



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MAY 15, 2026
10:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.marshharbourcdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
Marsh Harbour Community Clubhouse
1000 Marsh Harbour Drive
Riviera Beach, Florida 33404
REGULAR BOARD MEETING
May 15, 2026
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 17, 2026 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Discussion Regarding Envera
- H. New Business
 - 1. Discussion Regarding Security Proposals.....Page 4
 - 2. Discussion Regarding Current 20-Year-Old Sprinkler System
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Marsh Harbour Cdd
Marsh Harbour Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

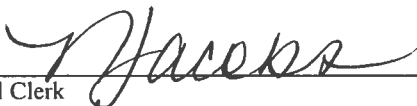
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 10/03/2025
WPB palmbeachpost.com 10/03/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/03/2025



Legal Clerk



Notary, State of WI, County of Brown

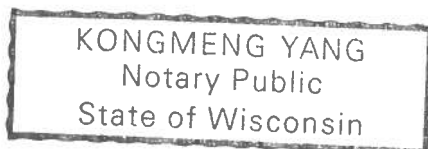
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My commission expires

Publication Cost: \$258.47
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MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Marsh Harbour Community Development District will hold Regular Meetings at 10:00 a.m. in the Marsh Harbour Community Clubhouse located at 1000 Marsh Harbour Drive, Riviera Beach, Florida 33404 on the following dates:

- October 17, 2025
- November 21, 2025
- December 19, 2025
- January 09, 2026
- February 20, 2026
- March 20, 2026
- April 17, 2026
- May 15, 2026
- June 12, 2026
- July 17, 2026
- August 21, 2026
- September 18, 2026

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

MARSH HARBOUR COMMUNITY
DEVELOPMENT DISTRICT
www.marshharbourcdd.org
11701599 10/3/25

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 17, 2026**

A. CALL TO ORDER

The April 17, 2026, Regular Board Meeting of the Marsh Harbour Community Development District (the “District”) was called to order at 10:01 a.m. in the Marsh Harbour Community Clubhouse located at 1000 Marsh Harbour Drive, Riviera Beach, Florida 33404.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Allen Walker, Vice Chairman Kent Pollock and Supervisors Judy Briggs and Nadine Sampson (who arrived at 10:02 a.m.) constituted a quorum and it was in order to proceed with the meeting.

Staff present included: District Manager Sylvia Bethel of Special District Services, Inc.; District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and Onsite HOA Manager, Tara Bennett.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

F. APPROVAL OF MINUTES

1. February 20, 2026, Regular Board Meeting

The minutes of the February 20, 2026, Regular Board Meeting were presented.

A **motion** was made by Mr. Walker, seconded by Ms. Briggs and unanimously passed approving the minutes of the February 20, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Envera

Ms. Bethel advised that Envera had updated their contract reflecting a discount. In addition, Ms. Smoker caught a discrepancy with the contract date and directed them to the revised handout.

Following discussion, a **motion** was made by Mr. Walker, seconded by Ms. Sampson and unanimously passed approving the appointment of Mr. Pollock as a liaison for the District and granting him authority to approve the Envera proposal upon speaking with a representative to obtain more information. Ms. Bethel asked the Board to e-mail her any questions they may want to discuss with the Envera representative.

H. NEW BUSINESS

1. Discussion Regarding Hi-Tek Security Contract

Mr. Pollock stated that Hi-Tek's contract expires this year and he believes it should be brought up for discussion, giving the recent complaints about the guards. Ms. Bennett said that she has had numerous resident complaints about the guards and has had to remove them from the location because they were not doing their job. Following discussion, the Board directed staff to obtain security proposals for review at the next Board meeting. The Board would also like to review the scope of work and make some revisions, if necessary.

I. ADMINISTRATIVE MATTERS

Ms. Bethel reminded the Board that the 2025 Form 1 was due July first, ethics training needed to be completed by December 31st and the qualifying period was coming up. She will have more information for the next meeting.

J. BOARD MEMBER COMMENTS

Ms. Sampson mentioned a landscaping issue. Ms. Bennett stated that this was an HOA issue and she would discuss it after the meeting.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:55 a.m. on a **motion** made by Mr. Pollock, seconded by Ms. Sampson and the **motion** passed unanimously.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Proposal to: Marsh Harbour Community Development District
2501 Burns Road Suite A, Palm Beach Gardens, FL 33410

Suppliers Information: I Watch Services, Inc.

3301 North University Drive Suite 100 Coral Springs, FL 33065

Company Contacts: Christopher Thompson – President

Tashara Minto – Vice President

Email: info@i-watchservices.com

Contact Numbers: 954-348-5931 & 305-930-1834

Submission Date:

Wednesday, April 29, 2026

Marsh Harbour Community Development District

c/o Special District Services, Inc.

2501 Burns Road Suite A

Palm Beach Gardens, FL 33410

Dear Members of the Board,

Re: Proposal for Courtesy Patrol Services – Marsh Harbour Community Development District

On behalf of I Watch Services, Inc., we are pleased to present our proposal to provide **courtesy patrol services** for Marsh Harbour Community Development District. This proposal reflects a thorough understanding of the community's structure, operational needs, and budget considerations, and demonstrates our commitment to supporting the District's safety and service objectives.

We value the opportunity to partner with the Board and management team and are confident in our ability to deliver a structured, reliable, and professional service that enhances the overall quality of the community. Our approach is designed to align with the District's operational framework while maintaining consistency, accountability, and flexibility where needed.

Our officers are highly trained and prepared to respond effectively to a variety of situations, with a strong focus on **access control, roving patrol visibility, and incident response**. Their presence will not only deter unwanted activity but also promote a safe, well-managed, and welcoming environment for residents and guests.

I Watch Services, Inc. is committed to delivering measurable value through:

- Consistent and reliable service execution
- Professional officer conduct and reporting
- Clear communication and responsiveness
- Alignment with the District's budget and operational expectations

We are confident that our services will strengthen the overall safety and operations of Marsh Harbour Community Development District.

Should you require any additional information or clarification regarding this proposal, please do not hesitate to contact me directly at **(954) 348-5931**.

Thank you for your time and consideration. We look forward to the opportunity to serve your community.

Best regards,

Christopher Thompson

President

I Watch Services, Inc.



CONFIDENTIALITY STATEMENT

This proposal is submitted to **Marsh Harbour Community Development District** with the understanding that its contents are confidential and shall not be disclosed, distributed, or reproduced in whole or in part without the express written consent of I Watch Services, Inc.

Likewise, I Watch Services, Inc. agrees not to disclose any confidential or proprietary information pertaining to Marsh Harbour Community Development District that may be obtained in the course of providing the services outlined in this proposal.

DISCLAIMER

This proposal has been prepared based on the information provided by **Marsh Harbour Community Development District** and the requirements communicated to I Watch Services, Inc. The services outlined herein reflect our interpretation of those requirements at the time of preparation.

While every effort has been made to ensure the accuracy and completeness of this proposal, I Watch Services, Inc. shall not be held responsible for any errors, omissions, or variances resulting from incomplete, inaccurate, or insufficient information provided.

Any modifications to the scope of services, schedule, or operational requirements may result in adjustments to pricing and service structure.



TERMS AND CONDITIONS

All prices and terms quoted in this proposal shall remain valid for a period of **thirty (30) days** from the date of submission. Accordingly, this proposal is issued on **April 29, 2026**, and will expire on **May 29, 2026**, unless accepted in writing by **Marsh Harbour Community Development District** prior to that date.

These Terms and Conditions shall govern the relationship between **I Watch Services, Inc.** (hereinafter referred to as "I Watch Services," "we," "us," "our," or "the Company") and **Marsh Harbour Community Development District** (hereinafter referred to as "you," "your," or "the Client") with respect to the provision of courtesy patrol services (hereinafter referred to as the "Services").

Upon acceptance of this proposal, these Terms and Conditions, together with the scope of services and any associated service agreements or addenda, shall constitute a **legally binding agreement** between the parties.

Your acceptance of this proposal, along with any associated application or service request forms, shall be deemed to form part of these Terms and Conditions and shall collectively constitute the **entire agreement** between the parties, superseding all prior discussions or representations.

By signing below, the Client acknowledges and agrees to the terms and conditions set forth in this proposal.

I Watch Services, Inc.
3301 North University Drive Suite 100
Coral Springs, FL 33065

Marsh Harbour Community Development District
c/o Special District Services, Inc
2501 Burns Road Suite A
Palm Beach Gardens, FL 33410

I Watch Services, Inc. - President

Printed Name

Title

Date Signed



EXECUTIVE SUMMARY

Marsh Harbour Community Development District is committed to maintaining a safe, well-managed, and welcoming environment for its 402-unit community. Recent concerns with prior security services—including lack of structure, inconsistent enforcement, and limited oversight—have highlighted the need for a more professional and accountable approach. I Watch Services, Inc. proposes a comprehensive solution consisting of **24/7 gatehouse access control and daily roving patrol coverage**, delivered through a structured, report-driven system that ensures consistency across all shifts. Our officers will be responsible for access control, routine patrols, policy enforcement, and prompt incident response, providing a visible and reliable presence throughout the community. This approach is designed to enhance safety, deter unauthorized activity, and restore resident confidence while aligning with the District’s operational and budgetary expectations.



When managed effectively through professional gatehouse and courtesy patrol services, many common community disruptions can be significantly reduced—helping to maintain a safe, orderly, and comfortable environment for all residents.

Gatehouse personnel serve as the first point of control and play a critical role in identifying, documenting, and responding to issues such as:

- Unauthorized access and attempted entry
- Suspicious individuals or vehicles
- Trespassing through pedestrian or vehicle gates
- Loitering in common areas
- Parking violations involving guests or unauthorized vehicles
- Noise complaints related to guest activity or late-night arrivals
- Package theft and delivery-related concerns
- Non-resident activity or unapproved visitors
- Domestic or behavioral concerns observed at entry points

Through consistent access control, active monitoring, and clear communication with management and local authorities when necessary, gatehouse services function as the **first line of defense** in protecting the community and reinforcing established policies.

About I Watch Services, Inc.

At I Watch Services, Inc., our priority is to provide reliable, professional, and structured courtesy patrol services that enhance safety, organization, and peace of mind within the communities we serve. Our team is composed of trained and experienced officers who operate with a strong focus on visibility, accountability, and consistent service delivery.

Our reputation is built on **dependability, clear communication, and operational structure**, allowing us to maintain strong relationships with property managers, boards, and local agencies. This approach ensures that our services are not only effective, but also aligned with the expectations and standards of each community we support.

