, please explain _____

Date Proposer was organized: _____

7.2 If no, provide the following:

State in which the Proposer is organized: _____

Is the Proposer in good standing with that State? Yes () No ()

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? Yes () No ()

If no, please explain _____

8. Does the Proposer hold any registrations or licenses with the State of Florida, applicable to the contract? Yes () No ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (*attach additional sheets if necessary*):

Type of registration _____

License No. _____ Expiration Date _____

Qualifying individual _____ Title _____

List company(s) currently qualified under this license _____

8.2 Does the Proposer hold any registrations or licenses, applicable to the contract?
Yes () No () (*attach additional sheets if necessary*)

If yes, please list and provide a photocopy of each listed license or registration:

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years.

2018 _____ 2019 _____ 2020 _____

10. List the Proposer's total annual dollar value of work completed, to date, for 2021.

2021 _____

11. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance). An example of an insurance certificate is attached hereto as Exhibit A.

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

12. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two (2) years? Yes () No () (*attach additional sheets if necessary*)

If yes, please describe each violation, fine, and resolution: _____

12.1 What is the Proposer's current worker compensation rating? _____

12.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two (2) years? Yes () No () (*attach additional sheets if necessary*)

If yes, please describe each incident _____

13. Is the Proposer currently involved in any litigation? Yes () No ()
If yes, describe the nature of the litigation (*attach additional sheets if necessary*)

14. Has the Proposer been involved in any litigation within the past five (5) years?
Yes () No () If yes, describe the nature and outcome or ruling of the litigation (*attach additional sheets if necessary*)

The undersigned hereby authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Name of Proposer

By: _____

This __ day of _____, 2021

[Print name and title]

(Apply Corporate Seal, if filing as a corporation)

State of Florida

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 by _____, of _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

SECTION 8: AGREEMENT FOR SECURITY AND LOSS PREVENTION SERVICES

SECTION 9: AFFIDAVIT OF NON-COLLUSION

STATE OF _____
COUNTY OF _____

I _____, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a _____ at the firm of _____, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this _____ day of _____ 2021.

Signature by authorized representative of Proposer

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____, of the _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

SECTION 10: ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM

This Proposal for SECURITY SERVICES has been submitted on this ____ day of _____ 2021 by _____ [company] whose business address is _____ telephone number is _____ and fax number is _____.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees, through submission of this proposal, to honor all pricing information sixty (60) days from the date of the proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District considers such action on the part of the proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Lake Powell Residential Golf Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

- Addendum No.: _____ dated _____
- Addendum No.: _____ dated _____
- Addendum No.: _____ dated _____
- Addendum No.: _____ dated _____
- Addendum No.: _____ dated _____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

Name of Organization

By: _____

This _____ day of _____, 2021

Print Name and Title

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by _____ of _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

SECTION 11: PRICING FORM

THE PROPOSER SHALL COMMIT TO AN HOURLY RATE FOR SPECIAL CIRCUMSTANCES OR NEEDS THAT MAY OCCUR DURING THE CONTRACTUAL PERIOD. THIS HOURLY RATE IS OUTSIDE OF THE ANNUAL SECURITY FEE AND OVERALL PROPOSAL PRICE.

\$ _____ per man-hour for special circumstances

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the period from April 1, 2021 to September 30, 2022.

\$ _____ Total

Please provide a monthly total for above term: \$ _____ Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the subsequent twelve (12)-month period, October 1, 2022 to September 30, 2023.

\$ _____ Annual Total

Please provide a monthly total for Year 2: \$ _____ Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for a second twelve (12)-month period, October 1, 2023 to September 30, 2024.

\$ _____ Annual Total

Please provide a monthly total for Year 3: \$ _____ Monthly Total

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

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2D111a



SECURITY SERVICES

PANAMA CITY BEACH, FLORIDA

Request for Proposal (RFP) No. LP-SS-21-01

Securitas Security Services USA, Inc.

Contact Name: Jacob Preston, District Manager

Address: 5 Miracle Strip Loop, Suite B, Panama City Beach, FL 32407

Phone: 850-233-0245

Date of Proposal: 3/5/2021

Confidentiality Statement

This entire proposal is considered confidential information by Securitas Security Services USA, Inc. and may not be distributed, in whole or in part, to any person, firm or corporation outside of Lake Powell Residential Golf CDD. In addition, this proposal may be distributed only to those employees or affiliates within Lake Powell Residential Golf CDD who have direct responsibility for the proposal/decision-making process.





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To: Howard McGaffney, District Manager
From: Tom Gross, Area Vice President
Re: Understanding of Contractual needs
Date: March 4, 2021

Please accept this letter as our complete and full understanding of the contractual needs and our commitment to perform those needs in the specified time period.

Securitas believes we are in the best position to continue performing our Security Services for Lake Powell Residential Golf Community Development District. We fully understand what the community needs are and plan to help support the safety and security of the residents and visitors. We intend to offer a technology package that will help enhance those services, while keeping the Security Program budget friendly.

Sincerely,

Thomas P Gross

Thomas Gross
Area Vice President
South Region



Thomas Gross

Area Vice President | Central Florida

Current Role

Tom leads a diverse team of security professionals: 15 District Managers, 8 Human Resource professionals, and a Business Development Manager. His area currently serves 225 clients in various industries, such as High Rise Buildings, Logistics/ Manufacturing Facilities, Corporate Headquarters, and Healthcare Facilities.

Security Experience

Securitas Security Services USA, Inc.—Area Vice President, 2014—Present

Securitas Security Services USA, Inc.—District Manager, 2013—2014

Garda—Southeast Vice President of Sales, 2003—2013

Dubar—Vice President of Operations, 1999—2003

Loomis—General Manager, 1997—1999

Professional Affiliations, Training, and Certifications

Security Manager's License, State of Texas

Education

B.S. Business Administration

West Virginia University

Jacob Preston



Branch Manager: Panama City Beach, FL

Current Role

Jacob currently manages a portfolio of clients with sales of \$2.5 million. He oversees a staff of security officers that are assigned to various locations such as Gated Communities, Retail, Hospitality, Healthcare, and education sites. Jacob has been a with Securitas USA for 5 years .

Security Experience

Securitas USA, Branch Manager, 2020 to present

Securitas USA, Human Resources Manager, 4 years

Professional Affiliations, Training and Certifications

Securitas Security Manager Training, Levels 1 through 4

Law Enforcement Certified for the State of Florida

Security License Class D # 1425094

Armed Security License Class G# 1600443

Instructor License DI# 18000109

Education

Escambia High School, 2000

Pensacola State College, Radiology, 2002

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

**NICOLE "NIKKI" FRIED
COMMISSIONER**

DIVISION OF LICENSING

01/08/21
DATE ISSUED

01/29/24
DATE OF EXPIRATION

BB2900001
LICENSE NUMBER

SECURITAS SECURITY SERVICES USA, INC.

5 MIRACLE STRIP LOOP

SUITE 10

PANAMA CITY BCH, FL 32407

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



nicole fried

**NICOLE "NIKKI" FRIED
COMMISSIONER**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/21/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh Risk & Insurance Services CA License #0437153 633 W. Fifth Street, Suite 1200 Los Angeles, CA 90071 Attn: Securitas.Certrequest@marsh.com CN101410269-ALL*-GAUWC-21-22 SAMPL SAMPL	CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL ADDRESS:	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : XL Insurance America Inc.</td> <td>24554</td> </tr> <tr> <td>INSURER B : ACE American Insurance Company</td> <td>22667</td> </tr> <tr> <td>INSURER C : Indemnity Ins Co Of North America</td> <td>43575</td> </tr> <tr> <td>INSURER D : ACE Fire Underwriters Insurance Company</td> <td>20702</td> </tr> <tr> <td>INSURER E : N/A</td> <td>N/A</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : XL Insurance America Inc.	24554	INSURER B : ACE American Insurance Company	22667	INSURER C : Indemnity Ins Co Of North America	43575	INSURER D : ACE Fire Underwriters Insurance Company	20702	INSURER E : N/A	N/A	INSURER F :
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INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** LOS-002457432-95 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Excess of \$500,000 SIR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			US00005451LI21A	01/01/2021	01/01/2022	EACH OCCURRENCE	\$ 2,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000	
							MED EXP (Any one person)	\$ N/A	
							PERSONAL & ADV INJURY	\$ 2,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			ISA H25313082	01/01/2021	01/01/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			US00005452LI21A	01/01/2021	01/01/2022	EACH OCCURRENCE	\$ 3,000,000	
							AGGREGATE	\$ 3,000,000	
								\$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A	WLR C67824489 (AOS)	01/01/2021	01/01/2022	<input checked="" type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTHER	
D				SCF C67824520 (WI)	01/01/2021	01/01/2022	E.L. EACH ACCIDENT		\$ 1,000,000
B				WLR C67824441 (MA,AZ)	01/01/2021	01/01/2022	E.L. DISEASE - EA EMPLOYEE		\$ 1,000,000
B				WCU C67824568 (CA,OH,WA) \$1M SIR	01/01/2021	01/01/2022	E.L. DISEASE - POLICY LIMIT		\$ 1,000,000

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

 Certificate Holder: Securitas Security Services USA, Inc.; Pinkerton Consulting & Investigations; Burns Int'l Services Company, LLC; Securitas Critical Infrastructure Services, Inc.; Securitas Electronic Security, Inc.

CERTIFICATE HOLDER Securitas Holdings, Inc. Including: (See Complete Certificate Holder in Description) 4330 Park Terrace Drive Westlake Village, CA 91361	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE of Marsh Risk & Insurance Services Ryan Montes



ADDITIONAL REMARKS SCHEDULE

AGENCY Marsh Risk & Insurance Services		NAMED INSURED Securitas Holdings, Inc. (See Page 2 for Additional Named Insureds) 4330 Park Terrace Drive Westlake Village, CA 91361	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

Additional Named Insureds:

- Securitas Holdings, Inc. including:
- Securitas Security Services USA, Inc.
- Securitas Critical Infrastructure Services, Inc.
- Securitas Electronic Security, Inc.
- Pinkerton Consulting & Investigations Inc.

The undersigned hereby authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

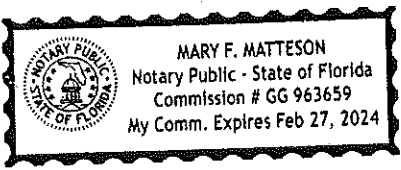
Securitas Security Service USA Inc By: [Signature]
Name of Proposer

This 4th day of March, 2021 Jacob Preston District Manager
[Print name and title]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 4 day of March 2021 by Jacob Preston, of Securitas Security Services who is personally known to me or who has produced ~~me~~ P623436813910 exp 10/31/26 as identification and who did (did not) take an oath.



[Signature]
Signature of Notary taking acknowledgment

SECTION 9: AFFIDAVIT OF NON-COLLUSION

STATE OF FL
COUNTY OF Escambia

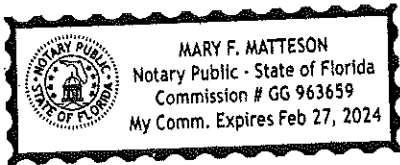
I Jacob Preston, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a District Manager at the firm of Securitas Security, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 4th day of March 2021.

Jacob Preston
Signature by authorized representative of Proposer

State of FL
County of Escambia

The foregoing instrument was acknowledged before me this 4 day of March, 2021, by Jacob Preston, of the Securitas Security, who is personally known to me or who has produced FLDL P623436813910 as identification and who did (did not) take an oath. exp: 10-31-26



Mary A. Matteson
Signature of Notary taking acknowledgment

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

Securitas Security Services USA
Name of Organization

By: [Signature]

This 4th day of March, 2021

Jacob Presto District Manager
Print Name and Title

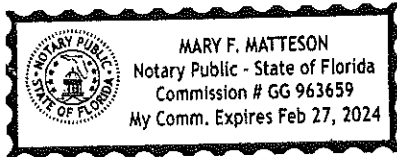
(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: FL

State of FL

County of Escambia

The foregoing instrument was acknowledged before me this 4 day of March, 2021 by Jacob Presto of Securitas Security Services, who is personally known to me or who has produced FLN P623436813910 as identification and who did (did not) take an oath.
exp. 10-31-26



[Signature]
Signature of Notary taking acknowledgment

SECTION 10: ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM

This Proposal for SECURITY SERVICES has been submitted on this 5th day of March 2021 by Securitas Security Services USA, Inc. [company] whose business address is 5 Miracle Strip Loop, Suite B, Panama City Beach, FL 32407 telephone number is 850-233-0245 and fax number is 850-233-0246.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees, through submission of this proposal, to honor all pricing information sixty (60) days from the date of the proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District considers such action on the part of the proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Lake Powell Residential Golf Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No.: LP-SS-21-01 – Addendum No. 1 dated 3/5/2021

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

SECTION 11: PRICING FORM

THE PROPOSER SHALL COMMIT TO AN HOURLY RATE FOR SPECIAL CIRCUMSTANCES OR NEEDS THAT MAY OCCUR DURING THE CONTRACTUAL PERIOD. THIS HOURLY RATE IS OUTSIDE OF THE ANNUAL SECURITY FEE AND OVERALL PROPOSAL PRICE.

\$ 30.00 per man-hour for special circumstances

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the period from April 1, 2021 to September 30, 2022.

\$ 276,865.68 Total

Please provide a monthly total for above term: \$ 15,381.40 Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the subsequent twelve (12)-month period, October 1, 2022 to September 30, 2023.

\$ 196,763.84 Annual Total

Please provide a monthly total for Year 2: \$ 16,396.99 Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for a second twelve (12)-month period, October 1, 2023 to September 30, 2024.

\$ 206,602.03 Annual Total

Please provide a monthly total for Year 3: \$ 17,216.84 Monthly Total

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

Additional Information

Current Client List

Due to the nature and scope of our operations, we are unable to disclose a complete list of our clients. In the US alone, we serve over 11,000 clients. A breakdown of Securitas USA's client base by vertical market is as follows:

- Manufacturing 26%
- Finance/Insurance 9%
- Real Estate 8%
- Petrochemical/Energy 7%
- Telecommunications 6%
- Logistics 6%
- Biotech 6%
- High Tech 5%
- Healthcare 4%
- Other 23%

Provide the number of current employees who perform such duties as specified herein. Provide the annual turnover rate for such employees.

The number of employees in the Panama City Beach branch are 125 employees and 47% turnover.

Securitas USA's definition of turnover is the termination of any employee for any reason, including but not limited to the following:

- Voluntary separation
- Termination for cause
- Retirement
- Death
- Temporary/short term employment status

A more meaningful figure is Securitas USA's employee retention percentage, which indicates that approximately two-thirds of our security officers have been employed by Securitas USA in excess of one year.

Most turnover occurs in the first 30 days of employment for a variety of reasons. The next 90 days of employment is the most critical. Experience shows that employees who reach the 90-day threshold have a better opportunity of becoming a long-term Securitas USA security officer.

Turnover occurs for 3 primary reasons

- Less than competitive wages
- A below average benefit/recognition program
- Inadequate communication within the organization

Securitas USA targets these areas to minimize turnover as much as possible in an industry with historically high turnover figures and manages it using the following tools:

- Transfers/reassignment
- Flexible scheduling
- ACT Training Programs I, II and III for officers to obtain a “Professional Designation”, which also reduces performance problems
- Opportunities for career advancement
- Extensive employee orientation
- Supervisory leadership
- Competitive compensation to secure a committed workforce (based on contract)
- Excellent selection process (HEROES Hiring Process Manual)
- The Securitas USA 401k Program
- Merit and incentive pay (per contract and from Securitas USA programs such as the Security Officer of the Month-\$25 bonus check, Security Officer of the Year-\$100award)
- Excellence in Service Sweepstakes that allows employees to win from \$50 to \$10,000
- Corrective counseling and progressive discipline to modify behavior that may lead to termination (HEROES Employee Development Manual)
- Exit interviews
- SecuritasCommitment: Having opportunities to grow professionally and personally is very important to our employees. It’s also important to Securitas. That’s why Securitas has invested in several new programs and resources to further support our employee’s development and well-being. The core SecuritasCommitment programs cover:
 - **Healthy Lifestyle**
 - **Personal Wellbeing**
 - **Professional Growth**

These initiatives also underscore Securitas’ commitment to our clients to attract the best candidates, and to develop and retain the best employees.

- Sons and Daughters Scholarship Program
- DeVryWORKS education program 30% tuition reduction for Securitas employees and their immediate families.
- Melker Schörling Scholarship – the knowledge and experience of our people is the foundation of Securitas. This scholarship program offers security officers the opportunity to develop that knowledge & experience professionally. Scholarship winners are invited to visit any country where Securitas operates to partake in training opportunities within a specific security-related area or topic of their choice.
- Securitas LEAD: LEAD is our industry-first Learning Education and Development program providing officers a debt-free college education.

SECURITAS INTEGRATED GUARDING

Securitas serves a wide range of customers in a variety of industries and customer segments. Our protective services, developed together with our customers, are designed to incorporate a high degree of technology content. While manned guarding still represents the cornerstone of Securitas, we continuously work to develop our offering. This enables us to meet customer specific demands at a competitive price.

Securitas' strong focus and commitment to Integrated Guarding solutions is demonstrated by our tremendous investment in the growth and capabilities of our technology services and solutions support team.

Securitas USA is *The Leader in Protective Services*. The only security provider offering:

- A full spectrum of complementing, integrated protective services.
- Over 112,000 security professionals.
- The largest security and Mobile footprint in North America.
- The most local-focus with over 350 district offices and over 500 local district managers.