We offer flexible service solutions that can be tailored to meet the specific needs of each property, including:

- 24-Hour Gatehouse and Access Control
- Roving Courtesy Patrol Services
- Residential and Community Security
- Special Event Coverage
- Incident Response and Reporting



At I Watch Services, Inc., we are committed to delivering solutions that are **professional, responsive, and consistent**, supported by proven systems, experienced leadership, and a dedication to maintaining safe and well-managed communities.

I-WATCH SERVICES WILL KEEP YOU, YOUR CUSTOMERS AND PROPERTY SAFE.



Service Approach & Implementation

Our proposed approach is designed to help **Marsh Harbour Community Development District** monitor activity, identify patterns, and respond effectively to security concerns through a structured and accountable service model.

This will be achieved through the following methodology:

- Deploy trained and professional courtesy officers to maintain a consistent, visible presence throughout the community
- Utilize advanced technology, including GPS monitoring and real-time reporting through the SOS platform
- Maintain active supervision and oversight to ensure officer performance, compliance, and accountability
- Equip uniformed officers with non-lethal tools to support safety and deterrence
- Capture and document incidents with photos and detailed reports, promptly shared with management
- Escalate emergency situations immediately to local law enforcement when necessary
- Perform all services in alignment with management directives and in compliance with applicable laws and ordinances
- Provide detailed management reports to track trends, support decision-making, and address recurring issues
- Implement geo-fencing and real-time tracking to monitor officer activity and ensure consistent patrol coverage

Our experience servicing similar residential communities allows us to implement proven strategies that improve visibility, structure, and responsiveness. We will work closely with the Board and management team to support ongoing performance monitoring and continuous service improvement.

Service Engagement & Budget Structure

Scope of Services

I Watch Services, Inc. will provide professional courtesy patrol services for the community with the following coverage:

- **Gatehouse Access Control (Primary Post):** 24 hours per day, 7 days per week
- **Roving Courtesy Patrol:** 16 hours per day, 7 days per week
- **Days of Coverage:** Monday – Sunday

Shift Structure Options:

- Three (3) 8-hour shifts, or
- Two (2) 12-hour shifts

This structure ensures consistent 24/7 coverage while maintaining flexibility based on operational needs.

Annual Service Hours

Service Type	Daily Hours	Weekly Hours	Annual Hours
Gatehouse Access Control	24 hrs/day	168 hrs/week	8,736 hrs
Roving Courtesy Patrol	16 hrs/day	112 hrs/week	5,824 hrs
Total Annual Hours	—	280 hrs/week	14,560 hrs

Rates

- **Standard Hourly Rate:** \$25.40 per hour, per courtesy officer
- **Holiday Rate:** \$38.10 per hour

Holiday rate applies to the following observed holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Proposed Annual Cost

- **Total Annual Hours:** 14,560
- **Estimated Annual Cost:** \$369,824.00

Budget Alignment Strategy

The community's annual security budget is **\$390,000.00**.

This proposal has been strategically structured to remain below the approved budget while maintaining an

operational reserve for additional services as needed throughout the year.

This includes:

- Additional coverage hours
- Special event staffing
- Emergency or temporary service increases

Estimated Remaining Reserve: approximately **\$20,000**

All additional services outside of the standard scope must be **pre-approved by management** and will be billed separately.

Invoicing & Billing Terms

- **Billing Frequency:** Invoices will be issued on a **consistent weekly basis**
- **Standard Weekly Invoice Amount: \$7,112.00**
- **Billing Structure:**
 - Standard services are billed at a fixed, recurring rate
 - Any additional approved services will be invoiced separately

This structure ensures transparency, consistency, and ease of budgeting.

Tax Exemption

This property is **tax exempt**.

Valid exemption documentation will be provided by the client and retained on file. No applicable sales tax will be applied upon receipt.

Payment Methods

Accepted forms of payment:

- ACH (Preferred)
- Credit Card
- Check

Remit Payments To:

I Watch Services, Inc.
3301 North University Drive, Suite 100
Coral Springs, FL 33065

Proposal Validity

This proposal is valid for thirty (30) days from the date of issuance: April 29, 2026, and expires on *May 29, 2026*.



TACT TECH ENFORCEMENT

MARSH HARBOUR

**VIP VALUES -
HOW WE BEHAVE**

**TTS VALUES -
HOW WE OPERATE**

**V - VIGILANCE
I - INTEGRITY
P - PROFESSIONALISM**

**T - TRAINING
T - TECHNOLOGY
S - STANDARDS**





TACT TECH ENFORCEMENT

YOUR SAFETY IS OUR PRIORITY



About Us

At Tact Tech Security Solutions, we are dedicated to delivering unparalleled security services tailored to meet the diverse needs of our clients. With over a decade of proven experience in safeguarding people, property, and assets, we pride ourselves on providing a security force that is exceptionally trained, technologically advanced, and deeply committed to excellence.

What Sets Us Apart

Our concierge-level service, **VIP Core Values**, and customized security solutions are what distinguish us as a leader in the industry. We don't just meet expectations; we consistently surpass them by delivering top-tier services designed to ensure our clients' safety and peace of mind. Our mission is simple yet profound: to provide safety and security with the highest level of professionalism and care.

Comprehensive Security Solutions

Tact Tech Security Solutions is your trusted partner for all security needs, offering a full spectrum of services for workplaces, offices, and even on the road. Whether it's personal protection or corporate security, we provide tailored solutions for every situation.

Our offerings tailored to your needs may include:

- Armed and Unarmed Guard Services
- Parking Enforcement and Traffic Control
- Perimeter and Property Patrols
- Event and Festival Security
- Emergency Response Coordination
- Mobile Patrol Units and Randomized Patrol Schedules
- Alarm Response Services
- Incident Reporting and Documentation
- CCTV Monitoring and Remote Surveillance Services
- Drone Surveillance and Aerial Monitoring
- Security Vulnerability Assessments
- School and Campus Security
- Fire Watch and Safety Patrols





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Commitment to Excellence

What truly sets us apart is our people. Every member of our team undergoes meticulous screening, extensive training, and continuous professional development. This guarantees that every interaction is guided by expertise, professionalism, and exceptional customer service.

To ensure the highest standards, we:

- Leverage **state-of-the-art technology** for advanced monitoring and response.
- Promote **career development** and ongoing training to keep our personnel ahead of evolving security challenges.
- Carry **comprehensive insurance coverage** and adhere to all local licensing and certification requirements, giving our clients total peace of mind. Our Liability coverage currently is **\$3,000,000.00** per Occurrence.

Our Promise

We are more than a security provider; we are a trusted partner committed to protecting what matters most to you. At Tact Tech Security Solutions, your safety is not just our priority—it's our passion.

References

At Tact Tech Security Solutions, we pride ourselves on delivering exceptional service and building long-term relationships with our clients. Below are references from valued partners who can attest to the quality, professionalism, and reliability of our services:

Vitalia at Traditions

- Marlene Burgos
- Property Manager
- (561) 723-7113
- mburgos@campbellproperty.com

Winston Trails Master

- Gina McCarthy
- Board Member
- (561) 707-9730
- ginamgiglio@gmail.com

Smith Farm Master

- Michele Barkman
- Property Manager
- (561) 641-6300
- sfpmgr@smithfarm.org

Additional references can be provided upon request.



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Tact Tech Security Solutions – Service Overview

Proposed Security Staffing Model for Marsh Harbour

Gatehouse Resident Relations & Access Control: The Gatehouse Officer serves as the premier "Ambassador of First Impressions" for Marsh Harbour, balancing high-touch hospitality with rigorous security protocols. As the primary point of contact for all residents, guests, and vendors, this role goes beyond simple monitoring to provide a "premier" entry experience that enhances residential distinction. By maintaining meticulous digital logs and vetting every visitor with professional vigilance, the Gatehouse Officer minimizes liability and ensures that the community remains an exclusive, private sanctuary. Their presence offers immediate peace of mind, ensuring that the very first interaction anyone has with the property reflects the high standards and safety of Tact Tech Security and the Marsh Harbour community.

Mobile Rover & Safety Enforcement: The Rover Officer acts as the proactive, mobile extension of the Marsh Harbour security team, providing a visible deterrent and comprehensive oversight of the entire property. By conducting regular, randomized patrols, the Rover identifies potential physical hazards and maintenance issues before they escalate, while consistently enforcing community rules—such as parking and noise ordinances—to preserve the quiet enjoyment of all residents. This role provides the critical "eyes and ears" necessary to secure the community's perimeter and common areas, offering a rapid-response capability for medical emergencies or security alarms. Ultimately, the Rover Officer protects property values by ensuring the community remains safe, orderly, and well-monitored around the clock.

Lead Site Security Officer: The Lead Site Security Officer serves as the on-site anchor for Marsh Harbour, providing the veteran experience and peer leadership necessary to maintain peak operational consistency. This role is "in the trenches" with the team, leading by example to ensure that every post—from the gate to the patrol vehicle—functions with 100% efficiency and adherence to site-specific protocols. They act as the primary point of judgment for real-time decision-making, ensuring that complex situations are handled with the poise and professionalism the residents expect. By mentoring fellow guards and serving as a reliable bridge for communication, the Lead Guard ensures there is never a lapse in service quality, providing the community with a dedicated standard-bearer for safety.



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Key Responsibilities

Access Control & Verification

- Verify all residents, guests, vendors, and deliveries using the approved access control software.
- Check and verify **government-issued photo IDs**; ensure all visitors are properly logged and authorized before entry.
- Deny entry to unauthorized individuals and report to management or law enforcement when necessary.
- Enforce **zero-tolerance policies** for unauthorized or unlogged access attempts.

Gatehouse Operations

- Maintain a **visible, professional presence** at all times—no sleeping, personal calls, or distractions permitted.
- Keep gatehouse area clean, organized, and presentable for residents and management.
- Answer gatehouse phone calls promptly; handle inquiries with professionalism and accuracy.
- Log all incoming calls, visitors, and incidents in the digital reporting system.
- Monitor gate arm operations and immediately report mechanical or access issues.
- **Never leave the gatehouse unattended** unless relieved by another officer or supervisor.

CCTV Monitoring & Surveillance

- Actively monitor **CCTV camera systems** covering gates, entry lanes, and community access points.
- Identify and report **suspicious behavior, unauthorized access, or safety hazards** in real time.



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- Review footage when necessary to assist with incidents, property damage, or law enforcement investigations.
- Immediately notify **dispatch or a supervisor** of any security concerns observed through camera systems.
- Maintain **confidentiality** and follow privacy guidelines when handling video footage or resident information.