SECURITAS TIMELINE

1850

Our roots – particularly in North America – begin when Pinkerton’s National Detective Agency is formed by Allan Pinkerton. The roots of this organization were set in serving as an intelligence agency during the Civil War, establishing the first criminal database and acting as a forerunner for the secret service.



1934

Securitas is created as Erik Philip-Sörensen founds Hälsingborgs Nattvakt in Helsingborg, Sweden. The primary function of many of these officers was to watch for fire, respond to alarms, and guard gates and entrances. This company quickly expands as Sörensen acquires a number of other security companies in southern Sweden.



1999 – 2000

The establishment of Securitas in the USA starts in 1999 with the acquisition of Pinkerton – the number one security company in the U.S. In 2000, the second largest U.S. security company Burns is acquired.



2006

Securitas begins to deploy Integrated Guarding systems across the U.S. with the introduction of Guarding Technologies.

2012 – 2013

A team of engineers is deployed across the country with a focus on designing physical security programs for security guarding clients as a form of cost containment. The team grows in size and scope. The addition of regional technical directors provides strategic guidance as they offer feedback on technology needs across the country. Securitas begins to deploy different types of solutions, expanding into full system redesigns and security upgrades.



2012 – 2014

Securitas begins providing Remote Guarding and interactive video monitoring services to existing clients using custom technology solutions.

2015

Securitas acquires Diebold’s Electronic Security Division, now Securitas Electronic Security (SES), thereby adding 1,100 techs in the field to support electronic security systems.



2016

The Securitas Operation Center in Charlotte, NC opens, establishing a client-centered facility, expanding our Remote Guarding footprint and providing excellent service. This operation includes multiple support functions that truly allow us to support clients more holistically, with our Solutions Support Team, which includes sales support, remote troubleshooting support, service, and maintenance coordination.



2018

Securitas Electronic Security, Inc. (SES) acquires the integration company, Kratos Public Safety and Security (KPSS) division from Kratos Defense & Security Solutions. KPSS is ranked as a top 10 systems integrator in the United States and has 400 employees and expands Securitas’ capabilities for implementing, installing, and maintaining electronic security systems and solutions.



SECURITAS SOLUTIONS SUPPORT TEAM

Securitas has built a robust infrastructure designed to support our clients' physical, electronic, and remote security requirements. Within the same Securitas Operation Center in Charlotte, NC, we have a full spectrum of support consisting of multiple teams including:

Knowledge Team

Our centralized sales and knowledge team vets and tracks technology and integrated guarding opportunities, ensuring that proposed solutions fit client needs and Securitas' capabilities. This team is also capable of designing simple solutions remotely, allowing for quick turnaround and additionally provides support in assembling new contracts and contract addendums.

Solutions Engineers

Within each of our regions, we have several strategically located engineers in the field. These professionals extend our ability to design more complex systems, visiting client sites, and gathering crucial information.

Project Management

Following the sale of an integrated guarding solution, a Project Manager from our Operations Team is assigned to the project and serves as a single point of communication for implementing new systems and services. They coordinate with our integration teams in the field, scheduling the installation, offering direction and guidance where needed, and providing status updates to all necessary parties.

Remote Solutions Support Desk

As many of our services depend on the connectivity and functionality of the electronic systems, we have individuals focused on ensuring that these systems are functioning properly and have the appropriate connectivity. Most Securitas-installed video systems with Remote Guarding services are connected to our Health Monitoring server in which all IP devices are pinged roughly every 20-30 seconds. If response feedback is not received within the acceptable time threshold, the Solutions Support Desk is alerted and can take steps to remedy the issue remotely. This helps to keep costs down for both Securitas and our clients and gets systems back online more quickly. If, however, on-site assistance is needed, this team also coordinates service and preventative maintenance of systems and can engage a service technician.

Commitment to Quality

Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we select cameras and equipment that we have identified as high quality and capable of remote support. By doing this, we decrease the amount of equipment issues and the time it takes to restore the equipment if a failure occurs. We also offer a dedicated and secure internet connection for our equipment so that we can maintain service and monitoring connections with our devices in the field without compromising the bandwidth or security of client networks.

As technology is continuously evolving, a major initiative of our Solutions Support Team is staying up-to-date with the latest offerings. Our vendor partnerships remain a strong component of this, as does ongoing training and communication to our team members in the field.

REMOTE GUARDING OVERVIEW

Remote Guarding is built on Securitas USA's rich history of world-class guarding services. Alarm Verification, employee escorts, entry management, site patrol, and perimeter protection have long been the key to many of our offerings. Remote Guarding services are designed to provide clients with peace of mind, utilizing the most applicable resources to resolve issues effectively and efficiently while providing valuable insights to shape your evolving security program.

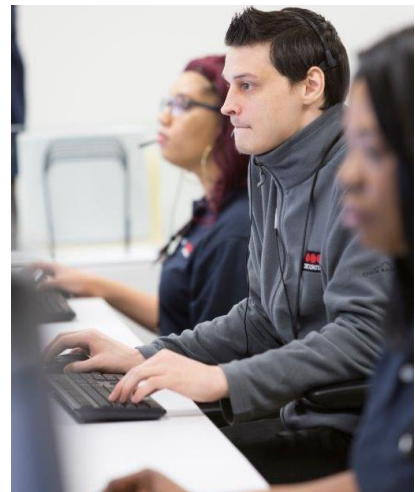


SECURITAS OPERATION CENTER

The Securitas Operation Center (SOC) is located in Charlotte, North Carolina and is the home to our Remote Guarding Team. Chosen for the region's stable climate and the fact that it is not susceptible to the extreme weather conditions many other parts of the country must endure, the facility is easily accessible and was designed to accommodate high levels of bandwidth. Our facility has additional space to allow future expansion. Leveraging our SOC means that clients can take advantage of our business continuity plan, disaster recovery locations, redundant servers and bandwidth that Securitas has already invested in.

REMOTE GUARDING OFFICERS

Heavily recruited from military, law enforcement and security, our Remote Guarding Officers are truly the key to our Remote Guarding Services. Experienced in understanding clients' security needs, our Remote Guarding Officers provide a high level of situational awareness to evaluate events and escalate as required. Officers are trained on investigating events, making data-driven decisions based on Securitas expertise, and engaging and coordinating local security resources only when necessary. Ongoing training is a routine part of our program, as we incorporate new technologies, add complexities to the services that we provide to tailor them to client needs, and strive to improve our performance and delivery.



CONFIDENTIAL: SECURITAS USA AND LAKE POWELL SEE PROPRIETARY RESTRICTIONS ON PAGE 2.

REMOTE GUARDING SERVICE MODEL

Event-Based Approach

Remote Guarding is a continuation of the guarding services that Securitas has an in-depth experience and tradition of providing by leveraging technology and electronic security. As studies show that live monitoring is highly ineffective due to attention fatigue, complexity variables, and numerous amounts of cameras, we implement an event-based model for our Remote Guarding services. This allows us to utilize triggers such as intelligent behavior video analytics, peripheral sensors, phone calls, and scheduled proactive patrols to create events with specific directives. This keeps Remote Guarding Officers more engaged and provides a more effective overall service to our clients.

Shared Service Model

Remote Guarding is performed as a shared service, meaning that Remote Guarding Officers are not dedicated to any one particular site or service. This allows for a more efficient service, keeping our average response time to events under thirty seconds, meaning that you have fresh eyes on each event within a short time. Having many Remote Guarding Officers interacting with many sites allows for them to more effectively utilize their situational information across similar types of clients, situations, and geographical locations, providing additional insight when able.

REMOTE GUARDING PLATFORM

We utilize a physical security information management software as our platform for bringing video in to alert our Remote Guarding Officers of alarms or activities that require their attention. Using this platform allows us to create those meaningful events, focusing on those activities that require supervision, interaction, or some form of human component which technology alone cannot automate.

Each site has a unique script that has been customized for the type of service being performed. This provides a standard for how each event is handled, gathering all pertinent information, and provides consistent and meaningful metrics when compared over time and across multiple sites. These scripts are developed with our clients, with Securitas' expertise to guide the best scripts allowing for structured guidance while allowing Remote Guarding Officers to effectively utilize their knowledge and experience.

When handling an event, our Remote Guarding Officers will connect to video and audio equipment to view the location, gather required information as to the type of assistance needed, and escalate to the appropriate party based on the scripted decision tree that acts as our Standard Operating Procedures.

This platform automatically generates audit trails and Incident Reports for those events that require additional documenting. In addition, all events are documented and can be categorized in order to generate various reports.

LAKE POWELL

PROPOSAL OBJECTIVES

With the below proposal, Securitas is proposing to install an Avigilon 4TB NVR with three (3) 5MP bullet cameras with IR and two (2) 2MP bullet cameras with IR.

Desired Outcome:

Lake Powell would like a security program which:

- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors
- Increases visibility in key areas such as the dumpster and pool
- Deters break-ins and thefts
- Helps to prevent and mitigate property damage and vandalism

SCOPE OF WORK

Our proposal is based on the information provided at the time of our survey, any site drawings and the interpretation of the client's needs. Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting, unless otherwise noted.

1. Securitas will provide and install:
 - a. An Avigilon 4TB NVR with a 22" LED Monitor and UPS. To be installed in the guardhouse.
 - b. Three (3) 5MP bullet cameras with IR for license plate identification of the two (2) entrance lanes and exit lanes.
 - c. Two (2) 2MP bullet cameras with IR for overall coverage of the visitor lane and exit lane.
 - d. Exit lane cameras and visitor lane license plate camera to be installed on camera poles.
 - e. CAT 6 cable to be installed with PoE as device power.

CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

The following information has been taken into consideration and impacts the services and pricing provisioned in this proposal.

CONNECTIVITY

- Client to provide network connectivity with sufficient bandwidth as needed. (if applicable) Minimum of 10mbps of bandwidth is required per camera to meet the surveillance system's network requirements.
- Securitas provided IP devices utilizing the Owner's LAN/WAN will require the Owner to provide the required IP address, subnets and gateways to make the system operational.
- Provide an IT or network liaison for any Securitas provided services residing on or interfacing with the Owner's network.

GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Securitas may require full access to the facility for installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines or parameters prior to start.
- Scope of work does not include any applicable local licensing or permit fees
- Client to provide a secure space to mount the head end equipment
- Client responsible for providing 120Vac power as required
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.

WARRANTY AND SERVICE

- Securitas proposal includes a three (3) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer provided software updates for Securitas provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse or acts of nature.

EQUIPMENT DESCRIPTION

Below is the bill of materials for the proposed scope of work. All other system equipment and accessories will be provided at the discretion of Securitas Operations.

Quantity	Description
5	ACC 7 Standard Edition camera license
1	HD Video Appliance 8-port 4TB unit, NA.
3	5.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 9.5-31mm f/1.4, Integrated IR
5	Junction Box for the Bullet Camera
2	2.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.1-8.4mm f/1.6, Integrated IR
1	22" LED Monitor with HDMI Cable
1	350VA UPS
1	Keyboard and Mouse

MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.



MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service and maintenance) for contracts which include technology coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract and this is included in the full bundled price (some exceptions apply).

Typically, this includes:

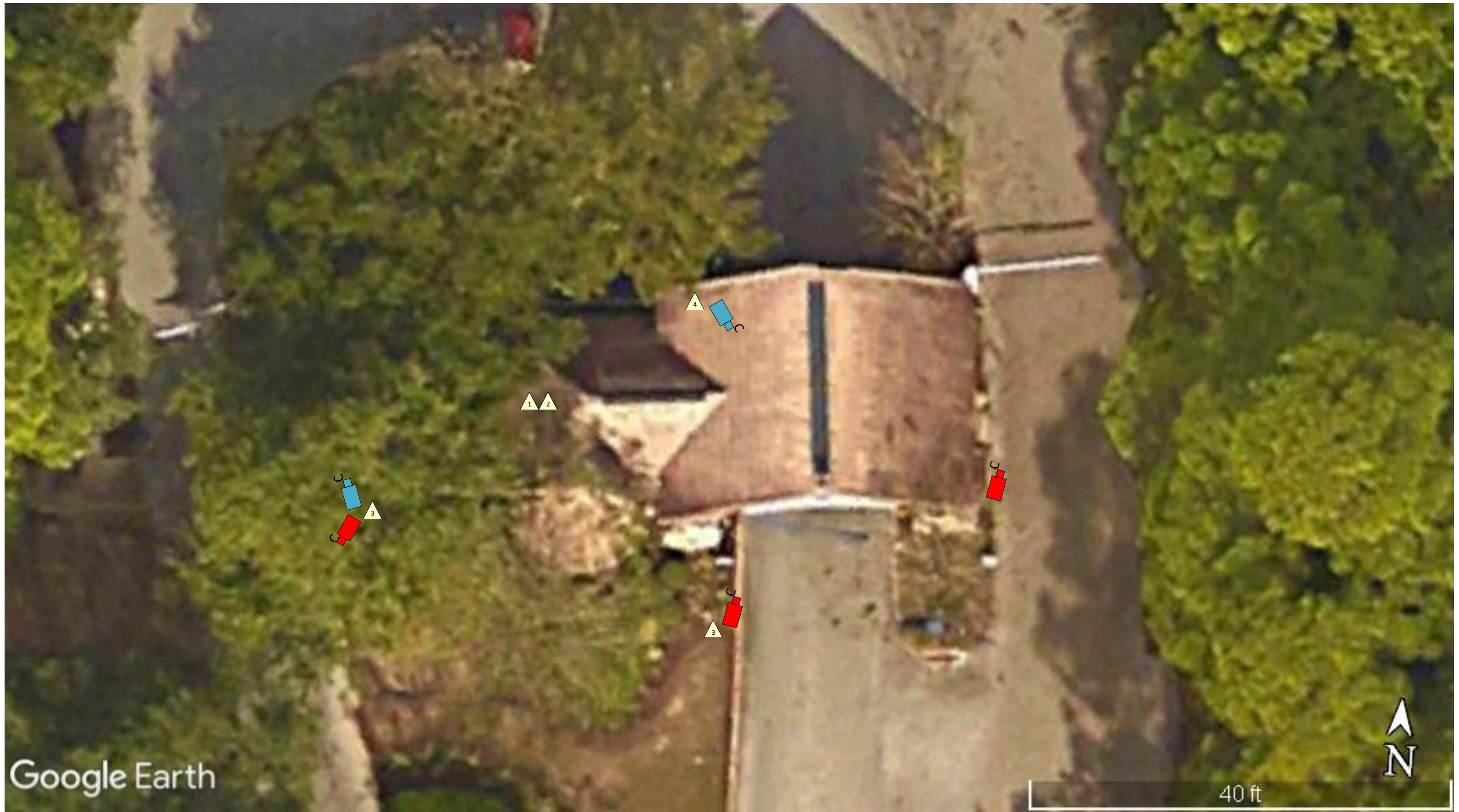
- Cleaning, adjusting and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in management of data storage and bandwidth usage

PREVENTATIVE MAINTENANCE DETAILS

Video Surveillance Systems: Securitas will verify the live picture quality, field of view, all video and power cable connections, assure that there is adequate air flow around the recording device, and clean the exterior of the unit.

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e. lightning damage, flood damage, etc.), power surges and/or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.



Google Earth

40 ft



No.	Notes

Owner		Project Address		
Lake Powell		1110 Prospect Promenade, Panama City, FL 32413		
Revisions	No.	Date	Description	Approval
	00	MM/DD/YY		

Size	Sheet	Drawing Date	Project Name/ID	
11x17	1 of 1	1-8-2021	PROJECT NAME CCTV System	
Designed By		Drawing Scale	Drawing #	SUSA Project #
Ed Slowey		NTS	AAA-001	XXXX-XXX

Securitas Security Services USA	
13950 Ballantyne Corporate Place Suite 200	
Charlotte, NC 28277	

PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 3 Years	Monthly
Technology Including Installation & 3 Year Service Program	\$ 505.64

Client will be billed \$505.64/mo. for equipment, installation, service and preventative maintenance for 36-months (3 Years). The 36-months (3 Years) term will begin once Company Equipment is installed.

PRICING VALIDITY

This quotation shall remain valid for a period of sixty (60) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date.

Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walk through. Securitas will present Lake Powell with an updated cost estimate for approval prior to contract start should any of the following conditions arise: 1) actual site conditions differ from what was originally contemplated, 2) change in scope, 3) different requirements than originally contemplated, or 4) any difference which creates a material change to the scope of work.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2D111b

RFP No. LP-SS-21-01

Security Services Lake Powell Residential Golf CDD

Synergy Security Services, LLC

Jeff Carson, Operations Manager

113 Corporate Park East

706-443-4169

03/05/2021

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March 5, 2021

Mr. Howard McGaffney
District Manager
Lake Powell Residential Golf CDD
1110 Prospect Promenade
Panama City Beach, Florida 32413

Dear Howard,

Safety. Peace of mind. It is impossible to put a price on them. Yet they're expected every day. In everything you do and everywhere you go.

Safety is especially important when it comes to loved ones. There is an unspoken promise of security and well-being to residents and visitors while visiting Lake Powell Residential Golf CDD.

Lake Powell Residential Golf CDD deserves a partner that will elevate its security services to a new level of confidence, best practices, and professionalism.

As we move forward in the process, we want to emphasize our dedication to transparency and collaboration. This approach allows Synergy to work with our client partners not only to identify areas of improvement, but also to innovate and develop more opportunities to further enhance security solutions for your location.

Synergy shall provide one unarmed security officer, stationed at the main guard house, 24 hours a day, 7 days a week including holidays for the safety and security of the residents and their guests in accordance with the adopted post orders.

All Synergy Security personnel will be dressed in security uniforms approved by Lake Powell Residential Golf CDD.

Having a professional, well-trained security staff provides a visible deterrent to crime and supports a positive environment. As a contract security services provider, Synergy operates under the philosophy of observe and report. Synergy will coordinate with local law enforcement, which will take the lead in addressing suspected criminal behavior.

The Synergy Management Team has over 15 years of security and public safety experience. This experience, coupled with our focus on customer service, allows us to provide a sense of well-being and security to the community.

We welcome any questions you may have, and we look forward to serving you.

Regards,

A handwritten signature in black ink that reads 'Jeffrey D. Carson'. The signature is written in a cursive style with a large, stylized 'J' and 'C'.

Jeff Carson

FIRM INFORMATION

Synergy Campus Security Services, LLC.
DBA: Synergy Security Services, LLC.
113 Corporate Park Drive East
P.O. Box 1224
Lagrange, Georgia 30241

Synergy Security Services, LLC was formed on October 6, 2010 in the State of Georgia.

Synergy began business operations on October 6, 2010 – current.

Listed below are Synergy's Corporate Officers and Managers. Each member has an average of 15 years of service within the industry:

CEO – Randall Hoppe, rhoppe@teamnational.com
President – Andrew Wilson, awilson@teamnational.com
Vice-President – Susan Carson, scarson@teamnational.com
Operations Manager – Jeff Carson, jcarson@teamnational.com
Regional Manager – Eric Flournoy, eric.flournoy@teamnational.com
Training Manager – Rex Scott, rscott@teamnational.com

Florida Security License # B3000013

Synergy Campus Security Services was formed on October 6, 2010, as a wholly owned subsidiary of National Management Resources. National has more than forty contracts across the United States providing custodial, landscape maintenance, plant management and event planning for educational institutions. Synergy's corporate office is located in Lagrange, Georgia with branch offices located in Florida, Virginia, Kentucky, Washington State, Pennsylvania and South Carolina.

About Us



Randy Hoppe, CEO

CEO of National Management Resources Corporation, Randy envisioned a security company based on the ethos of service and quality established by National. Randy served in the Army from 1982-2008. He retired with the rank of Lieutenant Colonel. Randy's leadership ability has proven successful in the continued growth of National and Synergy.



Andrew Wilson, President

Andrew has been the President of Synergy since its founding in 2010. With a background in safety and risk management, Andrew recognizes the unique challenges faced by organizations in providing a safe workplace for their employees and the public and for protecting their valuable assets. Andrew is committed to leading a capable and highly qualified team to serve Synergy's security clients.



Jeff Carson, Operations Manager

In July of 2019, Jeff Carson was hired as Operations Manager as Synergy made a commitment to expand outside of education and is now doing business as Synergy Security Services, LLC. Jeff has owned a small business since 1999 and worked as a State of Georgia law enforcement officer from January 2015 to October of 2018. Jeff has completed over 376 hours of training as a Peace Officer. This training included Highway Drug Interdiction, Commercial Vehicle Interdiction, Patrol Rifle, Shotgun; Pistol certification, Police Legitimacy, Procedural Justice, Community Relations, Hazardous Material, Suicide Prevention, Mental & Emotional Wellness, Use of Deadly Force; De-escalation. Jeff is also a certified NRA Pistol Instructor. While employed as a Georgia Officer, Jeff received the Officer of the Year award for the Lagrange Region. The award is presented to an officer who has displayed initiative, leadership, character, integrity, and whose outstanding work performance has exemplified the Department's core values.



Eric Flournoy, Regional Manager

Eric Flournoy has been working in the area of law enforcement and security for 25 years. He holds a Bachelor's Degree in Criminal Justice from Savannah State University. He started his law enforcement career in the United States Department of Justice, Federal Bureau of Prisons and later transferred to the Federal Bureau of Investigation. While employed as an Investigative Specialist with the FBI, Mr. Flournoy was assigned to the Critical Incident Response Group. He was the Assistant Team Leader for the Special Surveillance Group that was responsible for conducting foreign counterintelligence and counterterrorism surveillance. His work performance played an intricate part in the FBI counterintelligence mission. During his career with the Federal Bureau of Prisons he was assigned to the Special Investigation Services as the Special Investigative Supervisor. Mr. Flournoy's tenure with the Federal Bureau of Prisons included Federal Prison Camp, Bryan, TX, United State Penitentiary, Atlanta, GA and United State Federal Medical Center for Federal Prisoners, Springfield, Missouri. He also was a member of the JTTF (Joint Terrorism Task Forces) while employed by the Federal Bureau of Prisons. He received numerous awards and recognitions for maintaining and securing the safety of high-level federal inmates. Mr. Flournoy career have been in a diverse field of law enforcement which gives him experiences in maintaining the safety and security of individuals, institutions and the United States. One of his strengths includes the ability to adapt to changes within the work environment.



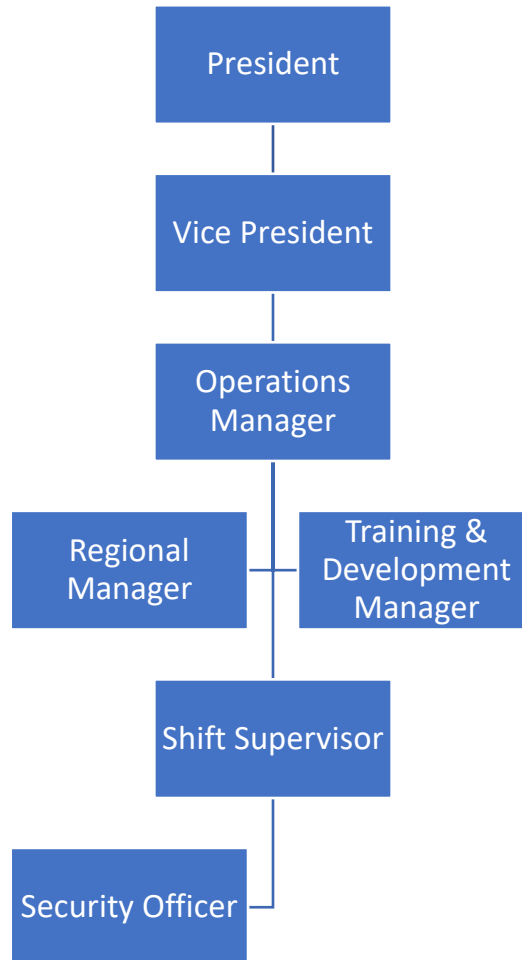
Rex Scott, Training and Development Manager

Rex has served in public safety for 25 years. Before joining Synergy, Rex served at different levels within the fire service. He began as Firefighter/EMT, promoted to Lieutenant and eventually Captain. During his career he oversaw the professional development and training of medical and fire response personnel. Rex maintains certification as an NPQ Fire Instructor, National Registry EMT Instructor, AHA BLS Instructor, HAZMAT Technician, Certified Security Officer Instructor, NRA Pistol Instructor and holds a Bachelor's Degree in Business Administration.

ORGANIZATIONAL STRUCTURE

At Synergy, we believe a functional chain of command improves communication, accountability, efficiency, clarity and employee morale. Listed below is an organizational chart which illustrates the reporting relationships and chains of command within Synergy.

Synergy Security Services, LLC Organizational Chart



Reference List

Andrew College
501 College St.
Cuthbert, GA 39840
Date Services Began: October 2020
Contact: James McCoy, Dean of Student Affairs
(706) 718-9335

Northwest University
5520 108th Avenue NE
Kirkland, WA 98033
Services: Security May 2013
Contact: Mr. John Jordan, CFO
(425) 889-7788

Point University
507 West 10th Street
West Point, GA 31833
Services: Security June 2015
Contact: Ms. Laura Schaaf, MSL
(706) 385-1062

Southern Virginia University
One University Hill Dr.
Buena Vista, VA 24416
Services: August 2016
Contact: Bill Braddy, Dean of Students
(540) 784-5592

Union College
310 College Street
Barbourville, KY 40906-1499
Services: Security October 2017
Contact: Mr. Randle Teague
(606) 627-0420

EXPERIENCE AND QUALIFICATIONS

Synergy understands we must have the capability to meet all requirements of the contract and the failure to do so is grounds for rejection. Synergy has 10 years of security experience and manages 80 security officers and over 200 buildings.

At Synergy, we strive to offer the most cutting edge and diverse training available today. Our company and officers are all licensed and registered in accordance with Florida Department of Agriculture and Consumer Services, Division of Licensing, Chapter 493. We continually invest in the professional development and knowledge of our officers with on-going, extensive training on new strategies, products, technologies and trends. Synergy officers receive training that includes crime prevention, community policing, CPR/AED/First Aid, sexual harassment training, cultural diversity, hate crimes, and dealing with the mentally ill or persons with diminished capacity.

In times of disaster, Synergy plays a vital role in providing the emergency response which strengthens community health and safety. We rely on our officers to assist in fulfilling our commitment to consistently deliver a high quality, timely response under extreme conditions. Synergy coordinates with organizations to assist in the development of first responder policies and procedures.

Synergy works hard to create and maintain a safe and secure environment. We strive to improve the quality of life for the residents and visitors of the development. Accurate threat assessment is essential to determining the best course of action. Duties include patrolling access points, keeping watch over the facility and occupants, assisting staff while observing and reporting unusual occurrences, violations of laws or client policies, potential or existing threats and hazards. Effective and regular patrols are essential to fulfilling these responsibilities.

Our years of experience have helped us understand and serve the core needs of our clients. Synergy offers:

- Effective leadership and support to improve the overall security posture;
- Uniformed staff providing a professional image;
- A team of security officers with the training, and know-how to handle complex security and safety issues;
- A courteous and customer-service focused staff;
- A company with the resources to provide adequate support including training, written policies and procedures, and improved customer service;
- 24/7 security services.

We also know that the security and safety needs in your environment are not static. Synergy is agile, constantly expanding services to respond to the ever-evolving requirements of security.

In conclusion, Synergy is committed to our customers. Our network of professionals work hard to deliver the resources, knowledge and expertise needed to secure all types of facilities. We study each organization, its culture, issues, needs and mission to integrate into our site-specific security operation.

SECTION 7: BASIC ORGANIZATION INFORMATION
(to be completed by proposer)

DATE SUBMITTED March 5, _____, 2021

1. Proposer Synergy Security Services, LLC
Company Name

- _____ an Individual
- X a Limited Liability Company
- _____ a Limited Liability Partnership
- _____ a Partnership
- _____ a Corporation
- _____ a Subsidiary Corporation

2. Proposer's Address

Street Address 113 Corporate Park East Drive

P.O. Box (if any) PO Box 1224

City LaGrange State Georgia Zip Code 30241

Telephone: 706-443-4169 Fax 706-298-0207

1st Contact Name Jeffrey D. Carson Title Operations Manager

2nd Contact Name Rex Scott Title Training & Development Manager

3. Parent Company Name (if applicable) National Management Resources Corporation

4. Parent Company Address (if different): Street Address P.O. Box (if any)

113 Corporate Park East, PO Box 1224

5. City LaGrange

Telephone: 800-292-9323 State GA Zip Code 30241

_____ Fax 706-298-0207

1st Contact Name Andrew Wilson Title President

2nd Contact Name Susan Carson Title CPO - Chief People Officer

5. List the location of the Proposer's office which would perform LPRGCDD work.

Street Address 1501 Millpond Road

P.O. Box (if any) _____

City Thomasville State GA Zip Code 31792

Telephone: 706-350-3071 Fax _____

1st Contact Name Eric Flourney 2nd Title Regional Manager

Contact Name Jeffrey D. Carson Title Operations Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

Yes () No (X)

6.1 Does the Proposer have a Federal Employer Identification number (FEIN)?

Yes (X) No () FEIN: 27-3653511

If no, please explain _____

6.2 Is the Company in good standing with the Florida Secretary of State, Division of Corporations? Yes (X) No ()

If no, please explain _____

Date incorporated N/A Charter No. N/A

Is the applicant registered with the State of Florida? Yes () No (X) If

6.3 Proposer is not a Florida corporation, provide the following: State in

which the Proposer is organized: Georgia

Is the Proposer in good standing with that State? Yes (X) No () If no,

please explain _____

Date Proposer was organized: October 6, 2010

Is the Proposer registered as a foreign corporation with the State of Florida? Yes (X) No ()

If no, please explain _____

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?
Yes () proceed to Question 7.1 No (X) proceed to Question 7.2

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

Is the Proposer in good standing with the State of Florida? Yes () No ()

If no, please explain _____

Date Proposer was organized: _____

7.2 If no, provide the following:

State in which the Proposer is organized: Georgia

Is the Proposer in good standing with that State? Yes (X) No

() If no, please explain _____

Date Proposer was organized: October 6, 2010

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? Yes (X) No ()

If no, please explain _____

8. Does the Proposer hold any registrations or licenses with the State of Florida, applicable to the contract? Yes (X) No ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (*attach additional sheets if necessary*):

Type of registration Security Agency-Florida Dept of Agriculture & Consumer Services

License No. B3000013 Expiration Date 04/28/2023

Qualifying individual Jeffrey D. Carson Title Operations Manager

List company(s) currently qualified under this license Synergy Security Services, LLC

8.2 Does the Proposer hold any registrations or licenses, applicable to the contract? Yes () No () (*attach additional sheets if necessary*)

If yes, please list and provide a photocopy of each listed license or registration:

Security Agency License

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years.

2018 \$1,792,626.00 2019 \$1,700,215.00 2020 \$1,894,478.00

10. List the Proposer's total annual dollar value of work completed, to date, for 2021.

2021 \$374,076.00

11. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance). An example of an insurance certificate is attached hereto as Exhibit A.

General Liability	<u>\$2,000,000.00</u>
Automobile Liability	<u>\$1,000,000.00</u>
Workers Compensation	<u>\$1,000,000.00</u>
Expiration Date	<u>7/1/2021</u>

12. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two (2) years? Yes () No () (*attach additional sheets if necessary*)

If yes, please describe each violation, fine, and resolution: _____

12.1 What is the Proposer's current worker compensation rating? A+ XV

12.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two (2) years? Yes () No () (*attach additional sheets if necessary*)


If yes, please describe each incident _____

13. Is the Proposer currently involved in any litigation? Yes () No (X)
If yes, describe the nature of the litigation (*attach additional sheets if necessary*)

14. Has the Proposer been involved in any litigation within the past five (5) years?
Yes () No (X) If yes, describe the nature and outcome or ruling of the litigation
(*attach additional sheets if necessary*)

The undersigned hereby authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Synergy Security Services, LLC
Name of Proposer

By: 

This 5th day of March, 2021

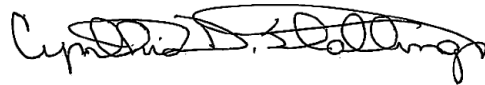
Jeffrey D. Carson, Operations Manager
[Print name and title]

(Apply Corporate Seal, if filing as a corporation)

State of Georgia

County of Troup

The foregoing instrument was acknowledged before me this 5th day of March 2021 by Jeffrey D. Carson, of Synergy Security Services, LLC who is personally known to me or who has produced drivers license did (did not) take an oath.



Signature of Notary taking acknowledgment




SECTION 9: AFFIDAVIT OF NON-COLLUSION

STATE OF Georgia
COUNTY OF Troup

I Jeffrey Carson, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Manager at the firm of Synergy Security Services, LLC and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

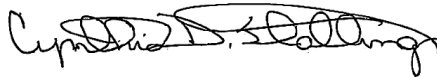
Dated this 5th day of March, 2021.



Signature by authorized representative of Proposer

State of Georgia
County of Troup

The foregoing instrument was acknowledged before me this 5th day of March, 2021, by Jeffrey D. Carson, of the Synergy Security Services, LLC, who is personally known to me or who has produced drivers license as identification and who did (did not) take an oath.



Signature of Notary taking acknowledgment



SECTION 10: ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM

This Proposal for SECURITY SERVICES has been submitted on this 5th day of March 2021 by Synergy Security Services, LLC _____ [company] whose business address is 113 Corporate Park East Dr, LaGrange, GA 30241 telephone number is 800-292-9323 and fax number is 706-298-0207.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees, through submission of this proposal, to honor all pricing information sixty (60) days from the date of the proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District considers such action on the part of the proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Lake Powell Residential Golf Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No.: _1 _____ dated 2/26/2021

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

Synergy Security Services, LLC
Name of Organization

By: Jeffrey D. Carson

This 5th day of March, 2021

Jeffrey D. Carson, Operations Manager
Print Name and Title

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: _____

State of Georgia

County of Troup

The foregoing instrument was acknowledged before me this 5th day of March, 2021 by Jeffrey D. Carson of Synergy Security Services, LLC, who is personally known to me or who has produced drivers license as identification and who did (did not) take and oath.

Cynthia D. Stallings

Signature of Notary taking acknowledgment



SECTION 11: PRICING FORM

THE PROPOSER SHALL COMMIT TO AN HOURLY RATE FOR SPECIAL CIRCUMSTANCES OR NEEDS THAT MAY OCCUR DURING THE CONTRACTUAL PERIOD. THIS HOURLY RATE IS OUTSIDE OF THE ANNUAL SECURITY FEE AND OVERALL PROPOSAL PRICE.

\$ 25.00 per man-hour for special circumstances

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the period from April 1, 2021 to September 30, 2022.

\$ 151,725.00 Total

Please provide a monthly total for above term: \$ 12,643.75 Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the subsequent twelve (12)-month period, October 1, 2022 to September 30, 2023.

\$ 154,760.00 Annual Total

Please provide a monthly total for Year 2: \$ 12,896.67 Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for a second twelve (12)-month period, October 1, 2023 to September 30, 2024.