Communication & Dispatch Coordination

- Maintain open and continuous communication with **dispatch and supervisors** throughout the shift.
- Respond immediately to **radio roll calls** and **10-4 hourly checks**.
- Communicate clearly via **radio, WhatsApp, or approved communication channels** for all incidents or assistance requests.
- Relay key information during **shift handoffs** to ensure operational continuity.

Visitor & Vendor Management

- Maintain accurate entry logs for guests, vendors, and contractors.
- Verify vendor authorization and confirm appointments before granting access.
- Ensure vendors use appropriate entry gates and parking areas.
- Enforce community parking and delivery rules with professionalism and consistency.

Documentation & Reporting

- Complete **Daily Activity Reports (DARs)** and incident reports before the end of each shift.
- Document all gate malfunctions, security concerns, or resident issues accurately.
- Maintain written and digital records in compliance with company and client requirements.
- Submit photo documentation of incidents or property issues as required.



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Emergency & Incident Response

- Remain calm and professional during emergencies or high-stress situations.
- Follow emergency protocols for medical incidents, gate malfunctions, accidents, or property damage.
- Coordinate promptly with **law enforcement, fire, or EMS** as directed.
- Notify dispatch and management immediately and provide detailed reports following incidents.

Professional Conduct

- Maintain a clean, pressed uniform and well-groomed appearance at all times.
- Exhibit a **customer-service mindset**—be courteous, approachable, and professional.
- Follow all **Tact Tech Security Solutions** policies, procedures, and post orders.
- Treat all residents, guests, and staff with respect and maintain confidentiality at all times.

Minimum Requirements

- Valid **Florida Class D** Security License.
- Valid **Driver s License** with a clean driving record.
- Reliable transportation to and from the site.
- Strong written and verbal communication skills.
- Proficiency with computers, smartphones, and access control systems.
- Ability to stand or sit for long periods and remain alert during the entire shift.
- Must pass a **background check** and **drug screening** in accordance with state and federal law.
- Must be flexible to work days, nights, weekends, and holidays as scheduled.



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Enhanced Security Technology — INCLUDED With Every Tact Tech Service Package

Tact Tech does not just provide security — we provide **visibility, accountability, and peace of mind** through industry-leading technology that most companies charge extra for.

24/7 Live Dispatch & Command Center

- Real-time radio traffic monitored by trained dispatch staff
- Instant officer location tracking and incident response coordination
- Live support for residents, property managers, and board members

Body-Worn Camera Program

- Every officer equipped with a high-definition body camera
- Unlimited cloud-stored video for liability protection and transparency
- Footage available upon request for incident review or legal purposes

Client Dashboard & Reporting Portal

- Secure login for board members, managers, and authorized representatives
- View live activity logs, incident reports, photos, video clips, and shift summaries
- Real-time alerts for major incidents — **no waiting for end-of-day emails**



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Why Choose Tact Tech Security Solutions

At Tact Tech Security Solutions, we deliver **professional, reliable, and innovative security services**. Our focus is on **proactive protection, visible deterrence, and exceptional customer service** for communities, businesses, and events.

Professional & Trained Officers

- **State-licensed and fully vetted** personnel.
- Trained in **active shooter response, CPR/First Aid**, and de-escalation.
- Ongoing performance monitoring and supervisor oversight.

Cutting-Edge Technology

- **Body-worn cameras** with secure cloud storage.
- **24/7 Dispatch & Command Center** for rapid response.
- **Client portal** for real-time reports and patrol logs.
- **Drone and GPS-tracked vehicles** for advanced oversight.

Comprehensive Services

- Patrol coverage & access control
- Event staffing & crowd management
- Alarm response & emergency planning
- Executive protection & specialized security

Custom Solutions

Every plan is **tailored to your property, risk level, and budget**.
Our goal: **maximum safety, visibility, and peace of mind**



TACT TECH ENFORCEMENT

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PRICING BREAKDOWN

PROPOSED BUDGET Marsh Harbor HOA Budget 2026	PER YEAR BUDGET BREAKDOWN 05/1/2026 to 5/1/2027		
Description	Quantity (Hrs/Week)	Bill Rate	TOTAL COST
Security Guard - Gatehouse (24 hours)	168	\$ 23.50	\$ 205,296.00
Security Guard - Rover (11pm-7am)	72	\$ 23.50	\$ 87,984.00
Security Guard - Lead (3pm-11pm)	40	\$ 26.50	\$ 55,120.00
	Labor Subtotal Per Year		\$ 348,400.00
Technology (Monthly)		\$ 250.00	\$ 3,000.00
Vehicle (Monthly)		\$ 1,250.00	\$ 15,000.00
	Misc Items Subtotal Per Year		\$ 18,000.00
ESTIMATED HOLIDAY OT COST (7 Holidays)			\$ 3,374.00
LABOR COST SUBTOTAL - Year 1			\$ 351,774.00
PROPOSED YEAR 1 SUBTOTAL			\$ 369,774.00
SALES TAX - EXEMPT			EXEMPT
TOTAL PROPOSED CONTRACT COST PER YEAR			\$ 369,774.00
TOTAL PROPOSED CONTRACT COST			\$ 369,774.00

PROPOSED BUDGET Marsh Harbor HOA Budget 2026	PER MONTH BUDGET BREAKDOWN 05/1/2026 to 5/1/2027		
Description	Quantity (Hrs/Week)	Bill Rate	Month
Security Guard - Gatehouse (24 hours)	168	\$ 23.50	\$ 17,108.00
Security Guard - Rover (11pm-7am)	72	\$ 23.50	\$ 7,332.00
Security Guard - Lead (3pm-11pm)	40	\$ 26.50	\$ 4,593.33
	Labor Subtotal Per Month		\$ 29,033.33
Technology (Monthly)		\$ 250.00	\$ 250.00
Vehicle (Monthly)		\$ 1,250.00	\$ 1,250.00
	Misc Items Subtotal Per Month		\$ 1,500.00
	Monthly SubTotal		\$ 30,533.33
ESTIMATED HOLIDAY OT COST (7 Holidays)			\$ 3,374.00
LABOR COST SUBTOTAL - Year 1			\$ 351,774.00
PROPOSED YEAR 1 SUBTOTAL			\$ 369,774.00
SALES TAX -EXEMPT			EXEMPT
TOTAL PROPOSED CONTRACT COST PER YEAR			\$ 369,774.00
TOTAL PROPOSED CONTRACT COST			\$ 369,774.00



TACT TECH ENFORCEMENT

YOUR SAFETY IS OUR PRIORITY



TACT TECH ENFORCEMENT

**PREPARED FOR MARSH HARBOUR
APRIL 21ST 2026 BY**

TAYLOR MATCHTON

PRESIDENT|CEO



OFFICE: (561)601-5280



WWW.TACTECHSECURITY.COM



CELL: (561)806-8836



INFO@TACTECHSECURITY.COM



THANK YOU!

PROPOSAL FOR SECURITY SERVICES



CROSSOVER SECURITY

125 S. State Road 7 Suite 104-294

Wellington, FL 33414

Tel: (561)699-6565

www.crossoversecurity.com



CROSSOVER SECURITY LLC
www.crossoversecurity.com
info@crossoversecurity.com

To Whom It May Concern:

It is with great pleasure herewith we submit our proposal for the provision of security services. We hope that this may be the start of an exciting and productive relationship on what promises to be a worthwhile project.

Crossover Security is an acclaimed security service that has agents with a reputation for effective security solutions with the use of innovative technology for the protection of life and property. We think that your project is well suited to our strengths and aspirations.

We are extremely interested in the project and we very much hope that you consider the Crossover Security team as a strong candidate for selection.

Yours Sincerely,

Richard Alteus

President, CEO
Crossover Security

History of Crossover Security

Crossover Security LLC, started by Richard Alteus, a former adult protective investigator, a former security officer, security officer instructor, a current police officer and with a bachelor degree in Criminal Justice and Biology. With many years of experience in the security guard industry in Florida. He has been dedicating his experience and professionalism in developing a comprehensive training program and effective security plans for clients who need the most advanced and security services in Florida and beyond. Crossover Security exists because safety is the top asset in any industry. Whether protecting individuals, your facility or assets, ensuring that everything is safe is our top priority. Our main goal is to not only prevent illegal activity, vandalism and violence, but we also prioritize your satisfaction. With every job we do, our security officers go above and beyond to ensure that your needs are met and exceeded. Our trained and certified security officers are experienced and ready to help you.

Crossover Security Personnel

Crossover Security provides the highest level of security service in the state. We provide vigilant protection to clients in any line of business. You will feel safe and secure with our professional officers that are dedicated to provide our clients with the highest quality of services. Our security officers are highly trained in lethal and non-lethal security measures and are required to undergo intensive background checks, drug testing and other strict screening requirements before joining our team.

Crossover Security offers, free of charge, supervisory personnel to insure strict adherence to our general orders and your rules, regulations and ordinances. Crossover security supervisors are utilized as a liaison between Crossover Security and our clients. Supervisors are on duty 24 hours a day, 365 days per year for your convenience and will regularly make spot checks to prevent the issue of complacency. It is our belief that in order to assure the best quality of service that we stand by, we must keep close relationships with our personnel both on and off duty.

At Crossover security, all of our security officers will be equipped with two-way radios or equivalent to ensure constant communication with our management team.

Each and every security officer will be in-serviced regularly regarding your specific site to further enhance the protection we provide.

Crossover Security has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained officers. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security officers. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the community. The following is an overview of our Security Officer Project:

The quality we bring to your environment begins long before you see our security officers. The Board of Directors at Crossover Security has resolved to make the recruitment and training of our personnel the key to our success.

Training:

Crossover security conducts training that exceeds that of any of our competitor's programs. The knowledge of our management team is passed on to our new employees. In addition to the state mandated certification courses, Crossover security personnel must attend:

- A. 20-hour Police Defensive Tactics Training
- B. 24-hour Patrol Techniques & Criminal Law
- C. 16-hour Customer Service Seminar

Method

Our uniformed security officers are trained to act as a criminal deterrent by adopting the principals of the C.P.O.P (community police officer program) methodology. Simply put, our guards are encouraged to be an approachable source of information to patrons, residents and employees. Letting the public know that we are there for them generates a feeling of community and safety.

Patrol

The placement of our security officers is what generally places Crossover security in the position to confidently describe the implementation of our security guards project as authentic. Our Security officers are trained to make visible foot patrols throughout their posts in undetermined patterns. We encourage our personnel to interact with your patrons and employees in addition to standing a fixed post.

Compliance

Crossover Security has developed a theory of "Enforcement through Reinforcement." The management, having eighteen combined years of security and law enforcement experience, has realized that prevention of crime can be accomplished by utilizing tactical approaches, rather than accusations and the traditional methods of our predecessors.

Uniforms

Our uniformed security officers are outfitted with police-type uniforms. Crossover Security requires that our personnel keep their uniforms pressed and clean at all times. Their shoes are polished; military-style and men are clean-shaven with neat haircuts. Our female officers are held to the same standard. We pride ourselves on the appearance of our personnel, as they are representing our agency in your facilities.

Supervision

Crossover Security supervisory personnel are required to possess a minimum of 5 years of security officer experience. Our supervisors are charged with scheduling, assigning security posts, and acting as liaison between Crossover Security and our client. Supervisory personnel are available to you 24 hours every day in order maintain quality assurance and customer service on behalf of Crossover Security. Crossover Security will remove worries for clients who require security guards for their buildings and facilities by providing excellent customer service for clients and in-depth training for their employees.

24 Hour Customer Service

Our office is staffed around the clock with customer service representatives for your convenience. While most of our competitors work from their homes, Crossover Security staffs fully functional office. Our customer service representatives are not salespeople; they are security professionals assigned to administrative duty. Desk personnel are utilized as watch-commanders with full authority to make supervisory decisions for Crossover Security.

Cost

Crossover Security will provide you with a forensic breakdown of our costing specifications. Crossover Security maintains a philosophy that in order to retain the highest quality security professionals in the industry, we must compensate them commensurate to their qualifications. The Board of Directors has resolved to reduce our profit margin rather than decrease a security officer's salary. Our costing structure provides for a well-paid security professional and a conservative rate to our client.

Liability

Crossover Security maintains insurance that is two times the minimum aggregate coverage obtained by most of our competitors. Our Legal Division recommends that in order to protect our assets as well as yours, we must maintain financial security in full force and effect at a level that far exceeds industry standard. You can significantly reduce your liability with our \$1 million comprehensive insurance policy

Working Together

Crossover Security will partner with you in every stage of your project and act as both consultants and colleagues to work in a manner commensurate with both of our agency's relative skills bringing greatly enhanced value to the project.

Security Patrol Division

- Alarm Respond
- Crime report
- Daily Activity Report
- Incident Report
- On –Site Guard
- 24 Hr Field Supervisor
- 24 Hr Dispatch
- Foot Patrol
- Patrol the Common Area Walkways
- Inspect the Carports Of The Property
- Notify Any Unusual Findings
- Report to 911 for Suspicious Person On Property
- 24 Hr Field Supervisor / 24 Hr Dispatch
- Patrol Car On job 24/7 (Based on the clients Need)

PRE-PREPOSAL INFORMATION PACKET

The purpose of this pre-proposal information packet is for our prospective clients to articulate their security needs. Simply put what are your needs? What, where, and why do you need security? The information that you provide us will help us understand your individual, corporate or company's security needs. The information we receive from your organization in this pre-proposal information packet will allow our security professionals to focus on your individual situation and security needs.

Next, if applicable, what are your realistic expectations, desired outcomes and measurable results? What type of business are you? What are the locations, times, dates, or the duration of your security needs? Please take your time and think this information through carefully. Be accurate and specific, and give us as many details as you can. The more we know, the better we can serve you and your security needs.

Crossover Security is client centered, and we offer a wide range of specialized security services that are individually designed to meet the needs of each client. The more information that you can provide for us in this pre-proposal information packet, the better we will understand your specific needs. This will allow our experts to address your individual needs, and for us to begin to build a personal, successful, and long lasting working relationship.

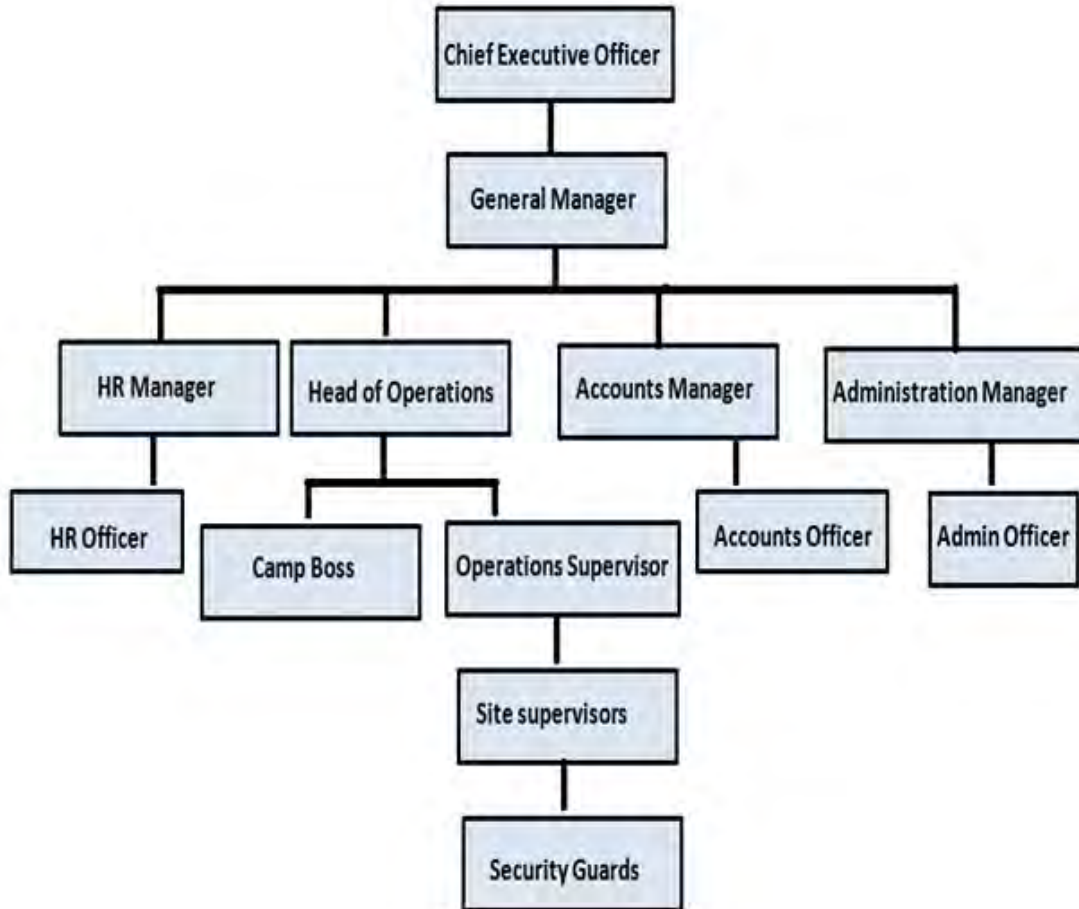
PRE-PREPOSAL INFORMATION COST

The term of this contract shall be for a ____ year period unless terminated by either party with thirty (30) days written notice.

Description of Site & Job classification	HPW	X	Recommended Wage
Site & Job Classification	000	X	\$25.75
Site & Job Classification	000	X	\$25.75
Site & Job Classification	000	X	\$25.75
Total	000	X	\$25.75

Crossover Security will provide unarmed uniformed security services in and around Central Village Community properties on a 24 hour-a-day, 7 day-a-week basis, or as otherwise indicated per site specifications. Crossover Security will provide a variety of service, implementing Century Village's security objectives according to policies and procedures which may include but is not limited to the following general tasks: entry and egress access control, roving patrols of interior and exterior building areas, visitor and building employee identification verification, incident and daily operating reports, monitoring and responding to base building intrusion detection systems, alarms and fire detection equipment, responding as necessary to support other life safety duties as identified in post orders and standard operating procedures.

Crossover Security Management



Crossover Security has put together a first class team of security professionals who we think are particularly suited to the project. We have selected prospective supervisory personnel on their ability and suitability for the type of project, and of courses their availability to start right away if we are fortunate enough to be appointed.

Pre Proposal Information Packet (PIIP)

Your Company's Name _____

Address _____

Phone: Day _____

Evening _____

Fax No _____ Best Time to Call _____

Type of Business _____

**Please give a good faith estimate as to the amount of billable hours per week your company will need for security _____

Approx. how many guards per day will you need _____

Names and Titles of Contact Persons: 1st _____

2nd _____

What is Your Time Line _____

Please give us (2) available dates and times for a proposal meeting; please allow enough time (approx. 15 – 20 min) for a meaningful and productive meeting.

First Date _____ Time _____

Second Date _____ Time _____

The name of the person or persons our representative or representatives will be meeting with _____

WHAT ARE YOUR COMPANY'S SECURITY NEEDS? _____

WHAT ARE YOUR REALISTIC OUTCOMES AND MEASURABLE RESULTS?

Use a much space as need and feel free to use the backs of these pages if needed.

WHAT WOULD YOU LIKE TO TELL US ABOUT YOUR COMPANY / CORPORATION / INSTITUTION THAT YOU WOULD WANT US TO KNOW?

HOW CAN WE BEST SERVE YOU? _____

Thank you for taking the time to fill out this pre-proposal information packet. We look forward to meeting and working with you.

Respectfully Submitted,

Richard Alteus

President, CEO

Crossover Security

QUALITY SECURITY SERVICES



REGIONS SECURITY

"Ensuring A Safer Tomorrow"

OUR MISSION IS TO OPTIMIZE THE PROTECTION OF OUR CLIENTS' ASSETS BY DEVELOPING AND IMPLEMENTING A STRATEGIC PLAN.

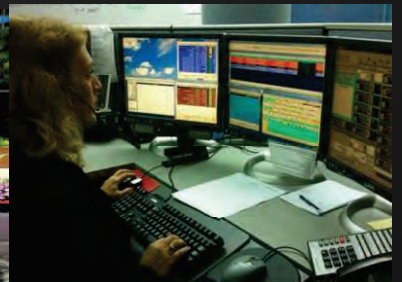
Security Officers Who
Welcome and Protect



Regions Security Services, Inc

OUR VISION IS TO BECOME THE MOST DYNAMIC AND RESOURCEFUL SECURITY PROVIDER FOR OUR CLIENTS.

Customized Security Proposal:



Physical, Electronic, and Virtual Security Solutions

Armed / Unarmed Security Professionals



Regions Security Services, Inc

TRANSMITTAL LETTER

Dear Prospective Customer,

Thank you for the opportunity to submit our proposal and participate in your security services bid process. We understand the importance of this decision and the level of trust required when selecting a security partner. Regions Security Services, Inc. (Regions Security) does not take this responsibility lightly, and we are confident in our ability to deliver a level of service that meets and exceeds your expectations.