\$ 157,855.00 Annual Total

Please provide a monthly total for Year 3: \$ 13,154.58 Monthly Total

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

1 Regional Manager	Included
Security Officers Annual Hours 8760	Included
FICA	Included
FUTA	Included
SUTA	Included
Workers Compensation Insurance	Included
General Liability Insurance	Included
Health Insurance	Included
Retirement 401K	Included
Life Insurance	Included
Employee Practice Insurance	Included
Uniforms & Equipment	Included
Mailing/Printing Supplies	Included
Dues/Fees	Included
Training/Consultant Fees	Included
Faculty/Staff Training	Included
Travel Support	Included
Pre-Tax Profit & Overhead	Included
Total Price	\$151,725.00
Additional services	\$25.00 per hour

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

NICOLE "NIKKI" FRIED
COMMISSIONER

DIVISION OF LICENSING

04/28/20
DATE ISSUED

04/28/23
DATE OF EXPIRATION

B 3000013
LICENSE NUMBER

SYNERGY CAMPUS SECURITY SERVICES, LLC

115 N CALHOUN ST

STE 4

TALLAHASSEE, FL 32301

WILSON, ANDREW J, OTHER
CARSON, SUSAN E, OTHER

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



Nicole Fried

NICOLE "NIKKI" FRIED
COMMISSIONER

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2DIIIc



A PROPOSAL FOR
A SECURITY PARTNERSHIP
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

Request for Proposal (RFP) No. LP-SS-21-01

TRICORPS
A world-class blend of security and technology.

Contact Name: Dennis Harris,
Florida State Director
Florida Office: 4920 San Pablo Court
Naples, FL 34109
239.370.0202 (cell)

Todd Lamb, Chief Development Officer
844. TRICORPS (office) | 405.740.1365

March 5th, 2021

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TRANSMITTAL LETTER & EXECUTIVE OVERVIEW

Thank you for allowing TriCorps Government Security (TriCorps) the opportunity to provide our response to the request for proposal (RFP) for security services for the Lake Powell Residential Golf Community Development District (The District).

To comply with the RFP Transmittal Letter requirements, on behalf of TriCorps, I state our understanding of the contractual needs. TriCorps commits to perform the work as outlined in the RFP and to do so within the expressed time periods. This document also serves as a synopsis of reasons TriCorps is the most qualified to serve and protect The District.

Lake Powell Residential Golf Community Development District (the "District") is a gated master-planned community located off Highway 98 in Panama City Beach, Florida. The District is in unincorporated Bay County, encompasses approximately 724 acres, and services the Wild Heron residential development located on the northern shore of Lake Powell, north of U.S. 98 and just northwest of Panama City Beach, Florida.

Infrastructure includes roadways, off-site improvements, bridges, stormwater facilities, water/sewer/irrigation utilities, wetland mitigation and conservation, landscaping, roadway lighting, and recreation.

A Community Development District (CDD) represents a major advancement in Florida's effort to manage its growth effectively and efficiently. The CDD provides the 'solution' to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents.

Residents and their guests should be able to live in or visit The District without a concern of safety or security. For over twenty years, TriCorps has been owned and operated by the same leadership team and is a nationally respected fully integrated security firm. TriCorps is not a new start-up, nor does it share the unfortunate trend of security firms of frequent name changes due to mergers and acquisitions.

Expressed in greater detail in the body of this proposal, TriCorps has the capacity to meet large-scale needs and goals, with our unique advantage to tailor large, medium, and smaller needs and requests. In two decades of providing corporate, campus, static and roving security, our commitment has proven no job is too small, and no job is too large.

TriCorps is uniquely positioned to deliver the security services that will provide The District a safe and secure environment. Four strategic and vital reasons that TriCorps will be a tremendous partner for The District:

1. Strong Florida Operations. TriCorps is a national firm with a client-based stretched from San Francisco to the Sunshine State. However, one of the most significant footprints of corporate operations is in the state of Florida. TriCorps' Florida office is in Naples.

- a. TriCorps' Florida panhandle contracts include Panama City Hall, Bay County Sheriff's Office, and Sunbird Condominium Complex. These existing contracts and workforce will enable a smooth transition and resources of employees, administrative support, and corporate leadership visibility.

2. Residential / Recreational Security Experience. TriCorps is not just adept but excels at securing individuals and families in residential environments. TriCorps not only provides security at the Sunbird Complex in Panama City but numerous residential neighborhoods in central and south Florida. TriCorps understands The District's uniqueness and the sensitivity and respectful nature necessary when protecting gated communities and exclusive residential complexes. Furthermore, TriCorps excels at gate access control and CCTV monitoring.

3. TriCorps wants to serve and protect The District. TriCorps has purposefully pursued this opportunity with The District. Although national, our business model is not to pursue any and all security RFP's. TriCorps searches for opportunities that fit our detailed hiring and training protocols. We pursue potential clients that we know undoubtedly fit into our wheelhouse of experience and security expertise.

- a. The District is a unique entity with residents that expect a professional guard company, TriCorps is a unique security firm that hires the most professional, courteous, patient, and respectful workforce. TriCorps currently protects city parks, private museums, and athletic venues, in addition to other operations.

4. TriCorps is the best security vendor for The District. TriCorps is the best at what we do. Corporate leadership served in the U.S. Secret Service, state police, and large municipal police departments. Those disciplines permeate the entire workforce. The corporate leadership team will be visible with frequent visits to The District. TriCorps will treat The District with such priority; you will think you are our only client. The District will meet and know TriCorps' owners, executives, and leadership. That is a TriCorps hallmark. If it is important to The District, it will be important to TriCorps.

Sincerely,



Todd Lamb

Chief Development Officer, TriCorps

844.TRICORPS (office) | 405.740.1365 cell 4

EDUCATIONAL BACKGROUND & PROFESSIONAL EXPERIENCE OF FIRM

Owners, executives, and supervisors of TriCorps have been members of the U.S. Secret service, state and local police, and campus security. TriCorps officers and supervisors have had careers protecting U.S. presidents, governors, state capitols, and foreign embassies. We have over 100 years of cumulative experience protecting critical infrastructure and high-value targets of our government's enemies, both foreign and domestic. Leadership and employees served in the aftermath of the Oklahoma City bombing and the attack on our country on September 11, 2001.

Ownership

David Ross, Co-Owner and President

844.TRICORPS | 405.850.2951 (cell) | davidross@tricorps.com

Since May of 2000, David Ross has grown TriCorps into a nationally recognized corporation, headquartered in Oklahoma City, with 750 employees in 13 states, including Washington, DC, while building other companies in different industries. David graduated high school and enlisted in the United States Army. After the military, he returned home and earned a bachelor's degree in Criminal Justice. He then joined the Oklahoma Highway Patrol as a State Trooper, rising to the rank of Major. During his career with the Highway Patrol, David commanded the Governor's Security Detail, protecting several governors and first families. He also commanded the Investigations Division and the State's Tactical Team. David retired from the patrol in January 2012 to focus on his family and their businesses.

Todd Lamb, Co-Owner and Chief Development & Legal Officer

844.TRICORPS | 405.740.1365 (cell) | toddlamb@tricorps.com

From early in his career as a special agent with the U.S. Secret Service to a later position as Lieutenant Governor with a protective detail, Todd Lamb has been involved in all aspects of personal, site, transportation, and cybersecurity. During his U.S. Secret Service tenure, Todd investigated and made numerous arrests in counterfeiting, bank fraud, threats against the President, computer crimes, and identity theft. His duties included domestic and international protection assignments during the Clinton and George W. Bush administrations. During the 2000 presidential campaign, Todd worked as a site supervisor for countless presidential campaign events across the country. In early 2001, he was appointed to the National Joint Terrorism Task Force (JTTF), and after the terrorists' attacks, he was assigned to portions of the 9-11 investigation. He received training and briefings from the U.S. Secret Service, FBI, and CIA headquarters in Langley, VA. Todd has earned a bachelors of science degree as well as his juris doctorate.

Prior to joining the TriCorps executive team, Todd served eight years as Lieutenant Governor in his home state. During his tenure as the state's second in command, he led a statewide effort for better campus security of schools. He received numerous awards from the public and private sectors for his commitment to service, excellence, and innovation. When Todd departed public service, he was the only Lieutenant Governor in the country to be elected by his peers to lead the bi-partisan National Lt. Governors Association and his respective party's professional association.

Executives and Supervisors

Chad Bradley, Chief Technology Officer

844.TRICORPS | 405.630.0882 (cell) | chadbradley@tricorps.com

Chad Bradley, Chief Technology Officer (CTO), leads TriCorps' long-term technology vision and is responsible for the operations of TriCorps Surveillance, TriCorps' Global Security Operations Center, and TriCorps' Information Technology (I.T.) division. Chad joined TriCorps in 2007 and previously served as the Director of Operations for TriCorps Surveillance.

Prior to joining TriCorps full-time, Chad spent nearly 22 years with the state police, bringing a unique blend of law enforcement and technology to the table. Chad began his law enforcement career in 1996 as a Communications Officer, then promoting to Sergeant in 1998. In 2005, Chad was promoted to the rank of Lieutenant and served as a field supervisor in the Investigations Division, Training Division, and Command Post Operations Division. Chad spent 12 years in the Executive Security Division, supervising close personal protection for the governor and his family. Additionally, Chad oversaw all electronic security operations for the state police. Chad held an Advanced Peace Officer Certification and was the recipient of numerous awards, including the Committee of 100 Tony Calvert Award for Heroism. Chad has earned an associates degree in pre-law.

Jack Rosenberg, Chief Operations Officer

844.TRICORPS | 918.261.6471 (cell) | jackrosenberg@tricorps.com

Jack serves as TriCorps' Chief Operations Officer and is responsible for day-to-day leadership and management that mirrors the company's mission and core values. He directs the staff in identifying, developing, implementing, and maintaining sound security processes and efficient responses to incidents. Jack oversees and implements site security, operations, and activities to ensure the protection of executives, managers, employees, physical and information assets for our clients while ensuring optimal use of personnel and equipment.

Jack started his career in law enforcement as a Trooper with the State Police in 1982. While with the Patrol, he advanced through the ranks holding positions of Supervisor, Troop Commander, Zone Commander, Turnpike Liaison, and Deputy Chief where he managed

around 800 uniformed and non-uniformed personnel including Troopers in the eastern half of the state, Law Enforcement Technology, Special Operations, and Fleet. As Deputy Chief, Jack was responsible for high-level command decisions and the department's direction and leadership.

Jack retired from the patrol with 25 years of service and worked for a year as Administrator for the Department of Public Safety before going to a large energy company, where his role evolved from investigations and executive protection to ethics compliance/training. He managed the company's vendor background screening process, Office of Foreign Asset Controls, business continuity, drug and alcohol programs, and the fleet department. Jack worked with Compliance Counsel to review and draft policies and completely rewrote its business code of conduct and supplier code of conduct. In addition to multiple certifications, Jack's educational discipline was in criminal justice.

Additional Key Employees

Dennis Harris, Florida State Director

844.TRICORPS | 239.370.0202 (cell) | dennisharris@tricorps.com

Based in Naples, Florida, Dennis Harris has over 32 years of experience in law enforcement. He has a master's degree in Criminal Justice from Boston University. He began his law enforcement career in the United States Army as a Military Police Officer assigned to the 793rd Military Police Battalion in Nuremberg, Germany. This three-year period led him to a 29-year career with the Boston Police Department. For 21 of the 29 years, he was a homicide detective who investigated approximately 200 homicides. He has acquired extensive investigative experience, which included conducting thousands of interviews. He was also an Interview and Interrogations Instructor at the Boston Police Academy. Since retiring, he has obtained his private investigator's license, security license, and agency manager's license. Dennis currently serves as TriCorps' Florida State Director.

Cody Davenport, Site Supervisor

844.TRICORPS | 239.370.0202 (cell) | codydavenport@tricorps.com

Cody is a committed security supervisor with over five years of experience in the industry. He is skilled in training and coaching security team members to achieve high security standards across the board. He has a strong knowledge of first-aid and emergency protocols, along with experience in conducting patrols, performing screenings, and reviewing CCTV footage for signs of suspicious activity.

Cody has been with TriCorps since September 2020 and, in this time, has shown commitment and dedication to our clients. Cody attended and graduated from Dean Bozeman High School in Southport, Florida. If awarded the contract, Cody will serve as Site Supervisor. Cody will be available at all times to report and confer with The District and will visit the guardhouse weekly to provide guidance and training to the officers.

LIST OF SIMILAR CONTRACTS & REFERENCES

Sunbird Beach Resort

Panama City Beach, Florida

Sunbird on the Beach is a beachfront condo resort offering a family-friendly environment to residents and guests year-round. TriCorps provides security for their entrance and roving patrols. Officers are trained in basic security protocols and trained in customer service and first aid and CPR.



Panama City Beach City Hall

Panama City, Florida

Municipal and County governments are public service entities that require courteous, patient and a respectful security firm to interface with their constituents. TriCorps and Panama City have enjoyed a strong professional relationship due to city hall's structure and TriCorps meeting those high expectations.



Museum of the Bible

Washington, DC

TriCorps provides armed and unarmed security services for the Museum of the Bible. The Museum of the Bible is approximately 430,000 square feet with eight floors, **making it the second-largest museum in Washington, D.C.** The museum has over 3,000 biblical texts and artifacts on display. TriCorps has provided a world-class security force as well as supplementary executive protection for the museum's prestigious visitors. TriCorps also provides staffing for their Global Security Operations Center (CCTV monitoring), electronic security measures for worldwide and traveling exhibits, and executive protection for visiting dignitaries, founders, and board members.



Barefoot Beach

Bonita Springs, Florida

Similar to the Panama City area Barefoot (Bonita Springs, Florida) is a highly sought-after place to live and visit. Barefoot Beach is home to nearly 14,000 residents. TriCorps provides security officers for their entry and exit gates, as well as foot and roving patrols on golf carts. TriCorps also places a high priority on providing residents with courteous, patient, and respectful world-class customer service.



Chabad Jewish Center of Naples

Naples, Florida

TriCorps provides armed security for this location that includes a Jewish synagogue and pre-school. The assigned officers conduct foot patrols with constant surveillance, and control access to the building, permitting only those allowed on the premises.



Anchor Associates

Naples, Florida

TriCorps provides unarmed security officers for Anchor Associates' clients, including the Briarwood Community and Leawood Lakes community. This includes guarded gate services and roving patrols throughout the premises seven nights a week. Additionally, TriCorps assists with investigations of suspicious vehicles on an as-needed basis.



“TriCorps has exceeded our expectations and continually adapts to the changes our mutual clients require. TriCorps has always provided quality representatives who are properly and constantly trained and professional in appearance. They have always responded promptly and appropriately.”

President, Anchor Associates

References

The references listed below are all current clients of TriCorps. In the last five years, we have not had a contract that has not been renewed in the State of Florida.

City of Panama City

Steve Lewis | Logistics Director
501 Harrison Ave, Panama City, FL 32401
850-896-7798 | slewis@pcgov.org

Sunbird Beach Resort

Mike Lindor | Board of Directors President
9850 S Thomas Dr, Panama City Beach, FL 32408
334.790.0028 | sunbirdowner1104@gmail.com

Museum of the Bible

Darrell Utt | Director of Security
400 4th Street Southwest, Washington, D.C. 20024
719.201.2936 | dutt@thorntonthomasetti.com

Barefoot Beach Community

Bill Zwicker | President
170 Barefoot Beach Blvd, Bonita Springs, FL 34135
239.287.2743 | bill@barefootonthebeach.com

Chabad Jewish Center of Naples

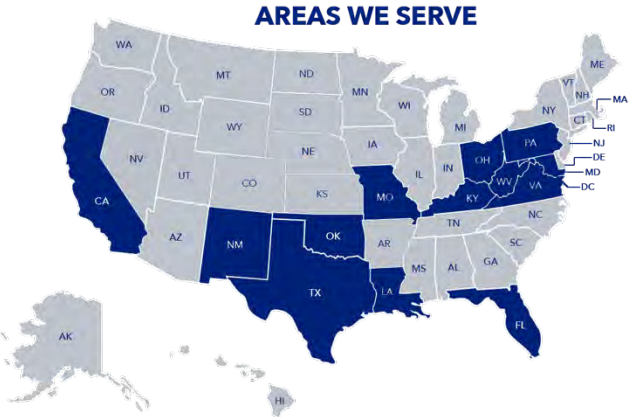
Rabbi Fischel Zaklos | Co-Director
1789 Mandarin Road, Naples, Florida 34102
239.404.6993 | rabbi@chabadnaples.com

Anchor Associates

Brad Phelps | President
3940 Radio Road, Suite 112, Naples, Florida 34104
239.649.6537 | brad@anchormanagers.com

QUALIFICATIONS OF THE PROPOSERS

Who We Are:



TriCorps is an integrated security and technology firm specializing in providing cost-effective, world-class services tailored to meet our clients' needs.

Founded in 2000, TriCorps provides physical security, electronic security, and cybersecurity services in 13 states and Washington, DC.

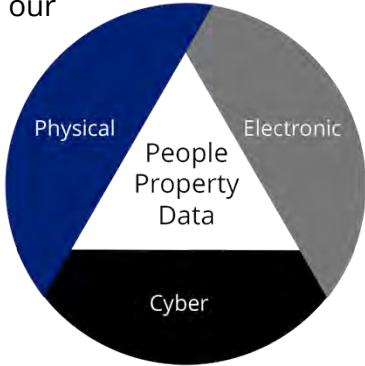
TriCorps is staffed with the most experienced team of security and technology experts available. Our operational leadership comprises former

military, retired law enforcement, and technology professionals with hundreds of years of combined experience.

Integrated Security Model

At TriCorps, we operate using our integrated security model to ensure our clients' safety as threats evolve and technology advances.

Integrated security is the only comprehensive security. Physical, electronic, and cybersecurity must work together and evolve faster than threats. An active shooter, a cyber-attack, or theft of your property or data could be catastrophic for your organization.



TriCorps is the only integrated security firm with the experience and technology to protect your organization from these dynamic threats.



What We Do:

Physical Security



Since 2000, TriCorps has provided physical security tailored to ensuring the protection of our clients and their assets. TriCorps' physical security experience ranges from deploying officers onto various corporate and field sites, schools and campuses, protecting executives, dignitaries and VIPs, and use of roving patrols. TriCorps' officers are the backbone of our company.

Physical Security Services:

- Security Officers
- Background Screening
- Security and Site

Explosive Detection

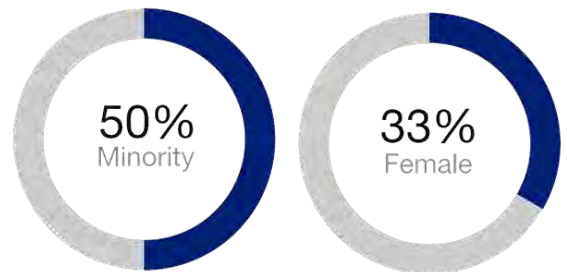
Roving Security

TriCorps' roving patrol program provides a visible security presence that has effectively demonstrated the ability to reduce theft, vandalism, and other related incidents. Officers driving vehicles perform area patrols, conduct safety checks, establish speed checkpoints with radar enforcement, assist with periodic traffic control, and respond to critical needs as they occur.



A Diverse Security Force

TriCorps values diversity and inclusivity and is proud to say that our security force is fifty percent minority. In addition, approximately one-third of our employees are women, many of whom hold executive positions and are some of the company's longest-tenured employees.



Electronic Security



TriCorps has developed a robust electronic security program to mitigate criminal activity further. This service provides turn-key commercial and residential security solutions to meet the client's needs, including high-definition cameras, access control systems, intrusion detection systems, and GPS trackers.

All services are monitored in TriCorps' state-of-the-art Global Security Operations Center. This hardened facility is staffed 24/7/365 by trained, professional operators and technical specialists. TriCorps' Global Security Operations Center is equipped with advanced equipment and technology.

Electronic Security Services:

- 24/7 Global Security Operations Center

Security Systems Integration:

- High-Definition Cameras
- Laser Scan Detectors

Security Management Systems

- Remote Gate Access

Cybersecurity

TriCorps blends our law enforcement and technology experts' talents to provide cybersecurity solutions that are unmatched in the industry to help organizations defend themselves from a growing amount of cyber threats.



Cybersecurity Services:

- Internal & External Assessments
- TriWatch® Intelligence Monitoring
- Information Security Officer
- Employee Cybersecurity Training
- Cybersecurity Risk Analysis

Computer Experience

TriCorps is proud to be on the cutting edge of technology and computer experience. TriCorps executive staff and officers in the field are adept and trained on computer skills to perform more proficiently, faster, and streamlined. As a fully integrated security firm, TriCorps has its own Chief Technology Officer, who oversees our long-term technology vision to include the development of computer training for our officers. The computer experience and training make TriCorps a leader in the security industry and provide quicker responses to clients and professional officers.



Computer experience includes, but is not limited to:
Microsoft Office: Word, Excel, PowerPoint, Outlook, Teams, etc.



eHub eHub

eHub is an electronic system that can be accessed from a desktop, tablet, or mobile device. It is a centralized location for the client, employee, and TriCorps to view, track progress, and complete various tasks. TriCorps employees can access paystubs, W2's, update contact information, clock-in and out of jobs, review schedules ahead of time, and review post assignments. Supervisors will be able to view and modify schedules, analyze the employee roster, track time off and absences, and offer open shifts to all officers. If requested, The District will be able to view employee arrivals and departures, submit action items, request additional work, complete surveys, and complete or review incident reports.

Hiring, Training & Education

The backbone of TriCorps' service model is two-fold:

- Hire quality people
- Lower our overhead and profit margin to keep costs competitive

Our service model starts with finding, screening, testing, and hiring quality individuals. With support from our corporate office and senior management, local management will be involved in the recruitment and selection process.

Recruiting

Recruit Your Partner Program

In our experience, we've found that our best employees come from employee referrals. This makes recruitment easier and helps us assure high-quality applicants. With TriCorps recruit your partner program, a referring employee is eligible to receive a bonus.

Unique Recruiting

While TriCorps utilizes standard recruiting tools, our preferred method is to ask our law enforcement, military, government, and private sector contacts to refer quality candidates. TriCorps is viewed as a world-class security firm, and over the years, we have employed many people who were referred by these contacts.

Local Recruiting

Traditional recruiting through newspapers, universities, and job fairs will also be utilized. We actively seek veterans and college students seeking criminal justice degrees or careers in law enforcement and have found these candidates are often excellent employees.

Digital Recruiting

We reach a broad audience of potential candidates through online recruiting with *Indeed.com*, *ZipRecruiter.com*, and social media sites such as *LinkedIn* and *Facebook*. Digital posting of job openings can reach many likely candidates who may not otherwise be exposed to the security profession's opportunities.



WANT TO EARN A BONUS AND WORK WITH YOUR FRIENDS?

TriCorps' Recruit Your Partner Program pays bonuses to employees for recruiting highly qualified new members to the team.

For each referral who is hired and works for thirty (30) days, you will receive a \$100 recruitment bonus.

If your referral is still with TriCorps after (ninety) 90 days, you will receive an additional \$100 bonus.

Please have your referral visit: www.TriCorps.com/jobs to apply.

MORE ABOUT THE PROGRAM:

TriCorps is growing and we need your help to recruit more security officers. In order to qualify for the bonuses above, referred officers must:

- Have a valid security license
- Be well-groomed and maintain a professional appearance
- Be reliable and trustworthy

If you have someone you'd like to refer, please have them apply at TriCorps.com/jobs. Please have them mention your name when they submit their resume, so that we can assure you receive credit if they are hired.

We are so thankful for the service you provide and hope that we can continue to expand our operations!

Phone: 405.621.9006 | Email: info@TriCorps.com | Website: TriCorps.com

RECRUIT YOUR PARTNER PROGRAM



Background Screening & Minimum Requirements

All potential candidates are required to undergo a comprehensive pre-employment screening that consists of the following:

- Review application to determine suitability and to look for disqualifying information.
- Conduct an interview of the applicant.
- Verify U.S. Citizenship or an authorization to work.
- Conduct a criminal record check in each area where the person has resided in the past 10 years.
- Verify all required licenses the applicant has listed.
- Require drug testing at a certified facility.
- Qualify the person for any specific contractual requirements.
- Conduct an in-person interview.
- If requested, assist in scheduling an interview with the client.

Background Checks

TriCorps is committed to our clients and our staff's safety. One of the key ways we can help ensure a safe environment is by conducting background checks and assessing potential employees before they start working with the client. Before hiring, a criminal records check, sex offender registration records check, military dishonorable discharge check, and drug screening will be conducted. A copy of the background check will be provided to The District representatives before any security personnel will be allowed to work under The District.

Drug Screening

TriCorps requires that all new-hire candidates undergo a drug screening. All testing will be conducted by a licensed independent medical laboratory, which will follow standards established by the state and federal government. If requested by the client, we can also randomly test employees for compliance with our drug-free workplace policy. If a new-hire candidate or current employee fails a drug test, the employee is subject to immediate discharge. All officers assigned to The District will undergo a drug screening annually.

If awarded the contract and requested by The District, TriCorps will provide detailed reports, including copies of training programs completed, test scores as applicable or appropriate, and background information for Officers assigned to the Property.

Minimum Requirements:

TriCorps will ensure that all employees providing services or having duties as set forth in this RFP specification shall:

1. Possess one of the following:
 - A high school diploma or GED equivalent and three (3) years compatible work experience
 - graduate of accredited college or university with a degree or concentration in criminal justice, police science, or security administration
 - law enforcement training such as retired or former law enforcement officer in good standing, corrections officer, Federal officer, police academy graduate
 - career military, military elite forces, or military police
2. Pass a pre-hire background investigation prior to assignment on the District property and continuing on an annual basis, which shall include but not be limited to an FBI fingerprint check, FDLE check, local law enforcement check, out of state records check at places of residence or employment back to age 18, driver's license check, credit check, prior employment check/verification, and personal reference check
3. Pass clinical drug test annually and be clean of any illegal drugs, as well as having no alcohol or substance dependence
4. Possess:
 - Good general health without physical defects, which would interfere with the fulfillment of his or her duties
 - Binocular vision correctable with glasses to read all normal correspondence without further magnification
 - Ability to discriminate standard colors
 - Hearing capability in the normal range
 - Ability to stand or walk for extended periods
 - Ability to climb stairs
 - Ability to read, write and speak English clearly
5. Be well-groomed and shall not be permitted to smoke while on duty
6. In addition to the requirements for all Officers, rover patrol Officers shall have CPR, first aid, and AED training and be trained in writing citations and reports

If awarded the contract and upon The District's request, written evidence of any checks required above will be provided by TriCorps.

Ability to Provide Additional Personnel

TriCorps is a national security firm with a strong presence extending from south Florida to San Francisco. We employ hundreds of security personnel that staff approximately 110 different locations across the country. Additionally, TriCorps has a significant employee base in Florida with new employees added on a weekly basis. TriCorps' ample workforce has never left a post unattended to include transitioning from other security vendors as well as start-up contracts.

TriCorps fully understands the importance of providing additional personnel temporarily to The District. For over twenty years, TriCorps Security has successfully protected clients of the size and scope of The District. TriCorps is accustomed and capable of safeguarding highly visible, high-traffic locations in large residential communities. TriCorps currently has numerous clients with a broader geographical footprint and more required annual hours worked.

Officer Training Program

TriCorps will provide training to any person selected for duty at The District from the day they are hired until they leave. As further outlined below, TriCorps will offer training in many different formats but believes live training led by qualified experts to be the most effective type of training. Repetition is the pathway to the subconscious. Therefore our training is frequent, consistent, and thorough.



New Employee Orientation

Before any TriCorps security officer works their first shift at The District, TriCorps will provide a 16-hour mandatory new employee orientation. During this session, security officers will be provided training regarding TriCorps' employee handbook, policies, payroll, site-specific training, and other essential information. New employees will also receive training specific to The District such as:

- Patrol and observation techniques
- CPR, First-aid, AED
- County traffic control
- Report writing
- Customer service and public relations
- Computer operations
- Security camera monitoring

Periodic Refresher Training

Training will be specific to the type of job and location of the job the security officer will be assigned to work. After new employee orientation training, each officer will also receive a minimum of eight (8) hours of training on an annual basis. Subjects shall include, but not be limited to:

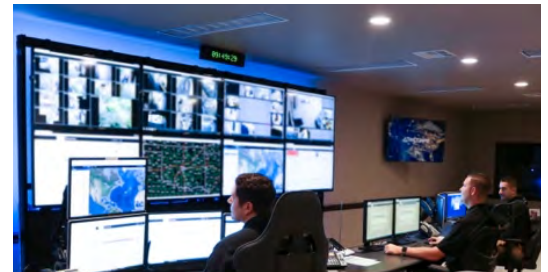
- Patrol and observation techniques
- County traffic control
- Report writing
- Customer service and public relations
- Computer operations
- Security camera monitoring

Additional Specialized Training

Provided as part of the new employee and refresher training.

Security Camera Monitoring Training

One of our greatest strengths is our in-depth expertise in access control, camera, and intrusion alarm monitoring from our own Global Security Operations Center (GSOC). TriCorps operates a 24/7/365 GSOC that surveils and protects national and international assets. We are more than qualified to train officers assigned to The District on monitoring security cameras because of this experience. As a fully integrated security firm, TriCorps can provide security personnel services and assist in developing future video, digital, surveillance and cybersecurity needs.



CPR, AED & First Aid Training

TriCorps has on-staff registered nurses and paramedics who are certified to train our officers in First Aid and CPR. Recertification training will occur every two years.



Customer Service Training

TriCorps has developed a customer service training program, successfully implemented it, and our clients have enjoyed the results. This training is modeled after The Disney Institute's Approach to Quality Service Training. In addition to this training program, our employees will receive instruction in our Code of Conduct Policy that contains

additional guidance for behavior standards and interacting with others. We expect our officers to excel at assisting people and doing what they can to help The District residents enjoy their experience. We have carefully crafted a customer service training program that helps set clear and precise expectations and provides the tools necessary for our employees to deliver outstanding customer service.



Service Makes All The Difference

When you show people that you care about them, you can create a stronger bond with your customer and that reflects how he or she feels about an organization.



Improving customer service simply means to never get too comfortable. TriCorps understands we have to continually seek high efficiency and high quality and strive to do so through our quality control inspections.

Customer Service Director

The Customer Service Director (CSD) will work alongside The District to ensure a pleasing experience for all staff and students as it relates to security. The CSD will provide training and support to ensure that the security force is knowledgeable and equipped with the proper skills to maintain a world-class customer service experience.

The CSD will conduct regular evaluations, such as the Staff and Resident Evaluation Matrices, to assess the confidence and comfort that The District staff and Residents have regarding its security force. On the following page, you will find a sample of our Staff and Resident Evaluation Matrices.

Staff & Resident Evaluation Matrices (Example)



STAFF EVALUATION MATRIX

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
	1	2	3	4	5
I feel safe and secure while working at Lake Powell Residential Golf CDD.					
The security force was professional in both appearance and demeanor.					
The security officers were both vigilant and efficient when screening entry and patrolling Lake Powell Residential Golf CDD					
The security officers were friendly and helpful.					
The security officers are knowledgeable about Lake Powell Residential Golf CDD.					



RESIDENT EVALUATION MATRIX

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
	1	2	3	4	5
I feel safe and secure at Lake Powell Residential Golf CDD.					
The security force was professional in both appearance and demeanor.					
The security officers were both vigilant and efficient when screening entry and patrolling Lake Powell Residential Golf CDD.					
The security officers were friendly and helpful.					
The security officers are knowledgeable about Lake Powell Residential Golf CDD.					

Letter of Recommendation to Commend TriCorps' Unique Customer Service Performance - Museum of The Bible, Washington, DC.



museum of the Bible

July 7, 2018

To Whom It May Concern,

The Museum of the Bible (MOTB) employs TriCorps Security to protect our Museum in Washington, D.C. Without a doubt, it was the best decision that the MOTB Proprietary Security Team made in 2017. When the Museum opened, Security was the only Department 100% ready for opening and prepared to execute their roles consistently daily. Our preparedness and execution were due to the partnership, synergy, and trust that was created during construction phase between the MOTB and TriCorps.

TriCorps has provided the highest quality of individuals to provide security which is the cornerstone of their program. TriCorps security officers are effective, highly skilled, provide exceptional customer service, and consistently respond with high standards of professionalism. TriCorps has clearly demonstrated its commitment to excellence. It's common for me to receive 3-5 emails every week complimenting security. A few weeks back, I asked our Customer Service Call Center Team how Security was doing in the "grand scheme" of things related to customer service. The Manager stated it wasn't even close. She shared with me that Tricorps security receives more positive feedback than any other Department at MOTB combined, to include our Guest Services and Guest Experiences team. Don't just take my word for it though, ask TriCorps how they capture the feedback (it's innovative and genius) and ask them to show you a sample of the myriad of positive emails that we've received since opening the Museum last November.

TriCorps has performed exceptionally well and gone the extra mile to ensure the security and safety mission at the Museum of the Bible does not fail. With the utmost confidence and sincerity, I trust in and enthusiastically recommend TriCorps security as a "Partner" Security Force.

Respectfully,

Darrell Utt
Director of Operations
400 4th Street SW
Washington DC, 20024
O: 202.848.1542
Darrell.utt@mbible.org

Client Testimonials of Exceptional Experience in Similar Work



"We can always rely on TriCorps. They provide fantastic customer service, and their knowledgeable staff uses state-of-the-art methods and technology. TriCorps is also very responsive and keeps the focus squarely on us and our needs."

**Executive, Loves Travel Stops and Country Stores
National Headquarters**



"Scissortail Park is the newest urban park in the United States and serves a diverse population in one of the largest municipalities in the country. With a grand opening estimated at 100,000 visitors I knew I had to contract with the most professional and vigilant security firm. That is why we awarded the full-time contract to TriCorps. TriCorps provides comprehensive services and demonstrates experience in public safety to a diverse population. TriCorps is adept at scaling services to meet large special events, busy seasons with the ability to scale up or down if necessary."

**Chief Ranger, Scissortail Park & Gardens
Oklahoma City, Oklahoma**



"TriCorps has been a tremendous strategic partner in securing Devon Energy assets. Using sound security practices and highly trained professional staff, TriCorps has clearly demonstrated its commitment to excellence."

**Director of Corporate Security, Devon Energy
National Headquarters**



“The TriCorps reputation for customer service and professionalism is unparalleled in the security industry. During the bid-process various local, national and international firms submitted bids. TriCorps’ presentation, attention to detail and national reputation combined with my past experience with their management team made our selection an easy choice. TriCorps is now responsible for eight of the Metropolitan libraries, utilizing 20 officers working multiple shifts and covering nearly 26,000 manhours annually. TriCorps is adept at providing a safe environment at a public service facility that exists to serve all citizens.”

**Security Manager, Metropolitan Library System
Oklahoma City, Oklahoma**



“TriCorps has provided the highest quality of individuals to provide security which is the cornerstone of their program. TriCorps security officers are effective, highly skilled, provide exceptional customer service, and consistently respond with high standards of professionalism.”

**Director, Museum of The Bible
Washington, D.C.**



“TriCorps is a professional, dependable and trusted partner that consistently meets our needs. TriCorps has raised the standard as a corporate security provider and continues to deliver a sophisticated, high-level product to our organization.”