In today's environment, security operations require more than a traditional guard presence. They demand a partner who understands evolving risks, complies with all applicable state and industry regulations, and proactively adapts to changing conditions. Regions Security has built its reputation on staying ahead of these requirements while maintaining a strong operational presence in the field. Our approach is centered on understanding each client's unique concerns, operational objectives, and risk profile, allowing us to tailor solutions that provide both protection and peace of mind.

What differentiates Regions Security is our commitment to elevating the standard of service within the security industry. We achieve this through a disciplined approach to recruitment and selection, ensuring that only qualified and professional personnel represent our organization. Our officers undergo comprehensive site-specific training and are supported by structured assignment protocols designed to maintain consistency, accountability, and performance. In addition, we emphasize continuous improvement through ongoing training, supervision, and quality assurance measures that reinforce service excellence.

This proposal outlines not only our capabilities, but also our philosophy. We view ourselves as more than a security provider; we are a partner in protecting your people, property, and reputation. Our team is dedicated to delivering reliable, professional, and responsive service that aligns with your expectations and organizational standards.

We appreciate the time and consideration given to our proposal. We invite you to review our credentials, which highlight the key elements of our success, including our operational structure, training programs, and commitment to client satisfaction. Should you have any questions or require additional information, we are readily available to assist.

Thank you again for the opportunity to earn your business. We look forward to the possibility of working together.

Cordially,

Carlos Rivero, Jr.
President & CEO

Armed / Unarmed Security Professionals



Regions Security Services, Inc

CORPORATE PROFILE



Regions Security is a Service-Disabled Veteran-Owned Small Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red-tape and service delays often offered by other companies.

Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies.

Mr. Rivero is a highly recognized service-disabled veteran who served in Operation Iraqi Freedom and Operation Enduring Freedom military initiatives.

At Regions Security, we care about protecting our clients' assets. By understanding their concerns and overall security objective, we develop and implement a strategic plan for their peace of mind. In other words – doing the job and doing it right!

Regions Security is an S Corporation and complies with all applicable regulatory requirements including federal, state, special district, and local laws, rules, regulations, orders, codes, criteria, standards, and permits. Regions Security is comprised of nearly 400 security professionals and anticipates a growth of 125% in the subsequent 2 years. Regions Security is a licensed and insured security company which meets all of the required licensing and insurance guidelines required by the State of Florida.

Commitment counts and Regions Security is committed to serve.

OUR MISSION

Our mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan.

OUR VISION

Our vision is to become the most dynamic and resourceful security provider for our clients.

OUR VALUES

Regions Security demands that its administrative and security personnel identify with the organization and assume its values as their own, in order to achieve our mission.

Loyalty: Bear true faith and allegiance to Regions and its clients.

Duty: Fulfill your obligations.

Respect: Treat people as they should be treated.

Integrity: Do what's right, legally and morally.

Honor: Live up to Regions' values.

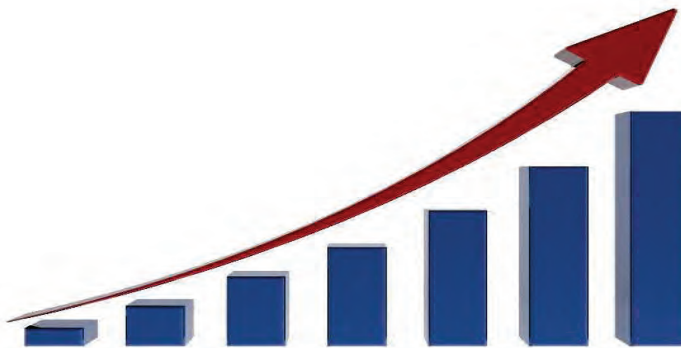
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Regions Security Services, Inc

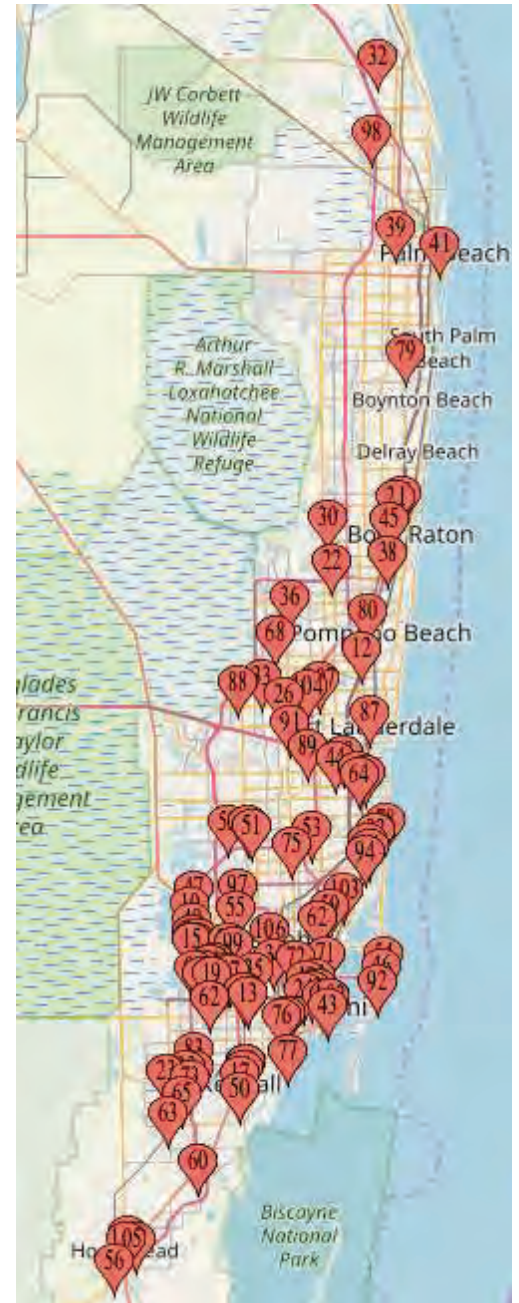
GEOGRAPHICAL COVERAGE & SERVICE REACH

Miami-Dade, Broward & Palm Beach Concentration of Service



With over 120 contracts and 675,000.00 annual man-hours currently serving all over South Florida, Regions Security, its ownership and Management Staff have the tenure, experience & resources to take on the most complex services sites and clients of just about any industry.

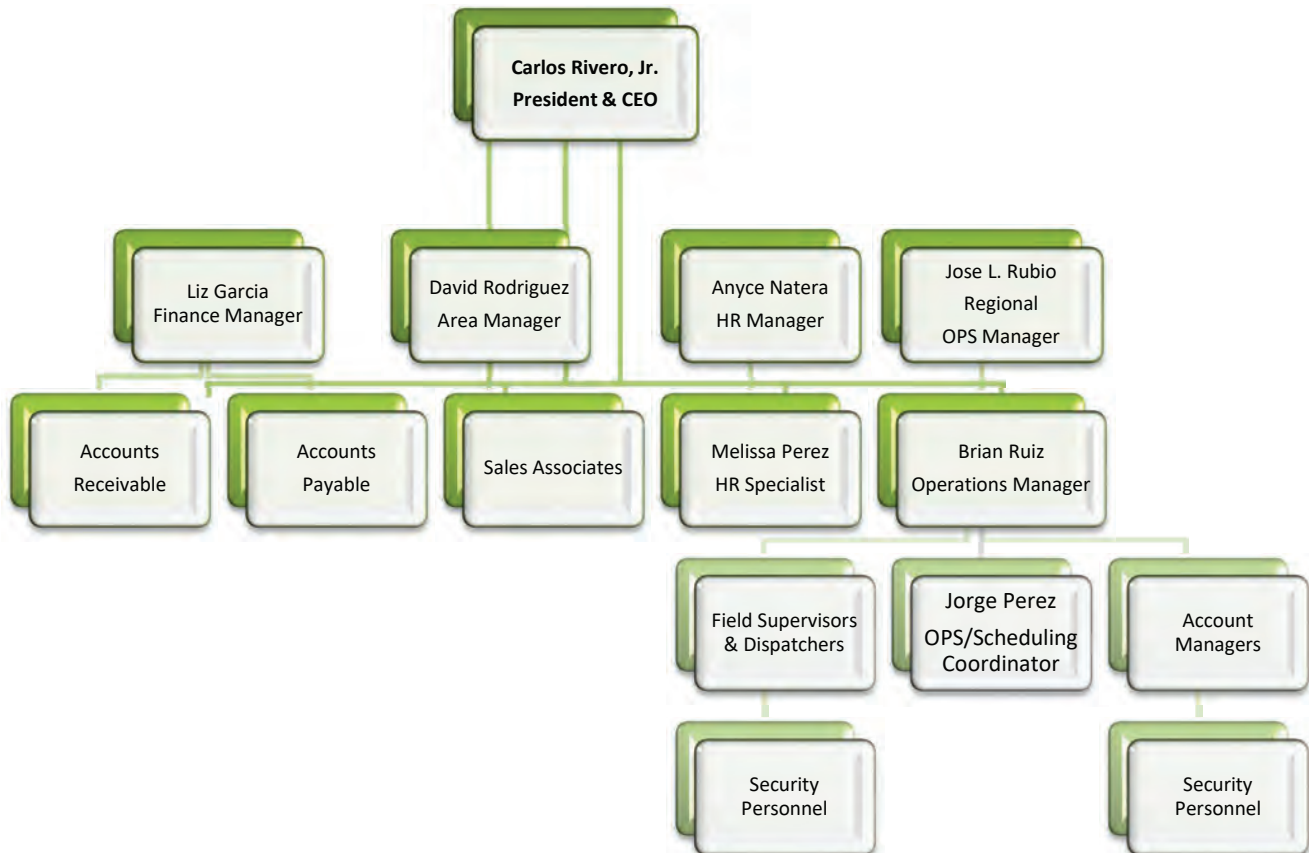
Awarded in the Top 50 as one of the **Fastest Growing Companies** by the *South Florida Business Journal* four years in a row. We continue to expand in all major markets from Jupiter to South Homestead.



Armed / Unarmed Security Professionals

Regions Security Services, Inc

ORGANIZATIONAL CHART



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Regions Security Services, Inc

PRESIDENT & CEO BIO



President & CEO

Carlos Rivero, Jr.

Founded Regions Security: 16 Years Ago

Years in the Industry: 24 Years

Industry Experience

President & CEO, Regions Security Services, Inc.	2010-Present
Business Development Manager, SMI Security Management, Inc.	2009-2010
Director of Operations, Sereca Security Corporation	2007-2009
Account Manager, Sereca Security Corporation	2006-2007
Director of Security, The Towers of Key Biscayne	2003-2006
Security Professional, Pinkerton & Burns Security	2002-2003
Specialist 63W10H8, United States Army	1999-2002

Experience

President & CEO of Regions Security, Carlos Rivero, Jr., is a service-disabled veteran of the U.S. Armed Forces with a distinguished background. As a young Army Specialist, Rivero was deployed to Afghanistan in 2001, serving in both the Iraqi Freedom and Enduring Freedom military initiatives, where he was promoted and received numerous commendations and awards. Since then, Mr. Rivero has amassed over 20 years of security industry experience.