**Corporate Security Manager, Continental Resources
National Headquarters**



"TriCorps provides security personnel, electronic security, and cybersecurity solutions at our corporate headquarters in Oklahoma City. Jasco has been extremely pleased with the level of service and client care TriCorps provides. TriCorps personnel not only give our employees a sense of security, they have also integrated well into the culture of our organization."

**Chairman, Jasco Products
National Headquarters**



"TriCorps has been a fantastic partner to work with not only during the physical installation of our new systems, but to also assist in our Active Shooter trainings, and provide best practices for our crisis management plan. With their help, we can now autonomously initiate lockdowns, notify law enforcement, and most importantly, help keep our students and staff as safe as possible."

**Director of Technology, West Platte School District
Weston, Missouri**



"Through the years, TriCorps has become a trusted and reliable source to meet our security needs anywhere in the country. They consistently respond throughout the United States with high standards of professionalism and customer care."

**Director of Security, Chesapeake Energy
Corporation**

Letter of Reference to Commend TriCorps' for Exceeding Expectations - Anchor Associates, Naples, Florida



3940 Radio Road, Suite 112 • Naples, Florida 34104
(239) 649-6357 office • (239) 649-7495 fax

February 26, 2019

Dennis Harris
Florida State Director
TriCorps
(405) 621-9006

Via Electronic Mail: dennisharris@tricorps.com

Dear Mr. Harris,

I have been asked to provide a letter of recommendation and reference regarding my business relationship and experience with TriCorps. As Owner and President of Anchor Associates, Inc., a community management service provider to resident and commercial condominiums and homeowner associations, our work has much involvement in working side by side and managing privacy and security companies offering services to mutual clients.

TriCorps has exceeded our expectations and continually adapts to the changes our mutual clients require. TriCorps has always provided quality representatives who are properly and constantly trained and professional in appearance. They have always responded promptly and appropriately.

I highly recommend TriCorps as a privacy and security provider and look forward to continuing our professionally working relationships in the future.

Sincerely,

A handwritten signature in blue ink that reads 'Brad A. Phelps'.

Brad A. Phelps, President

ADDITIONAL INFORMATION

Client List

This list comprises the majority of our clients. TriCorps provides security services to many high-net-worth individuals, public officials, professional athletes, and celebrities, and are bound by a non-disclosure agreement.

CLIENT LIST	
100 Main LLC	Leawood Lakes
16th Street Plaza District	Legacy Homes Inc.
2020 Tulsa Home and Garden Show	Longshore Lake Foundation, Inc
Academy Fire Life Safety, LLC	Love's Travel Stops and Country Stores
Alpha Xi Delta - UCO	Luxe Show Events
Alta Mesa	Lynn Institute
Ambassador Hotel Collection	Mach Energy Services
American Family Legacy Group	McAlester Regional Health Center
American Fidelity	Metro Technology Centers
Anchor Management	Metropolitan Library System
Andrews International	Mid-Tex of Midland, Inc.
Anixter	Mitchener-Ferrand Fine Jewelry
Ashford Hills	Museum of The Bible
ASM Global OKC	Naples Cay
ATC DRIVETRAIN	Naples Heritage Country Golf & Country Club
Atoka Public Schools	Naples Italian American Club
Bancfirst	NE Construction
Price Edwards & Company	NE Management
Barefoot Beach c/o Ability Management	NESCTC Security Agency, LLC
Barefoot Beach Club Condominium Associations	NEWFIELD EXPLORATION COMPANY
Bay County Sherriff's Office	Nextep
BC Clark Jewelers	NORTHWEST BAPTIST CHURCH
Blackbeard Operating	Oklahoma City Thunder
Briarwood Blvd & Livingston Road	Oklahoma Department of Rehabilitation Services
British Embassy Washington	OPUBCO Communications Group
Bob Mills Furniture	OUHSC
Burnett Oil Company	Panama City-City Hall
Camino Natural Resources	Park Management Company
Carroll County Energy	PAYCOM
Cedar Hammock Golf & Country Club	Pelican Marsh Fire Watch-Newell Properties
Chabad Naples	Phillip Murrah Law Firm
Cheniere Energy, Inc.	Physicians Mutual
Cherokee Nation	Pioneer Natural Resources
Chesapeake	Pipeline ROI, LLC
City First Bank	Plains All American Pipeline
City of El Paso Municipal Court	Positano Place at Naples
Clark Construction	Primoris Aevania, Inc dba Primoris Renewable Energy

Clyde Riggs Construction Paycom Site	ProPetro Services Inc
Commondeer	Purity Oilfield Services
Connect Midstream, LLC	Redeemer Reformed Church
Continental Resources	Regency Towers
Core Appalachia Operating	Retail Security Services
Crossings Church	RMS Protective Services
Devon Energy	Rocco's Tacos & Tequila Bar
Digital Networks	Rocco's Taco's and Tequila Bar and Grill
Discovery Natural Resources	Rural Wellness Fairfax, Inc.
Dorchester Capital	Sanibel Marina
Dover Place Condo Assoc, INC.	Sarasota City Hall
DRS Disability Determination Division	Sarasota County School Committee Meetings
E. G. Construction	Sarasota Public Works
El Paso Water Parks	Sarasota-Van Wezel Performing Arts Hall
El Paso Zoo	Seasons at Naples Cay
Emerald Lakes	SEF Energy
Encana	SK E&P Operations America
Enchidna	SKYLINE CHURCH
Encino Energy	Southport on the Bay
Express Employment Professionals	St. Johns County
ExxonMobil	St. Moritz Services, Inc.
First Baptist Church of OKC	Sunbeam Family Services
First Physician's Capitol Group	Sunbird on the Beach
Fort Myers 21, Inc dba River Estates/ River Trails	Sunland Construction
FUNIMATION	Tapstone Energy
Gemma Power Systems	Target Hospitality
Griffin Communication	Terra at University North Park Apartments
Hart Partners c/o Livingston Properties	The Club at Sterling Oaks Homeowner's Association
Hawthorne Suites by Wyndham	The Hill at Bricktown Homeowners Association, Inc
Hideaway Country Club Property Owners Association	Toll Gate Commercial Center Property Owners Associates
Hines	Total
Hunters Ridge Community Association	Trinity by the Cove Episcopal Church
J. Diamond and Associates, PLLC	V2 Global
JASCO	Village Baptist Church
Jetta	Vistas at Heritage Bay Commons Association
Journey West Church	W&W Steel
The Diaz Group	Walkers Hideaway Marina-Naples
KFOR TV	Washington Office Center (WOC)
Killian Construction Company	Waterfront Church DC
Kimray	West Texas Gas, Inc
KOCO News	Williams And Associates Hospitality
KOKN Fox 25	Worthington Country Club
KTUL LLC	XTO Energy

Annual Turnover Rate

TriCorps' average annual turnover is 15%, which is well below the national industry average of over 75%, according to the American Society for Industrial Security, ASIS.

Uniforms

We expect our security officers to look and act professionally. As in law enforcement and the military, there is a direct correlation between a security officer's appearance and the perception of professionalism and competence.

TriCorps' officers are held accountable to ensure their appearance, demeanor, and attitude reflect integrity, competence, and professionalism. Supervisors will set the proper image and work diligently to enforce the uniform standards required by The District and TriCorps.

TriCorps will furnish all uniforms as required by The District. Each employee will be trained on uniform and appearance expectations and will be inspected regularly. We will ensure that all TriCorps' officer uniforms are kept clean and in good condition.



Uniform Examples

Quality Control Program

Maintenance and adherence to TriCorps' Quality Control Program is an extremely high priority. TriCorps has developed and implemented a Quality Control program at locations similar to The District. As with other security clients, TriCorps will assign a site supervisor to inspect, assist, and evaluate the performance of all personnel assigned to The District.

The professional appearance, knowledge of duties, and compliance with both TriCorps and The District policy are critical. To maintain excellent quality control, TriCorps must maintain regular and open lines of communication with The District representatives. TriCorps will continuously strive to improve the quality of service to both The District and its visitors.

Quality control encompasses everything, from our officers, to our site management, to our administrative staff. Quality is achieved by selecting the right people, training them properly, and tracking their performance. **To accomplish these components, we have**

established four ways to track quality control: inspections, meetings, refresher training, and administrative procedures.

Inspections



TriCorps inspects personnel for compliance with equipment, uniforms, appearance, and knowledge with respect to job duties and responsibilities. Inspections can be handled with random quality checks, completion of quality control checklists, and review of records for accuracy and completeness. Announced Quality Control Inspections will occur no less than bi-weekly and will cover all posts, including supervisory positions.

Unannounced inspections will occur no less than semi-monthly. The results of scheduled and unscheduled inspections will be used to drive necessary management actions. **We have provided a sample of our Quality Control Inspection Checklist that we utilize while conducting routine and unannounced inspections.**

Inspection Checklist

Inspection Date: _____ Inspection Time: _____

Inspector: _____ Employee Inspected: _____

	Excellent - 5	Good - 4	Fair - 3	Needs Improvement - 2	Unacceptable- 1
Personal Appearance					
Uniform Appearance					
Equipment Condition					
Post Orders Compliance					
Credentials & Certifications					
General Knowledge					

This document is for the inspector only. The items listed below are not the only things that should be inspected, noted, or documented. If the employee is deficient or lacking in any way, it should be noted, and the inspector and/or manager should counsel with the employee to ensure compliance moving forward.

Any inspection resulting in a score of 1 or 2 must be accompanied by a corrective action report.

Personal Appearance

- ✓ According to RFP standards

Uniform Appearance

- ✓ According to RFP standards

Equipment Condition

- ✓ Is the equipment functional?
- ✓ Is it in proper operating condition? (i.e. is it scratched, damaged, or dirty?)
- ✓ Does the officer have all required equipment?

Post Order Compliance

- ✓ Does the officer know the location of the post orders?
- ✓ Does the officer have good working knowledge of the post they are currently assigned?
- ✓ Does the officer have good working knowledge of posts they are not currently assigned?

Credentials and Certifications

- ✓ Security Officer Credentials (SO or SPO)
- ✓ Equipment credentials (where applicable)
- ✓ Training Credentials

General Knowledge

- ✓ Does the officer have general knowledge of the site?
 - Locations of exits, restrooms, restaurants, and information desks.
- ✓ Does the officer have good knowledge of information disseminated at the daily briefing?
 - Special Events
 - Security Risks

Quality Control Meetings

In addition to constant availability, our executive staff and key personnel will have regular meetings with The District to discuss any issues or changes to the site coverage, discuss problems, challenges, etc. This is a time for the client to express any changes they'd like, any concerns they have, and areas they are happy with. This regular interaction assures that TriCorps will provide the best quality service possible by eliminating any future problems or misunderstandings.

Refresher Training

TriCorps will monitor employee behavior and performance and will hold refresher and remediation training as often as needed. TriCorps will keep security officers aware of new technology during refresher training and assist with the training necessary for license renewal requirements.

Administrative Procedures

Employee Compliance Tracking

TriCorps has a robust administrative platform that allows us to track and document our employee's information in one location. This system enables site management and corporate administration to quickly identify any deficiencies in officer training or paperwork.

Employee Review and Evaluation Practices

TriCorps' employee review system continually monitors and assesses performance and focuses on giving constructive and positive feedback. TriCorps has checklists and procedures for our management procedures but can meet with the customer to customize the reporting to their specifications.

Once an employee is hired, performance reviews are conducted during the probationary period. During our probationary period, employees are reviewed at the 90-day point and once again at the end of six months. If the employee does not meet the standards set by TriCorps and The District, they will not be offered continued employment. During the probationary period, employees are monitored closely for alignment with customer's values, appearance, attention to detail, and ability to meet and exceed job expectations.



Post Orders

TriCorps, in conjunction with The District, will develop post orders for each of the gates. The post orders will include but not be limited to:

- Reporting of incidents
- Maintenance observations
- Covenants issues
- Resident and visitor gate access procedures

Reporting

Activity Reports

At the end of each shift, officers will prepare an activity report detailing the day's activities. The activity report will be accurately completed, reviewed, and submitted to The District as soon as possible.

Incident Reports

TriCorps Security's personnel will often be the first to encounter an incident that needs to be reported. Officers will complete incident reports immediately after any incident has occurred. Upon completion and review, the incidents reports will be submitted to The District as soon as possible. These reports will also be printed and maintained at the guardhouse for a minimum period of 30 days.

Visitor Management Software System



If requested by the client, TriCorps Security has several software systems, such as our visitor management system, to provide solutions to communities who are concerned about controlling who comes and goes. Below you will see some information on this system.

The dwellingLIVE Visitor Management System is the premier solution for communities of any type and size. It provides Community Managers and HOAs with a flexible, web-based interface through which they can configure and monitor the system.

Security Officers can expedite visitor and resident access through purpose-built computers while still maintaining a highly secure and professional image. Residents can manage their guest lists online or on their phone app, knowing that their information is secure and always visible to the security officers.

Additional Emergency Services

TriCorps has significant experience providing the appropriate level of security force for both normal operations and unexpected emergencies. TriCorps understands that increasing manpower during emergencies will be necessary, and will work closely with The District's Field Operations Manager or District Designee to establish specific protocol for manning the guardhouse, standing down procedure and return to duty procedure.

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ATTACHMENTS AND FORMS

SECTION 7: BASIC ORGANIZATION INFORMATION
(to be completed by proposer)

DATE SUBMITTED March 5th, 2021

1. Proposer TriCorps
Company Name

- an Individual
- a Limited Liability Company
- a Limited Liability Partnership
- a Partnership
- a Corporation
- a Subsidiary Corporation

2. Proposer's Address

Street Address 4920 San Pablo Court

P.O. Box (if any) _____

City Naples State Florida Zip Code 34109

Telephone: 239-370-1955 Fax 405-621-9033

1st Contact Name Dennis Harris Title Florida State Director

2nd Contact Name Todd Lamb Title Chief Development Officer

3. Parent Company Name (if applicable) TriCorps Security

4. Parent Company Address (if different):

Street Address 12312 Hidden Forest Blvd

P.O. Box (if any) _____

City Oklahoma City State Oklahoma Zip Code 73116

Telephone: 405-621-9006 Fax 405-621-9033

1st Contact Name Dennis Harris Title Florida State Director

2nd Contact Name Todd Lamb Title Chief Development Officer

5. List the location of the Proposer's office which would perform LPRGCDD work.

Street Address 4920 San Pablo Court

P.O. Box (if any) _____

City Naples State Florida Zip Code 34109

Telephone: (239) 370 - 0202 Fax 405-621-9033

1st Contact Name Dennis Harris Title Florida State Director

2nd Contact Name Todd Lamb Title Chief Development Officer

6. If the Proposer is a corporation, is it incorporated in the State of Florida?
Yes () No (X)

6.1 Does the Proposer have a Federal Employer Identification number (FEIN)?

Yes (X) No () FEIN: 833033621

If no, please explain _____

6.2 Is the Company in good standing with the Florida Secretary of State, Division of Corporations?
Yes (X) No ()

If no, please explain _____

Date incorporated 04/01/2000 Charter No. 1912048134

Is the applicant registered with the State of Florida? Yes (X) No ()

6.3 If Proposer is not a Florida corporation, provide the following:

State in which the Proposer is organized: OKLAHOMA

Is the Proposer in good standing with that State? Yes (X) No ()

If no, please explain _____

Date Proposer was organized: 04/01/2000

Is the Proposer registered as a foreign corporation with the State of Florida?

Yes (X) No ()

If no, please explain _____

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?
Yes (x) proceed to Question 7.1 No () proceed to Question 7.2

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? Yes (x) No ()

If no, please explain _____

Is the Proposer in good standing with the State of Florida? Yes (x) No ()

If no, please explain _____

Date Proposer was organized: 04/01/2000

7.2 If no, provide the following:

State in which the Proposer is organized: _____

Is the Proposer in good standing with that State? Yes (x) No ()

If no, please explain _____

Date Proposer was organized: 04/0 12000

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? Yes (x) No ()

If no, please explain _____

8. Does the Proposer hold any registrations or licenses with the State of Florida, applicable to the contract? Yes (x) No ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration Security License

License No. B1200281 Expiration Date 01/04/2022

Qualifying individual John D Ross Title President

List company(s) currently qualified under this license _____
TriCorps Security

- 8.2 Does the Proposer hold any registrations or licenses, applicable to the contract?
Yes (x) No () (*attach additional sheets if necessary*)

If yes, please list and provide a photocopy of each listed license or registration:

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years.

2018 \$24,000,000 2019 \$22,500,000 2020 \$20,000,000

10. List the Proposer's total annual dollar value of work completed, to date, for 2021.

2021 \$2,600,000

11. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance). An example of an insurance certificate is attached hereto as Exhibit A.

General Liability	<u>\$ 1,000,000</u>
Automobile Liability	<u>\$ 1,000,000</u>
Workers Compensation	<u>\$ 1,000,000</u>
Expiration Date	<u>08/01/2021</u>

12. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two (2) years? Yes () No (x) (*attach additional sheets if necessary*)

If yes, please describe each violation, fine, and resolution: _____

- 12.1 What is the Proposer's current worker compensation rating? .77

- 12.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two (2) years? Yes () No (x) (*attach additional sheets if necessary*)

If yes, please describe each incident _____

13. Is the Proposer currently involved in any litigation? Yes () No (X)
If yes, describe the nature of the litigation (*attach additional sheets if necessary*)

14. Has the Proposer been involved in any litigation within the past five (5) years?
Yes () No (X) If yes, describe the nature and outcome or ruling of the litigation (*attach additional sheets if necessary*)

The undersigned hereby authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

TRICORPS SECURITY
Name of Proposer

By: Dennis Harris

This 2nd day of MARCH, 2021

Dennis Harris - FL MANAGER
[Print name and title]

(Apply Corporate Seal, if filing as a corporation)



State of Florida

County of COLLIER

The foregoing instrument was acknowledged before me this 2 day of MARCH 2021 by DENNIS PATRICK HARRIS, of TRICORPS SECURITY who is personally known to me or who has produced FL DRIVER LICENSE as identification and who did (did not) take an oath.

Osmany Tianga
Signature of Notary taking acknowledgment



OSMANY TIANGA
Commission # GG 320073
Expires June 16, 2023
Bonded Thru Budget Notary Services

SECTION 8: AGREEMENT FOR SECURITY AND LOSS PREVENTION SERVICES

SECTION 9: AFFIDAVIT OF NON-COLLUSION

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Todd G. Lamb, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a an executive at the firm of Tricorps, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 1 day of March 2021.

Todd G. Lamb

Signature by authorized representative of Proposer

State of OKLAHOMA
County of OKLAHOMA

The foregoing instrument was acknowledged before me this 1 day of March, 2021, by Todd Lamb, of the Oklahoma, who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.



Sarah Jane Dunaway
Signature of Notary taking acknowledgment

SECTION 10: ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM

This Proposal for SECURITY SERVICES has been submitted on this 5 day of March 2021 by TriCorps [company] whose business address is 12312 Hidden Forest Blvd Oklahoma City, OK 73142 telephone number is 405-621-9006 and fax number is 405-621-9033.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees, through submission of this proposal, to honor all pricing information sixty (60) days from the date of the proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District considers such action on the part of the proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Lake Powell Residential Golf Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No.: 1 dated 3/01/2021

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

Addendum No.: _____ dated _____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Lake Powell Residential Golf Community Development District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

TriCorps
Name of Organization

By: Todd A. Lamb

This 1 day of March, 2021

Todd Lamb Chief Development Officer
Print Name and Title

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: OKLAHOMA

State of OKLAHOMA

County of OKLAHOMA

The foregoing instrument was acknowledged before me this 1 day of March, 2021 by Todd Lamb of Oklahoma who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.



Sarah Jane Dunaway
Signature of Notary taking acknowledgment

SECTION 11: PRICING FORM

THE PROPOSER SHALL COMMIT TO AN HOURLY RATE FOR SPECIAL CIRCUMSTANCES OR NEEDS THAT MAY OCCUR DURING THE CONTRACTUAL PERIOD. THIS HOURLY RATE IS OUTSIDE OF THE ANNUAL SECURITY FEE AND OVERALL PROPOSAL PRICE.

\$ 24.00 per man-hour for special circumstances

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the period from April 1, 2021 to September 30, 2022.

\$ 215,250 Total

Please provide a monthly total for above term: \$ 11,958.33 Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for the subsequent twelve (12)-month period, October 1, 2022 to September 30, 2023.

\$ 147,087 Annual Total

Please provide a monthly total for Year 2: \$ 12,257.25 Monthly Total

Please provide an annual total for the SECURITY SERVICES PROPOSAL, as outlined in the scope for a second twelve (12)-month period, October 1, 2023 to September 30, 2024.

\$ 150,764 Annual Total

Please provide a monthly total for Year 3: \$ 12,563.67 Monthly Total

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

INSURANCE SPECIMEN



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/30/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).



PRODUCER El Dorado Insurance Agency, Inc. El Dorado Sec Svcs Ins Agy 3673 Westcenter Drive Houston TX 77042		CONTACT NAME: Jennifer Leroy PHONE (A/C, No, Ext): (713) 521-9251 FAX (A/C, No): (713) 521-0125 E-MAIL ADDRESS: jleroy@eldoradoinsurance.com	
INSURED Oklahoma Investigative Group Inc. Tricorps Security P O Box 32316 Oklahoma City OK 73123		INSURER(S) AFFORDING COVERAGE INSURER A: Allied World Surplus Lines Insurance Co INSURER B: Texas Mutual Insurance Company INSURER C: Hartford Accident & Indemnity Ins. INSURER D: INSURER E: INSURER F:	NAIC # 24319 22945

COVERAGES **CERTIFICATE NUMBER:** Certificate (8/20) **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Errors & Omissions			5200-2298-02	8/1/2020	8/1/2021	EACH OCCURRENCE \$ 1,000,000
	GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			5201-0836-02	8/1/2020	8/1/2021	EACH OCCURRENCE \$ 10,000,000
	DED RETENTION \$						AGGREGATE \$ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		Y/N	0001188562 (Texas)	2/28/2020	2/28/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
C	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	16WEQY5B6B (Other States)	5/1/2020	5/1/2021	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE R.L. Ring, Jr./JL03 
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ACORD 25 (2014/01)
INS025 (201401)

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FLORIDA LICENSE

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

NICOLE "NIKKI" FRIED
COMMISSIONER

DIVISION OF LICENSING

02/13/19
DATE ISSUED

01/04/22
DATE OF EXPIRATION

B 1200281
LICENSE NUMBER

OKLAHOMA INVESTIGATIVE GROUP INC.
DBA TRICORPS SECURITY

4668 RIO POCO CT
NAPLES, FL 34109

ROSS, JOHN D, PRESIDENT

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



Nicole Fried

NICOLE "NIKKI" FRIED
COMMISSIONER

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

2DIV

**LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT
SECURITY SERVICES EVALUATION MATRIX**

RFP FOR SECURITY SERVICES	PERSONNEL QUALIFICATIONS	SECURITY SERVICES EXPERIENCE	PROPOSAL PRESENTATION	PRICE	COMPUTER EXPERIENCE	TOTAL POINTS
PROPOSER	25 POINTS	25 POINTS	10 POINTS	25 POINTS	15 POINTS	100 POINTS
Securitas Security Services USA, Inc.						
Synergy Security Services, LLC						
TriCorps						
NOTES:						

Completed by: _____
Board Member's Signature

Date: _____

Printed Name of Board Member

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2021**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2021**

	General Fund	Debt Service Fund Series 2012	Total Funds
ASSETS			
Operating accounts			
BB&T	\$ 157,205	\$ -	\$ 157,205
Wells Fargo - operating	426,419	-	426,419
Centennial Bank	256,999	-	256,999
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,949	-	121,949
FineMark - ICS	737,522	-	737,522
Investments			
Revenue	-	297,735	297,735
Reserve	-	204,663	204,663
Prepayment A	-	37,560	37,560
Due from governmental funds			
General fund	-	27,291	27,291
Other governments*	41,967	-	41,967
Due from other	54	-	54
Deposits	225	-	225
Total assets	<u>\$ 1,869,404</u>	<u>\$ 567,249</u>	<u>\$ 2,436,653</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,000	\$ -	\$ 1,000
Due to governmental funds			
Debt service	27,291	-	27,291
Total liabilities	<u>28,291</u>	<u>-</u>	<u>28,291</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	41,967	-	41,967
Total deferred inflows of resources	<u>41,967</u>	<u>-</u>	<u>41,967</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	300,000	-	300,000
Stormwater system upgrades	200,000	-	200,000
Restricted for:			
Debt service	-	567,249	567,249
Assigned to:			
3 months working capital	138,056	-	138,056
Unassigned	811,090	-	811,090
Total fund balances	<u>1,799,146</u>	<u>567,249</u>	<u>2,366,395</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,869,404</u>	<u>\$ 567,249</u>	<u>\$ 2,436,653</u>

*This receivable relates to the Revenue Certificate agreement with the City of Panama City Beach which sunsets February 20, 2022.

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 403,956	\$ 528,724	76%
Interest & miscellaneous	50	311	1,000	31%
Revenue certificates	3,942	4,008	-	N/A
Total revenues	<u>3,992</u>	<u>408,275</u>	<u>529,724</u>	77%
EXPENDITURES				
Administrative				
Supervisors	-	-	5,000	0%
Management	2,596	12,980	31,153	42%
Accounting	918	4,588	11,012	42%
Assessment roll preparation	1,209	6,046	14,510	42%
Audit	6,000	7,500	7,500	100%
Legal	2,675	5,013	6,200	81%
Engineering	-	-	13,280	0%
Postage	14	560	1,775	32%
Telephone	87	438	1,050	42%
Website maintenance	-	-	750	0%
Insurance	-	6,725	7,500	90%
Printing and binding	125	625	1,500	42%
Legal advertising	-	205	2,500	8%
Other current charges	66	601	500	120%
Office supplies	-	-	500	0%
Special district annual fee	-	175	175	100%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	417	1,000	42%
ADA website compliance	-	-	210	0%
Total administrative	<u>13,773</u>	<u>45,873</u>	<u>114,746</u>	40%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
Security				
Contractual rangers	5,837	47,661	175,383	27%
Total security	<u>5,837</u>	<u>47,661</u>	<u>175,383</u>	27%
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	2,400	46,050	5%
Ecologist	-	15,187	57,980	26%
Total lake wetland & upland monitoring	<u>-</u>	<u>17,587</u>	<u>104,030</u>	17%
Roadway services				
Roadway repairs and maintenance	-	-	63,700	0%
Bridge repairs and maintenance	-	-	25,000	0%
Storm cleanup	-	47,640	-	N/A
Total roadway services	<u>-</u>	<u>47,640</u>	<u>88,700</u>	54%
Stormwater management				
Operations	-	-	17,250	0%
Electricity - lift stations	29	118	600	20%
Stormwater system repairs	-	-	18,000	0%
Total stormwater management	<u>29</u>	<u>118</u>	<u>35,850</u>	0%
Other charges				
Tax collector	-	8,079	11,015	73%
Total other charges	<u>-</u>	<u>8,079</u>	<u>11,015</u>	73%
Total expenditures	<u>19,639</u>	<u>166,958</u>	<u>529,724</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(15,647)	241,317	-	
Fund balances - beginning	<u>1,814,793</u>	<u>1,557,829</u>	<u>1,486,134</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road project 2022	300,000	300,000	300,000	
Storm system upgrades	200,000	200,000	200,000	
Assigned				
3 months working capital	181,636	138,056	138,056	
Unassigned	767,510	811,090	498,078	
Fund balances - ending	<u>\$1,799,146</u>	<u>\$1,799,146</u>	<u>\$1,486,134</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 328,538	\$ 430,016	76%
Interest	1	9	-	N/A
Total revenues	<u>1</u>	<u>328,547</u>	<u>430,016</u>	76%
Debt service				
Principal	-	200,000	200,000	100%
Interest	-	98,162	191,075	51%
Total debt service	<u>-</u>	<u>298,162</u>	<u>391,075</u>	76%
Other charges				
Tax collector	-	6,571	8,959	73%
Total other charges	<u>-</u>	<u>6,571</u>	<u>8,959</u>	73%
Total expenditures	<u>-</u>	<u>304,733</u>	<u>400,034</u>	76%
Excess/(deficiency) of revenues over/(under) expenditures	1	23,814	29,982	
Fund balance - beginning	567,248	543,435	536,051	
Fund balance - ending	<u>\$ 567,249</u>	<u>\$ 567,249</u>	<u>\$ 566,033</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE - SERIES 2012
\$5,160,000**

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2020	210,000.00	5.250%	98,162.50	308,162.50
05/01/2021	-	-	92,912.50	92,912.50
11/01/2021	215,000.00	5.250%	92,912.50	307,912.50
05/01/2022	-	-	87,268.75	87,268.75
11/01/2022	225,000.00	5.250%	87,268.75	312,268.75
05/01/2023	-	-	81,362.50	81,362.50
11/01/2023	235,000.00	5.750%	81,362.50	316,362.50
05/01/2024	-	-	74,606.25	74,606.25
11/01/2024	250,000.00	5.750%	74,606.25	324,606.25
05/01/2025	-	-	67,418.75	67,418.75
11/01/2025	265,000.00	5.750%	67,418.75	332,418.75
05/01/2026	-	-	59,800.00	59,800.00
11/01/2026	280,000.00	5.750%	59,800.00	339,800.00
05/01/2027	-	-	51,750.00	51,750.00
11/01/2027	300,000.00	5.750%	51,750.00	351,750.00
05/01/2028	-	-	43,125.00	43,125.00
11/01/2028	315,000.00	5.750%	43,125.00	358,125.00
05/01/2029	-	-	34,068.75	34,068.75
11/01/2029	330,000.00	5.750%	34,068.75	364,068.75
05/01/2030	-	-	24,581.25	24,581.25
11/01/2030	355,000.00	5.750%	24,581.25	379,581.25
05/01/2031	-	-	14,375.00	14,375.00
11/01/2031	370,000.00	5.750%	14,375.00	384,375.00
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$ 3,480,000.00		\$ 1,368,175.00	\$ 4,848,175.00

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
FEBRUARY 28, 2021**

Beginning balance		\$ 218,317.74
Kossen		
Invoice #54115	(8,040.75)	
Invoice #55223	(8,040.75)	
Invoice #55961	(8,040.75)	
Invoice #55964	<u>(3,233.00)</u>	(27,355.25)
Panhandle Engineering		
Invoice #60503-1/19	(1,450.00)	
Invoice #60503-1/20	(2,900.00)	
Invoice #60521/01	(1,800.00)	
Invoice #60521/02	(500)	
Invoice #60521/03	(1,000)	
Invoice #60521/04	(500)	
Invoice #60521/07	(3,500)	
Invoice #60521/08	(8,835)	
Invoice #60521/09	(39,289)	
Invoice #60521/11	<u>(2,000)</u>	(61,774.00)
The Service House		
Invoice #60396	(291.69)	
Invoice #60397	<u>(291.69)</u>	(583.38)
Shark's Tooth Golf Club		
Invoice #60947	(3,180.00)	
Credit memo #63609	<u>908.46</u>	(2,271.54)
Interest income	848.51	
Bank charges	<u>(118.34)</u>	730.17
Remaining available monies		<u><u>\$ 127,063.74</u></u>

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
					232,615.41	
3/23/2006	TURTLE COVE CIR, 209	215.69	826.32	1,042.01		7951
	SALAMANDER TRL, 1401-1407	813.20	2,915.47	3,728.67		7984
	SALAMANDER TRL, 1409-1415	813.20	2,915.47	3,728.67		7985
	SALAMANDER TRL, 1417-1423	813.20	2,915.47	3,728.67		7986
	SALAMANDER TRL, 1400-1406	813.20	2,915.47	3,728.67		8962
	SALAMANDER TRL, 1408-1414	813.20	2,915.47	3,728.67		8963
	SALAMANDER TRL, 1416-1422	813.20	2,915.47	3,728.67		8964
	MATCH PT LN, 1506-10 12-16 13-15	1,900.30	7,090.55	8,990.85	200,210.54	8968
5/15/2006	WILD HERON WAY, 823	217.00		217.00		8072
	WILD HERON WAY, 1436	68.20	311.36	379.56	199,613.98	8084
8/3/2006	TURTLE COVE, 300	647.06	894.25	1,541.31	198,072.67	8097
9/13/2006	BAYFLOWER , 1619 LOT B1-10	313.10	1,146.38	1,459.48	196,613.19	8276
7/30/2007	MARSH RABBIT RUN, 22105	294.50	976.54	1,271.04		8431
	GREEN TURTLE LN, 3306	464.48	962.39	1,426.87		8535
	SALAMANDER TR, 1518 1532	616.90	2,137.07	2,753.97		8570
	SALAMANDER TR, 1562 60 64 70	778.10	2,589.96	3,368.06	187,793.25	8595
1/9/2012	SALAMANDER TR, 1516	226.30	835.02	1,061.32		10138
	SALAMANDER TR, 1530	179.80	622.72	802.52		10139
	SALAMANDER TR, 1534	179.80	622.72	802.52	185,126.89	10140
2/17/2012	LOST COVE, 1721	179.80	622.72	802.52		10249
6/29/2012	SHARKSTOOTH TRL, LOT AV-9	226.30	835.02	1,061.32	183,263.05	10364
7/16/2012	SALAMANDER TRL, 1522	226.30	835.02	1,061.32		10374
	SALAMANDER TRL, 1546	226.30	835.02	1,061.32		10375
	SALAMANDER TRL, 1566	226.30	835.02	1,061.32		10376
7/23/2012	PROSPECT PROMENADE, 1206	226.30	835.02	1,061.32	179,017.79	10381
12/18/2012	LITTLE HAWK DR, 1515	182.90	636.88	819.78		10509
12/20/2012	LOST COVE LN, 1608	260.40	905.78	1,166.18		10511
1/28/2013	SALAMANDER TRL, 1335	170.50	580.27	750.77		10536
2/4/2013	SALAMANDER TRL, 1501	143.79	498.06	641.85		10541
2/4/2013	SKIMMER CT, 1702	176.02	645.21	821.23		10542
2/4/2013	SKIMMER CT, 1710	143.79	498.06	641.85		10544
2/11/2013	SKIMMER CT, 1715	195.30	693.49	888.79		10551
2/11/2013	SALAMANDER TRL, 1116	170.50	580.27	750.77		10552
2/11/2013	SALAMANDER TRL, 1503	170.50	580.27	750.77		10553
2/25/2013	SKIMMER CT, 1709	210.80	764.25	975.05	171,785.83	10559
3/20/2013	SKIMMER CT, 1711	195.30	693.49	888.79		10598
4/22/2013	SKIMMER CT, 1713	155.00	509.50	664.50		10644
5/15/2013	WILD HERON, LOT A1-34	347.20	1,245.45	1,592.65	167,664.85	10669
7/23/2013	SKIMMER CT, 1704	155.00	509.50	664.50	167,000.35	10717
4/4/2014	SHARKSTOOTH TRL, 1602	300.70	1,004.85	1,305.55		10874
	MEADOWLARK WAY, 1603	260.40	905.78	1,166.18		10875
	SKIMMER CT. 1071	186.00	651.03	837.03		10879
	DUNE LAKE TRL, 1523	210.80	764.25	975.05		10969
	SKIMMER CT, 1706	195.30	693.49	888.79		11071
	SMIMMER CT, 1703	155.00	509.50	664.50		11072
	TURTLEBACK TRL, 1416	155.00	509.50	664.50		11073