Under his leadership, direction, and participation, Regions Security has grown from a small local security services related company to a successful, progressive and admired regional security company. Mr. Carlos Rivero's many years of experience in the military and private contract security have provided him with the credentials to forge new standards and procedures for his company and the contract security industry.

Awards & Certificates

2015 Rising Star Award - Commercial Industrial Association of South Florida
2014 Young Professional of the Year - Building Owners and Managers Association
2013 Member of the Year Award - Latin Builders Association
2013 Certificate of Appreciation - Greater Kendall Business Association
2012 Security Agency of the Year Award - Minority Chamber of Commerce
2012 Certificate of Appreciation - City of Doral
2012 Member of the Month Certificate - Latin Builders Association
2011 Certificate of Special Congressional Recognition - Congress, Senator Marco Rubio

Affiliations

Board Member of the Commercial Industrial Association of South Florida (CIASF)
Member of the Building Owners and Managers Association (BOMA)

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AREA MANAGER BIO



Area Manager

David J. Rodriguez

Years with Regions Security Services: 11 years

Years in the Industry: 32 Years

Industry Experience

Area Manager, Regions Security Services, Inc.	2015-Present
Business Manager, Security Management Innovations, Inc.	2013-2015
Branch Manager, Paramount Security Services	2008-2013
Business Development Manager, McRoberts Protective Agency	2005-2008
Director of Business Development, Garrison Protective Services	1997-2005
Security Consultant, Wells Fargo Guard Services	1994-1997

Experience

Area Manager, David Rodriguez, is a 25-year veteran as a security professional. David has a solid understanding of every aspect of the physical security industry and extensive knowledge of the South Florida market. David has taken part in the development of some of the most complex security programs in the region and is able to match a successful security solution for each of the client's particular needs. An avid gadget person he stays in tune with electronic solutions that emerge in the market which enhance physical security.

Industry Affiliations

BOMA Miami – Committee member, industry partner
CIASF – Industry Partner – Sponsor Member
Member of ASIS International – A worldwide association for Security Professionals
CAI South East Florida (Community Association Institute) – Member
BOMA – Sponsor Member of Building Owners and Managers Association
CAMP – Community Association Management Professionals –Member
IREM Chapter 19: Industry Partner

Education & Licensing

International Profit Associates - Chicago, Illinois - January, 2002
Business Analyst

Bellevue College – Bellevue, Nebraska - August 1990
Bachelor's Degree Human Resource Management - Minor in Business Administration.
Professional Licenses: D 1929246, G 1906929, Conceal Carry License W-1789273
University of Nebraska at Omaha - Omaha, Nebraska - May 1985
Associate Degree Two years in Computer Science and one year of prerequisite courses.
Certified By Department of Homeland Security on Active Shooter Preparedness
Certified by the ATA / Aviation screener of bombs, explosives and contraband
Registered Notary Public – State of Florida, Commission # GG187633

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Regions Security Services, Inc

REGIONAL OPERATIONS MANAGER BIO



Regional Operations Manager

Jose L. Rubio

Years with Regions Security: 15 Years

Years in the Industry: 23 Years

Industry Experience

Regional Operations Manager, Regions Security Services, Inc.	2011-Present
Operations Manager, Sereca Security Corporation	2010-2011
Operations Manager, SMI Security Management, Inc.	2009-2010
Operations Coordinator, Sereca Security Corporation	2007-2009
Security Professional, The Towers of Key Biscayne	2003-2007

Experience

Regional Operations Manager, Jose Rubio, has amassed 13 years in the security industry as a professional in different operational roles. He has developed incredible customer service skills having worked with property managers, business owners, and others in the industry. Rubio has supervised over 11,000 hours of scheduling for nearly 400 employees.

He has taken on a role of workplace counsel helping guide employees to work more efficiently and professionally. By means of annual trainings he has helped keep employees up to date with new procedures or changes in the industry.

Industry Associations

Member of Doral Business Council (DBC)
Member of Building Owners and Managers Association (BOMA)
Member of Latin Builders Association (LBA)
Member of the Greater Kendall Business Association (GKBA)
Member of Minority Chamber of Commerce (MCC)

Education & Licensing

Florida National College, A.S.
Security Agency Manager
Security Officer Instructor

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Regions Security Services, Inc

TECHNOLOGY MANAGERS BIO



Technology Manager

Abe Blanco

Years with Regions Security: 11 Years

Years in the Industry: 49 Years

Industry Experience

Technology Manager - Regions Security Services, Inc.	2015-Present
Technology Director - System Florida, Inc & System, Inc	1998-2015
Owner & Technology Director - ECA Consulting & ECA Computers	1984-1998
Design Engineer – IBM Corporation	1977-1984

Experience & Education

Abe Blanco has a bachelor's in electrical engineering from the University of Miami. He was recruited by IBM and employed as a hardware design engineer. During his time with IBM, Mr. Blanco was awarded several design patents for his work in printer development and control software integration. When IBM's printer development group based in Boca Raton was moved to Kentucky, he decided to look for other opportunities in South Florida.

In 1984 Mr. Blanco opened a business to provide computer and network related services to small and medium-sized businesses. Later he wanted to focus more on technology and decided to dedicate all his time to managing high-end projects deploying networks and computer equipment installations.

Currently Mr. Blanco manages Regions' Security Technology department which provides security cameras, access control and network intercoms. He has designed and deployed commercial integrated security systems since 2002 using his extensive technology background.

Armed / Unarmed Security Professionals



Regions Security Services, Inc

COMPANY ACCOLADES

Here are some of the notable achievements that Regions Security Services has accrued over the years. This list showcases our dedication to excellence, innovation, and customer satisfaction in the security services industry. These accomplishments reflect our ongoing commitment to delivering superior security solutions and affirm our standing as a leader in the security services sector.

- 2026 Safety and Security Diamond Award – 2024 Readers’ Choice Awards
- 2025 Safety and Security Diamond Award – 2024 Readers’ Choice Awards
- 2024 Safety and Security Platinum Award – 2024 Readers’ Choice Awards
- 2023 Safety and Security Platinum Award – 2023 Readers’ Choice Awards
- 2018 Fastest Growing Company – South Florida Business Journal
- 2017 Fastest Growing Company – South Florida Business Journal
- 2016 Fastest Growing Company – South Florida Business Journal
- 2015 Small Business of the Year Award – Doral Business Council
- 2015 Fastest Growing Company – South Florida Business Journal
- 2015 Rising Star Award – Commercial Industrial Association of South Florida
- 2014 Young Professional of the Year – Building Owners & Managers Association
- 2014 Top Minority Business Awards Young Professional of the Year Finalist – Greater Miami Chamber of Commerce
- 2013 Member of the Year Award – Latin Builders Association
- 2013 Certificate of Appreciation – Greater Kendall Business Association
- 2012 Security Agency of the Year Award – Minority Chamber of Commerce
- 2012 Certificate of Appreciation – City of Doral
- 2012 Member of the Month Certificate – Latin Builders Association
- 2011 Certificate of Special Congressional Recognition – Senator Marco Rubio & Congressman David Rivera



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Regions Security Services, Inc

CORPORATE RESPONSIBILITY AND COMMUNITY IMPACT

Regions Security meets the needs of the community and actively participates in activities which involve their top tier management with hands-on experiences to enrich our corporate culture within well recognized charitable organizations as well as with creative philanthropic efforts.

Executives, management, and employees alike, are allowed and encouraged to bring to the table ideas for sponsoring activities that promote helping the needy, homeless, sick, elderly or otherwise more vulnerable within the communities that we proudly serve. Working with organizations such as the Red Cross, the Miami Rescue Mission, The Wounded Warrior Project, Best Buddies International we can help to make our communities better and creating a work environment where our success is shared both financially and through our own personal efforts and giving of time.

So far in 2016, Regions Security was named and recognized for the single largest donation to the Miami Rescue Mission, empowering the entity to provide warm meals to over 200 of their most needy clients during the annual “Thanksgiving in March” organized event.

Miami Rescue Mission



“We make a living by what we get, but we make a life by what we give” – Winston Churchill.

Armed / Unarmed Security Professionals

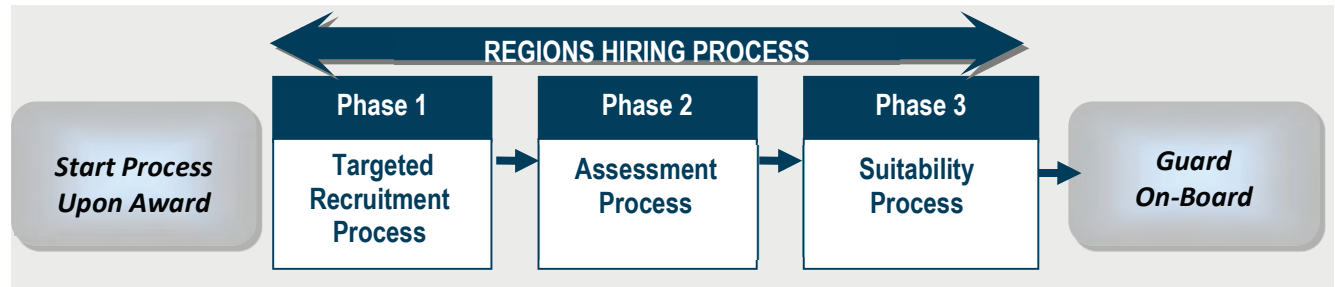


Regions Security Services, Inc

REGION'S METHODOLOGY FOR RECRUITMENT, RETENTION, AND EMPLOYMENT OF PERSONNEL

Regions policy is to offer employment to all licensed incumbent security officers and supervisors who meet Regions employment standards. Regions considers this practice not only appropriate from a human resources standpoint, but also ensures maximum continuity of service to each client.

Regions will use a standardized employment hiring process for the hiring of non-incumbent supervisors and guards that has been refined over the years at our security contracts. Our hiring approach for this contract includes: a (1) targeted recruitment process; (2) formalized assessment process; and (3) well-defined suitability process which is further discussed below.



Our standardized hiring process assures full staffing on Day One

Targeted Recruitment:

For any additional new hires or subsequent replacement hires, Regions will use targeted recruitment to obtain highly qualified and diverse candidates. Vacancy announcements will be placed on-line and in local and regional newspapers in the Greater Miami metropolitan area. Vacancy announcements also will be placed in local employment offices, military-out placement offices, security training schools, and any available job placement services offered by local and City government, including minority outreach programs (note that all of these employment sources are already in use and established). Applicants can apply for vacancies online by accessing Regions' application/resume website directly at www.RegionsSecurity.us.

Regions Assessment Process:

Regions uses a comprehensive, phased approach to pre-employment assessment and schedules and tracks all required officer assessments using our candidate tracking system. Potential candidates are subjected to an extensive pre-screening, pre-testing, and selection process (employment application, phone interviews, face-to-face interviews, English proficiency check, pre-employment checks, and credentials/license verification). All employee candidates must also possess a valid State driver's license and current State of Florida-issued armed and/or unarmed guard security license. This process minimizes candidate attrition during the hiring process.

Armed / Unarmed Security Professionals

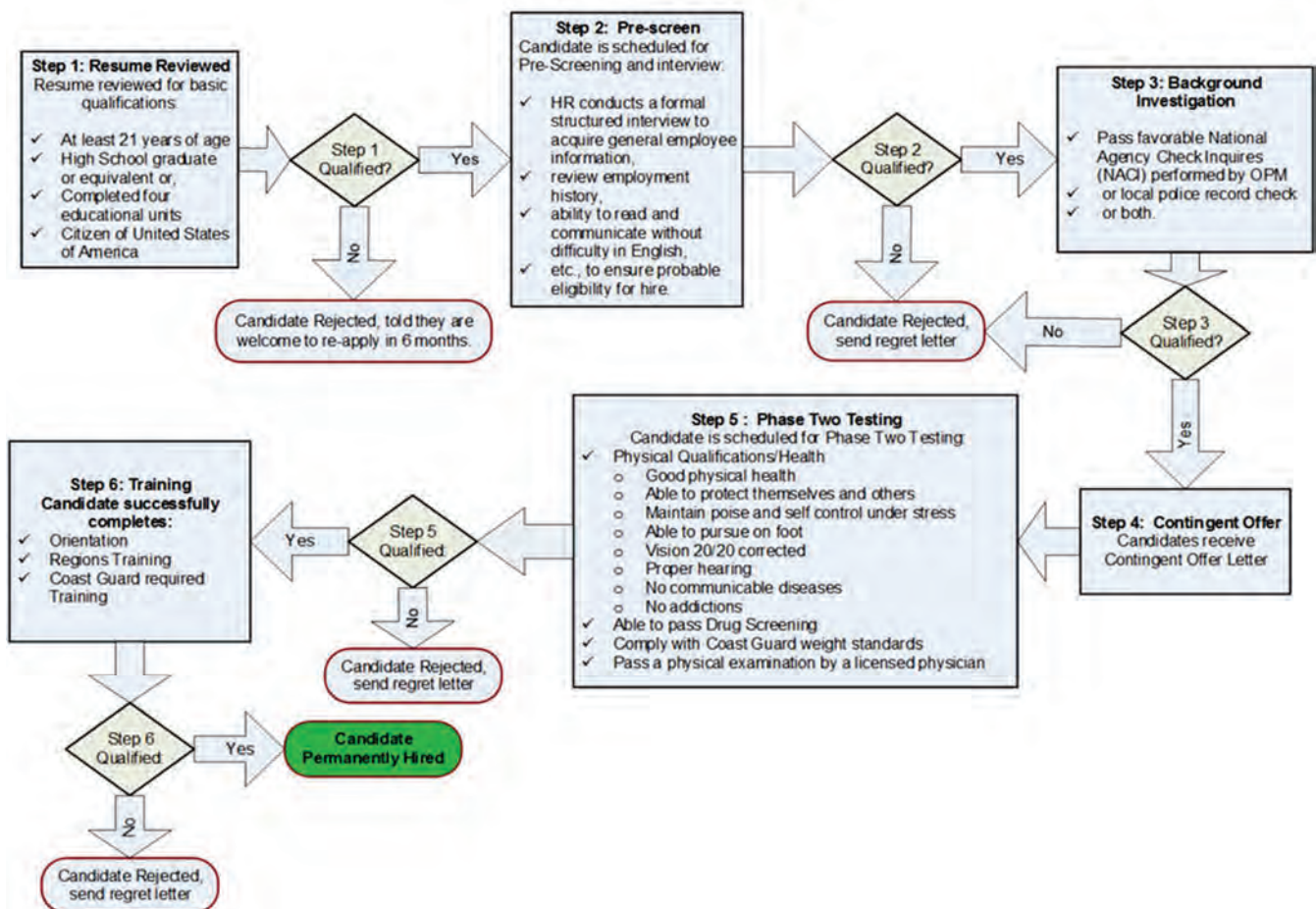
Regions Security Services, Inc

For more stringent government accounts or where required, Regions Security will use a subcontract to a local medical provider to perform physical, hearing and vision and drug testing. Applicants will be required to sign a *Physical Fitness Test Release Form*, a *Medical Self-Assessment Form*, and a *Drug Testing Consent and Release Form*. The physical examination includes the following checks:

- ✓ Physical examination
- ✓ Hearing check
- ✓ Vision check
- ✓ Drug testing, at new hire, annually and reasonable cause
- ✓ Comply with client's weight standards if any

After successful completion of the above, the candidates will receive a Contingent Offer Letter. The complete well-defined hiring "on-boarding" process is detailed in the flowchart below.

REGIONS HIRING FLOWCHART



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Regions Security Services, Inc

PERSONNEL RECRUITMENT

Regions Security has always believed and been involved in developing and maintaining a sound employee base staffed by motivated, trained and well compensated security personnel. As such, Regions Security has demonstrated its expertise in managing labor relations, offering the best possible human talent to serve our diverse client base while being fiscally responsible to itself and its clients.



PERSONNEL PROCESSING

Candidate personnel undergo a screening process and must demonstrate basic skills in reading, writing, and speaking and successfully pass a series of job-related orientation sessions to qualify for a position with Regions Security. Applicants must complete a qualification process which consists of the following fundamental steps:

Verification of Employment Standards to Include:

- That the applicant is 21 years of age or older.
- A U.S. citizen or possess the necessary authorization for employment.
- Have a high school diploma or equivalent.
- Ability to interact with the general public.
- Ability to maintain poise and self-control.
- Possess good oral and written communication skills.
- Be in good mental and physical health.
- Have no felony convictions or patterns of irresponsible behavior.
- Not use any illicit drugs or narcotics and shall not abuse alcohol.

These standards of performance are agreed to at the time of application for employment, and all candidates for employment must acknowledge their compliance.

Employment Application

An application for employment must be completed in person by the applicant. It requests all preliminary information needed to begin the interview process. The application requests information required to verify prior employment and requires documentation of education, medical history, military service, personal references, etc.

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Regions Security Services, Inc

PERSONNEL TESTING

Regions Security understands that many of the necessary skills needed to work and succeed in the security industry cannot always be identified or confirmed on a resume or during a job interview. Key attributes such as vigilance and focus cannot always be clearly identified during a one-on-one conversation, but they can be revealed by using aptitude and skills testing. Regions Security uses its own type of basic criteria and skills testing to measure the following components when hiring a new security officer:

- Verbal Skills
- Math Skills
- Reaction Time
- Common Sense Questions (By demonstrating security scenarios that may occur on post)
- Concentration Skills
- Computer Literacy
- Personality Skills (Allows us to determine confidence, patience, dominance and low or high extroversion)
- Industry Knowledge (Questions based on specific vertical markets to confirm experience within the security field that they are applying for as security officers)



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Regions Security Services, Inc

PERSONNEL RETENTION

Retention of personnel ensures consistency, uniformity, customer satisfaction and cost efficiency. To that end, Regions Security looks for employees who are candidates for:

- Promotion
- Training
- Reassignment
- Possess special or additional skills

Those employees are then offered opportunities to ensure their career track is marked, monitored and made available at an appropriate time. This ensures our clients that they receive the best possible security personnel for their assignment.

Regions Security also employs a system of recognition and rewards for outstanding performance and encourages our clients to also participate in naming and rewarding these individuals. Our programs include:

- Employee of the Month
- Employee of the Quarter
- Employee of the Year
- Client Commendations and Rewards

Employees recognized are awarded a variety of rewards including:

- Certificates
- Commendations
- Bonuses
- Plaques
- Trips
- Discount Offers
- Gift Certificates



Employees also have their photographs placed on Regions Security's established social media pages, where we showcase our employees and their achievements.

Employees who consistently serve during holidays and special events days are recognized for their dedication through an exclusive drawing where large screen TVs, stereo systems, iPods, portable radios, CD players and other electronic equipment for personal and family entertainment will be given away.

Due to our Retention Plan, Regions Security's turnover rate is 13%. This rate is less than the standard rate in the private security industry.

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Regions Security Services, Inc

EMPLOYEE BENEFITS

At Regions Security Services, we prioritize the well-being and satisfaction of our employees, as they are essential to our success and the quality of service we provide. I wanted to share with you the comprehensive benefits package we offer to our team members:

- **Health Insurance:** We cover 65% of the premium costs.
- **Paid Time Off:** To ensure our employees have a healthy work-life balance.
- **Free Uniforms:** Provided for all employees.
- **Double Pay on Holidays:** Employees receive double pay for holidays, while we only bill the customer time and a half. Other security companies do not offer this benefit.
- **Direct Deposit:** Saving employees time and effort by making their payroll earnings deposited directly to their bank accounts.
- **Online Pay Stubs:** Direct access to employee portal to view or print pay stubs.
- **Paid Training:** We invest in our employees' growth and development.
- **Anniversary and Birthday Recognition:** Celebrating milestones and special days.
- **Dental, Vision, and Supplemental Insurance:** Including life, accident, hospital coverage and much more, accessible to employees with special rates not available to the public.
- **Employee Assistance Programs:** Offering support for personal and professional challenges.
- **Employee Discounts and Rewards Programs:** Access to various discounts and reward initiatives.
- **Employee Recognition Program:** Acknowledging and rewarding outstanding performance.
- **Free Rides to Work Available:** Ensuring employees have reliable transportation in time of need.
- **Meal to Work Program:** Providing meals to employees when covering double shifts.
- **Tuition Discount Program:** Supporting employees in their educational pursuits.
- **Opportunities for Advancement:** Encouraging career growth within the company.

We believe that a well-supported and motivated team is key to delivering exceptional service. If you have any questions or need further details about our employee benefits, please feel free to reach out.