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
	LITTLE HAWK DR, 1505	210.80	764.25	975.05		11080
	SKIMMER CT, 1707	195.30	693.49	888.79	158,634.93	11082
6/3/2014	LITTLE HAW LN, 1511	179.80	622.72	802.52		11095
	SHARKS TOOTH TRL, 1601	195.30	693.49	888.79		11134
	SKIMMER CT, 1705	155.00	509.50	664.50	156,279.12	11135
8/5/2014	LOST COVE LN, 1723	195.30	693.49	888.79		11189
	LOST COVE LN, 1732	204.60	735.95	940.55	154,449.79	11223
10/24/2014	LITTLE HAWK LN, 1501	204.60	735.95	940.55		11259
	EGRET LN, 1408	204.60	735.95	940.55		11260
	MEADOWLARK WAY, 1618	266.60	905.78	1,172.38		11277
	LITTLE HAWK LBM 1507	195.31	693.49	888.80		11304
	TURTLE BACK TRL, 22703	285.20	1,019.00	1,304.20		11315
	W WATEROAK BEND, 1214	241.80	905.78	1,147.58		11362
	SALAMANDER TRL, 1520	229.40	849.17	1,078.57	146,977.18	11370
2/12/2015	LITTLE HAWK LN, 1512	210.80	764.25	975.05		11422
	EGRET CT, 1406	210.80	764.25	975.05	145,027.08	11423
6/15/2015	FOX GLEN TRACE, 22207	241.80	905.78	1,147.58		11584
	LITTLE HAWK LN, 1503	235.60	877.47	1,113.07		11587
	LITTLE HAWK LN, 1509	285.20	1,103.92	1,389.12		11622
	SALAMANDER TRL, 1301	155.00	509.50	664.50		11632
	SKIMMER CT, 1708	176.70	608.57	785.27		11666
	SHARKS TOOTH TRL, 1607	193.38	724.45	917.82	139,009.73	11696
03/23/16	CITY OF PANAMA CITY	0.00	0.00	865.60	138,144.13	11698
05/30/16	CITY OF PANAMA CITY	0.00	0.00	743.49	137,400.64	
06/24/16	CITY OF PANAMA CITY	0.00	0.00	52,013.10	85,387.54	
07/28/16				1,438.72	83,948.82	
10/28/16				448.66	83,500.16	
02/28/17	CITY OF PANAMA CITY	0.00	0.00	1,643.59	81,856.57	
08/17/17	CITY OF PANAMA CITY	0.00	0.00	2,779.80	79,076.77	
01/24/18	CITY OF PANAMA CITY	0.00	0.00	3,818.94	75,257.83	
03/07/18	CITY OF PANAMA CITY	0.00	0.00	519.35	74,738.48	
05/30/18	CITY OF PANAMA CITY	0.00	0.00	2,473.61	72,264.87	
07/26/18	CITY OF PANAMA CITY	0.00	0.00	876.64	71,388.23	
03/04/19	WILD HERON WAY, 721	252.65	785.48	1,038.13	70,350.10	
	WILD HERON WAY, 717	249.55	884.55	1,134.10	69,216.00	
	WILD HERON WAY, 709	249.55	884.55	1,134.10	68,081.90	
	LOST COVE LN, 1616	98.95		98.95	67,982.95	
	TURTLE COVE CIR, 313	143.79	430.14	573.93	67,409.02	
	TURTLE COVE CIR, 304	39.46	352.87	392.32	67,016.69	
	WILD HERON WAY, 724	172.61	1,180.55	1,353.16	65,663.53	
	WILD HERON WAY, 728	172.61	1,180.55	1,353.16	64,310.37	
	WILD HERON WAY, 732	172.61	1,180.55	1,353.16	62,957.21	
05/15/19	LOST COVE LN, 1604	33.07		33.07	62,924.13	
	LOST COVE LN, 1612	174.06	1,037.85	1,211.91	61,712.22	
08/29/19	CITY OF PANAMA CITY	-	-	3,433.48	58,278.74	
04/23/20	CITY OF PANAMA CITY	-	-	6,445.02	51,833.72	
08/07/20	CITY OF PANAMA CITY	-	-	5,858.60	45,975.12	

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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**MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held a Regular Meeting on March 1, 2021, at 2:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

Present and constituting a quorum were:

David Dean	Chair
Thomas Balduf	Vice Chair
Calvin "Bucky" Starlin	Assistant Secretary
David Holt	Assistant Secretary
Jerry Robinson	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Mike Burke	District Counsel
Robert Carroll	District Engineer
Bethany Womack	Ecologist/Operations Manager
Steven Undercotter	Resident/POA President
Frank Selk	Resident/POA Maintenance Committee
Tom Kerns	Resident/POA Landscape Committee
Jeff Breining	Resident
Reese Bergen	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 2:05 p.m., Central Time. All Supervisors were present.

SECOND ORDER OF BUSINESS

Business Items

A. Discussion/Consideration: Second Survey

This item was not discussed.

B. Discussion: Littoral/Aquatic Plant Replacement

40 Mr. Dean welcomed the POA Board Members and residents. He stated, since 2007, the
41 CDD and POA have had to abide by Department of Environmental Protection (DEP) and U.S.
42 Army Corps of Engineers (USACE) requirements and permits regarding the stormwater
43 management ponds and, over time, it has been noted that the CDD is not in full compliance
44 with its permits. There have been several meetings between the CDD Board, POA maintenance
45 and landscape committees and the liaison. Mr. Dean requested that documentation from the
46 permit be included in the notes so that there is no misunderstanding of what the CDD is
47 required to comply with, by law. He noted that, per Mr. Terry Wells, of the USACE Southeast
48 Region, the community could be subjected to excessive fines, up to and including \$32,250 per
49 day, if the ponds are not restored. Mr. Dean stated that the CDD does not currently have the
50 budget to make the repairs but, per the maintenance agreement between the CDD and the
51 POA, it is responsible for repairing the ponds.

52 Mr. Kerns stated, although he received a 320-page document from the Chair, there
53 were very few details in the packet, making it difficult to solve something if the problem is not
54 clarified and there are no specifics.

55 Discussion ensued regarding identifying the ponds with issues, a littoral planting plan
56 required by the DEP, irrigation in and around the ponds and the 2007 Maintenance Agreement
57 versus the 2018 Landscape Agreement.

58 Mr. McGaffney recommended that Mr. Kerns coordinate with Ms. Womack to develop a
59 plan to bring the ponds up to code. He noted that the POA has enforcement powers that the
60 District does not have and both entities benefit when the property is well maintained and the
61 ponds function properly. Ms. Womack stated each individual pond would need to be examined,
62 along with the requirements of the littoral area for each pond. She could assist in identifying
63 which ponds need help getting back into compliance and, from there, the erosion issues could
64 be addressed.

65 Mr. McGaffney stated the CDD would install aerators in the ponds and would like to
66 maintain a good working relationship with the POA. Mr. Balduf asked if the DEP contacted the
67 CDD regarding the littorals. Mr. Dean replied that the DEP had not weighed in on the matter
68 and it has not been asked to. The consensus was to have a joint cooperative effort between the

69 POA and Ms. Womack to develop a pond-by-pond plan, mitigate and obtain proposals for pond
70 repairs that the POA could examine and review and execute.

71 Mr. Dean stated the repairs are estimated to cost \$100,000 and the pond issues should
72 be resolved by the December 31, 2023, when the Maintenance Agreement ends.

73 **C. Discussion: CDD/POA Maintenance Agreement**

74 Mr. Kerns pointed out that Exhibit B of the Maintenance Agreement described why the
75 ponds must be kept in good condition. The maintenance of the ponds in the CDD 2017 Request
76 for Proposals (RFP) and the 2018 CDD Landscape Agreement had no mention of maintenance in
77 any of the documents. He previously served on the Finance Committee and the POA expended
78 funds and noted construction issues also need to be addressed. Mr. McGaffney stated Staff
79 would examine the construction issues, as they draft the Mitigation Plan. Mr. Dean stated the
80 CDD turned \$55,000 over to the POA for pond maintenance, not \$10,000 as previously stated.
81 He read Exhibit B of the Maintenance Agreement into the record as follows:

82 “1. Storm water management maintenance activities include, but are not limited to, aquatic
83 weed control within the lakes, removal of debris and trash from the lakes and lake banks,
84 periodic cleaning of drainage pipes, culverts and French drains, maintenance and replacing
85 landscaping within storm water management areas, including mowing, weed control, and
86 regular application of herbicides, tree trimming, shrub trimming, and maintenance of irrigation
87 systems.

88 2. Landscape maintenance activities include, but are not limited to, maintenance of
89 landscaping located in rights-of-ways, perimeter berms, lake areas and community entrances,
90 and irrigation systems and facilities. Activities include, but are not limited to, mowing , edging,
91 application of mulch, removal of weeds, fertilization, annual color rotations, watering, pruning
92 of trees, and shrubs, controlling insects and disease, and maintaining/repairing and replacing
93 irrigation pumps, lines, valves, and heads as needed.”

94 Discussion ensued regarding responsibility for compliance with the permits,
95 accountability, the CDD assuming responsibility for the ponds if the POA is not satisfying the
96 terms of the Agreement and the DEP.

97 Mr. McGaffney stated Items A through F are a recap of some the discussions thus far
98 and the Board could proceed with Item G.

99 **D. Discussion: CED/POA 2007 Stormwater Management System Certification Synopsis**

100 This item was addressed during the previous discussion items.

101 **E. Discussion: CED/POA 2007 Stormwater Management Compliance Agreement**

102 This item was addressed during the previous discussion items.

103 **F. Update: Pond/Environmental Sensitive Areas Repair/Restoration Status**

104 This item was addressed during the previous discussion items.

105 **G. Update: Road Resurfacing Project**

106 Mr. McGaffney stated the scope of the road resurfacing project was being finalized by
107 the District Engineer, who would forward it to Management, once it is completed. Upon
108 receipt, the project would go out to bid and the Board could respondent selection process at
109 the May meeting.

110 Resident Frank Selk asked if the CDD could address the roads inside Wild Heron. Mr.
111 McGaffney stated the Boards have budgeted well, over the past ten years, so the District will be
112 able to self-fund the road project. He discussed funding mechanisms for roads projects, bonds
113 and timing of the project. For budgeting purposes, he asked the District Engineer to review the
114 roads and develop a five-year road resurfacing plan, along with cost estimates, by the May
115 meeting. Discussion ensued regarding a drop-off on the side of the roadway, the POA abiding
116 by the minimum landscaping standards, permit requirements, landscaper, stormwater ponds
117 and obtaining grants to fund the road work.

118 **H. Update: Results of Pond Inspection and Numbering, Additional Proposals for Aeration**
119 **Systems, Equipment and Electrical Contractor Services and Ancillary Costs Associated**
120 **with Installation**

121 Mr. McGaffney stated this item involves the electrical contract.

122 Ms. Womack stated she received a proposal from Lake Doctors and eight ponds were
123 identified that would fit within the \$30,000 budget the Board previously approved. Some of the
124 assumptions that Staff made about the ponds were slightly off, such as the number of diffusers
125 needed, etc. Combined with the electrical for eight ponds and Golf Power, it would cost

126 \$38,851.58 to install aerators in eight ponds. Based on those costs, the Board would have to
127 eliminate one or two ponds from the list, to bring the cost down by \$8,851 or increase the
128 budget to accommodate the full cost.

129 Mr. McGaffney stated the District has sufficient funds to approve a \$40,000
130 expenditure.

131

132 **On MOTION by Mr. Dean and seconded by Mr. Balduf, with all in favor,**
133 **increasing the funds for the pond aeration project to a not-to-exceed amount**
134 **of \$40,000, was approved.**

135

136

137 Ms. Womack would execute the proposals immediately and place them on the work
138 schedule.

139

140 **THIRD ORDER OF BUSINESS**

Consent Agenda Items

141

142 Mr. McGaffney presented the Consent Agenda Items.

143 **A. Acceptance of Unaudited Financial Statements as of January 31, 2021**

144 **B. Approval of February 1, 2021 Regular Meeting Minutes**

145 Discussion ensued regarding when to publicize the RFP for road resurfacing. The
146 consensus was for Staff to publicize the RFP in early July and present the responses for approval
147 at the August meeting.

148

149 **On MOTION by Mr. Robinson and seconded by Mr. Starlin, with all in favor, the**
150 **Consent Agenda Items, as presented, were approved.**

151

152

153 **FOURTH ORDER OF BUSINESS**

Staff Reports

154

155 **A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC***

156 Ms. Womack reported the following:

157 ➤ Plans were received from a landscape architect and were under review. A summary
158 addressing all of the conservation areas would be forwarded to the Board soon.

159 ➤ The existing vegetation in the conservation easement area is not vegetation that would
160 typically be planted for restoration. There is no need to plant anything in that location.

161 ➤ The area north of Lost Cove, the dry pond, needs plantings. Based on the square footage
162 of that area, all of the vegetation is missing. Planting 15 magnolia regianna trees and 15 other
163 native trees in that location was suggested. The supplier would be contacted and the findings
164 would be reported at a future meeting.

165 ➤ A Turtle Back Trail homeowner has an encroachment into the B&B area and is in the
166 process of obtaining a survey. Upon receipt of the survey, Staff would determine the location of
167 the disturbed areas, in relation to the B&B line. Mr. Holt would assist in ordering the survey.

168 ➤ Storm Pipe Cleanout: Staff executed a proposal with Gulf Coast Utility Contractors
169 during the holiday and, to date, the matter remained pending.

170 ➤ The Security RFP was circulated and responses are due on Friday.

171 ➤ A proposal was pending from Ryerson for uplighting repairs at the entrance between 98
172 and the Covington Bridge. Upon receipt, it would be forwarded to the Board.

173 ➤ There will not be a prescribed burn in the mitigation areas in the permit, this year.

174 Regarding the uplights for the trees, Mr. Kerns stated the POA was willing to take on the
175 project and bill the District. Discussion ensued regarding which entity is responsible for
176 landscape lighting and Exhibit B of the Maintenance Agreement. Mr. McGaffney stated it
177 appeared that the POA could facilitate the uplights quicker; therefore, the POA could proceed
178 with that project so Ms. Womack would be able to focus on other things.

179 **B. District Counsel: *Burke Blue***

180 • **Update: Communications with St. Joe Regarding Emergency Egress**

181 Mr. Burke stated, despite several attempts, he has not conferred with Ms. Bridgette
182 Precise, of St. Joe, about access to the back entrance; he would continue trying to reach her.

183 **C. District Engineer: *McNeil Carroll Engineering, Inc.***

184 Mr. Carroll submitted digital photographs of the pond near the Mayflower entrance that
185 he was asked to inspect a few meetings ago. He would be present at the next pond inspection
186 to make sure the pipes and orifices are properly cleaned out. Regarding the littorals, when the
187 ponds were permitted, the DEP did not have a rule allowing the CDD to have deeper ponds;

188 thus, the CDD might not have to install new plantings. Mr. Carroll responded to questions
189 regarding the best way to repair the ponds with erosion issues, the Lakeside pond, fill, as-builts
190 and a Morris Point Lane resident's drainage issues.

191 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 192 • **NEXT MEETING DATE: April 5, 2021 at 2:00 P.M. (Central Time)**

- 193 ○ **QUORUM CHECK**

194 All Supervisors confirmed their attendance at the April 5, 2021 meeting.

195

196 **FIFTH ORDER OF BUSINESS**

Public Comments

197

198 Discussion ensued regarding a "Wild Heron Way" sign moved further back, the DOT, the
199 County and why Board meetings are held at 2:00 pm., Central Time, instead of later in the day
200 so that more residents can attend.

201

202 **SIXTH ORDER OF BUSINESS**

Supervisors' Requests

203

204 A Board Member noted that a woman who works for the POA is very knowledgeable
205 about all aspects of the community and offered to help the CDD in any way that she could.

206

207 **SEVENTH ORDER OF BUSINESS**

Adjournment

208

209 There being nothing further to discuss, the meeting adjourned.

210

211 **On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, the**
212 **meeting adjourned at 4:02 p.m., Central Time.**

213

214

215

216

217

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

218
219
220
221
222
223
224

Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

5D

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE****LOCATION***Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2020 CANCELED	Regular Meeting	2:00 P.M. (Central Time)
October 19, 2020	Virtual Regular Meeting	11:30 A.M. (Central Time)
Join Zoom meeting: https://zoom.us/j/2043596216 Meeting ID: 204 359 6216 or Dial by location: 1-929-205-6099 (Eastern) or 1-312-626-6799 (Central) Meeting ID: 204 359 6216		
December 7, 2020	Regular Meeting	2:00 P.M. (Central Time)
January 4, 2021	Regular Meeting	2:00 P.M. (Central Time)
February 1, 2021	Regular Meeting	2:00 P.M. (Central Time)
March 1, 2021	Regular Meeting	2:00 P.M. (Central Time)
April 5, 2021	Regular Meeting	2:00 P.M. (Central Time)
May 3, 2021	Regular Meeting	2:00 P.M. (Central Time)
June 14, 2021	Regular Meeting	2:00 P.M. (Central Time)
August 30, 2021	Public Hearing and Regular Meeting	2:00 P.M. (Central Time)
September 13, 2021 CANCELED	Public Hearing and Regular Meeting	2:00 P.M. (Central Time)