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Regions Security Services, Inc



REGIONS SECURITY SERVICES, INC.
ALL OTHER EMPLOYEES
Group Number: 00573642

Customer Service (888) 600-1600
Monday to Friday | 8am to 8:30pm ET

Welcome to Workplace benefits

Everyone deserves a Guardian

Every day, Guardian gives 26 million Americans the security they deserve through our insurance and wealth management products and services.

We've partnered with your organization to offer you a range of employee benefits. Inside this pack, you'll find the plans your employer thinks you might benefit from.

Know your benefits

Your benefits support your physical and financial wellbeing, to help keep you and your loved ones protected.


With Guardian, you're in good hands. We've been delivering on our promises for over 150 years, and we're looking forward to doing the same for you too.

1 Read through this information.

2 Find out more about your benefits.

3 Talk to your employer if you need help or have any questions.

Your coverage options

	Dental insurance	Taking care of teeth and overall health
	Vision insurance	Looking after your eyesight and related health issues
	Life insurance	Protecting your family's financial future
	Critical illness insurance	Taking care of the expenses if you're critically ill
	Accident insurance	Helping you cover expenses after an accident
	Hospital indemnity insurance	Covering some of your hospital stay costs



WE ARE HIRING!

BENEFITS INCLUDE:

- ✓ Medical, Dental, Vision Plans
- ✓ Supplemental Insurance: Life, Accident, Hospital Confinement
- ✓ Employee Assistance Programs
- ✓ Opportunities for Advancement
- ✓ Employee Discounts and Rewards Programs
- ✓ Double pay on holidays!
Example: If you currently make \$15/hr, work any holiday and make \$30/hour!
- ✓ Paid Training
- ✓ Employee Recognition Programs
- ✓ Sign-On Bonus Available!
- ✓ Free Rides to Work Available!
- ✓ Top Wages
- ✓ Free Uniforms
- ✓ PTO (Paid Time Off)
- ✓ Free PPE Kits
- ✓ Flexible Schedules
- ✓ Meal-To-Work Program



www.RegionsSecurity.us

Tel. 305-517-1266 Toll Free: 1-877-505-7774
Fax. 305-517-1267 E:hr@RegionsSecurity.us

follow us on!    

© Copyright 2020 The Guardian Life Insurance Company of America
This document is a summary of the major features of the insurance coverage that's been agreed to with your employer – it isn't your contract.

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Regions Security Services, Inc

REGIONS TRAINING APPROACH

Regions has extensive experience delivering and managing armed and unarmed guard's access control security training programs. This experience includes our Florida-Certified Security Training Academy where Regions trains licensed security officers throughout South Florida (including the training of other company's officers).



Regions is approved by the Florida Department of Veterans Affairs as a Veterans training school for our Armed Forces veterans.

Regions is licensed by the State of Florida as a security officer school and has both the DS facility license and DI instructor license with two certified instructors. Regions is currently approved to provide training for the D licensed officers and are on the final stages of receiving approval for the G license instruction. Regions is also approved by the Florida Department of Veteran Affairs as a Training School for our Armed Forces veterans. Our approach for conducting officer training includes:

Regions Security Training Approach	
Features	Benefits
<ul style="list-style-type: none"> • Develop/submit Training Plan for approval. • Execute the Training Plan using experienced trainers. • Use site-provided officer training program, curricula, and equipment. • Conduct major training activities. • Provide workforce training (i.e. professional development, other training such as invoicing and records management). • Maintain officer training records documentation. • Provide clients with required training status reports. 	<ul style="list-style-type: none"> • Ensures only site-approved training curricula and equipment are used. • Ensures standardization of all officer training activities. • Officers continuously assessed. • Officer qualification and training documentation maintained using an online database system. • All required training deliverables provided on time.

Armed / Unarmed Security Professionals



Regions Security Services, Inc

TRAINING REQUIREMENTS

Regions Security will pay its personnel a minimum of the current living wage, as established by living wage ordinance, during all mandated trainings and described in the scope of services. The Regions Security will provide all required training at no direct cost to you.

1. Employee Orientation Training

The clients have the choice to implement an Employee Orientation Program for Regions Security personnel assigned to the Contract. Employee Orientation Training length and content will be solely determined by each client as a means for the Officers to take on added ownership of the account and get a better understanding of the company culture. Upon completion of Employee Orientation Training, Regions Security will submit invoices for all personnel who attended said training for the time spent during said training. We can also assist clients put together the orientation course.

2. Site Orientation Training for Security Officers

Regions Security will provide mandatory site orientation training to all security officers as specified in site specific post orders. Training will be conducted by a Regions Security Project Manager or Site Supervisor. Trainees will not be in an "active duty" status and may not be placed on duty at that site until said training has been completed. This training will be conducted at each individual site to which the Security Officer is assigned. The measure of success for the training will be the effectiveness with which the trained employee is able to perform post duties.

- General and specific orders for the facility
- Policy and specific procedures for responding to emergency alarms, bomb threats, etc.
- Procedures for access control and operation of the security system within the facility
- National or regional DHS threats
- Behavior pattern recognition



3. Job Enrichment Training

The job enrichment training program will include an approach to the protection of critical assets such as electrical switchgear, plant generation, disinfection systems, and in particular, receipt of and storage of hazardous or toxic chemicals, perimeter fencing, and wiring systems feeding the facilities.

4. Advancement Training

Personnel may become eligible for the next level of security officer by successfully completing a comprehensive security officer course of study. Subsequent to the successful completion of the required courses. All related costs for said training are not passed to the employee.

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Regions Security Services, Inc



REGIONS SECURITY IS A PROUD SPONSOR OF SEVERAL TRAINING PROGRAMS FOR OUR ARMED FORCES. UTILIZING OUR OWN TRAINING ACADEMY TO OFFER EMPLOYMENT OPPORTUNITIES TO QUALIFIED VETERANS OF AN MANY OF OUR BRANCHES OF SERVICE.

5. Evaluation of Training

Regions Security can provide a copy of the proposed course of instruction with all materials for review and approval to client's management or designee before contract start date. Representatives of the client or it's Management may visit training classes without notice to monitor the training.

6. Firearms Training (as contractually required)

Regions Security will provide access to a state-licensed firearms training instructor to develop and maintain an ongoing firearms program to meet or exceed the required State of Florida licensing statutes and standards. These instructors will meet all requirements and be directly employed by Regions Security. The typical Firearms training would normally include:

- 1 Hour of firearms safety and weapons familiarization.
- 1 Hour of firearms mechanicals.
- 1 Hour of legal, (statutes laws liability contract specific etc.)
- 1 Hour of dry fire drills, commands, scenarios etc. along with uniforms, right gear and accessories and proper weapons maintenance.
- 2) Hours of range time with practice drills & that include the latest changes in law enforcement practices (distances, drills, etc).



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7. Training for Regions Security Site Supervisors

a. In compliance with all other Contract stipulations requiring that a Regions Security Site Security Supervisor be fully qualified and capable of staffing a post the said Site Supervisors will have met or will meet all Basic Instructional Training requirements prior to providing services at any client site.

b. Regions Security Site Supervisors will be provided sufficient on-site post instruction and provide Site Orientation Training (SOT) to Security Officers assigned to posts within the supervisor's span of control or shift of duty.

c. In addition to the above-based requirements for training, Regions Security will provide to all Site Supervisors a minimum of (8) eight hours total of classroom instruction in the development of management and supervisory skills, as outlined below. The classroom instruction component will include a fifty (50) question test, and will require a minimum passing score of 75%:

- Training skill development
- Supervisory responsibilities
- Leadership development
- Authority and control
- Effective communication
- Handling complaints and grievances
- Management skills for supervisory personnel
- Time management
- Motivation
- Ethics
- Security Management/Contract Supervisors relationship



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Regions Security Services, Inc

IN-SERVICE (ONGOING) TRAINING PROGRAM

We continuously train our guards to ensure operational readiness, reduce work errors and improve overall security operations performance (i.e. roll call briefings on training issues and on-duty performance testing).

Regions believes that a well-trained employee better serves the interests of our clients and Regions Security. Additionally, it has been proven that well trained employees reduce risk, cost of turnover and

A cornerstone of our success has been initial, recurrent and specific training on key aspects of the ever-evolving security field and its applications. This training both instructs and motivates, ensuring the delivery Key to training is the availability of a facility, which can deliver the content and quality of training required.



A way to ensure this was the creation of the Regions Security Academy. Based in Doral, adjacent to Regions Security's office, this facility is a State of Florida licensed facility authorized to provide required State of Florida Class D (and soon Class G) training and certification to security personnel. Training is conducted covering all areas of the state requirements as well as other, more advanced areas including crime prevention, evacuations, crowd control, access control, customer service, screening and detection techniques and devices, reports, forms and protocols.

It is through the experience, initiative and qualifications of our executives, key staff, personnel and resources, that we believe we can be an invaluable asset to your operations. Of course, part of our success has been being available to evaluate needs on a case-by-case process and offer tailored solutions. We look forward to providing you our commitment and interest in your security and overall success.

Activation of these programs require a training policy which has a well-developed training outline and supporting materials which reflect a state-of-the-art and professional curriculum and staff who can effectively impact the trainees so they are technically prepared to handle their assigned duties with performance excellence. We offer the following tiered approach to our training philosophy.



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Regions Security Services, Inc

UNIFORMS

Regions Security will provide and ensure that all personnel will constantly wear and use the required uniforms and equipment noted below:

- Light Green, Navy Blue, or White short or long sleeved shirt
- Dark Green, Navy Blue, or Black trousers
- Shoulder patch with company's logo and client's logo (optional)
- Company ID and Name Tag
- Silver in color badge
- Silver in color whistle, whistle chain, and hook
- Black neck tie (optional)
- Black Belt
- Black Socks
- Black Shoes
- Navy blazer, pleated grey pants, white dress shirt, and silk tie (for Concierge Personnel)



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Regions Security Services, Inc

UNIFORMS OPTIONS

Our goal is always to meet and need the tactical and practical goals of each client. Whether a soft, customer service look is appropriate, or a military, full gear is required, Regions Security delivers with ample assortment of gear options and looks to meet the most demanding of environments.



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Regions Security Services, Inc

EQUIPMENT

Regions Security will furnish security personnel with the required equipment to ensure safety and completeness of duties. Security personnel will be familiar with the use of all equipment.



OPTIONAL GOLF CARTS & VEHICLES

Security personnel will be familiar with the use of automobiles and off-street motorized and non-motorized vehicles to perform patrol rounds of the premises.



Bicycle



Electric/Gas Golf Cart



All-Terrain Golf Cart

Marked Patrol Automobiles



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ACTIVE SHOOTER AWARENESS AND TRAINING

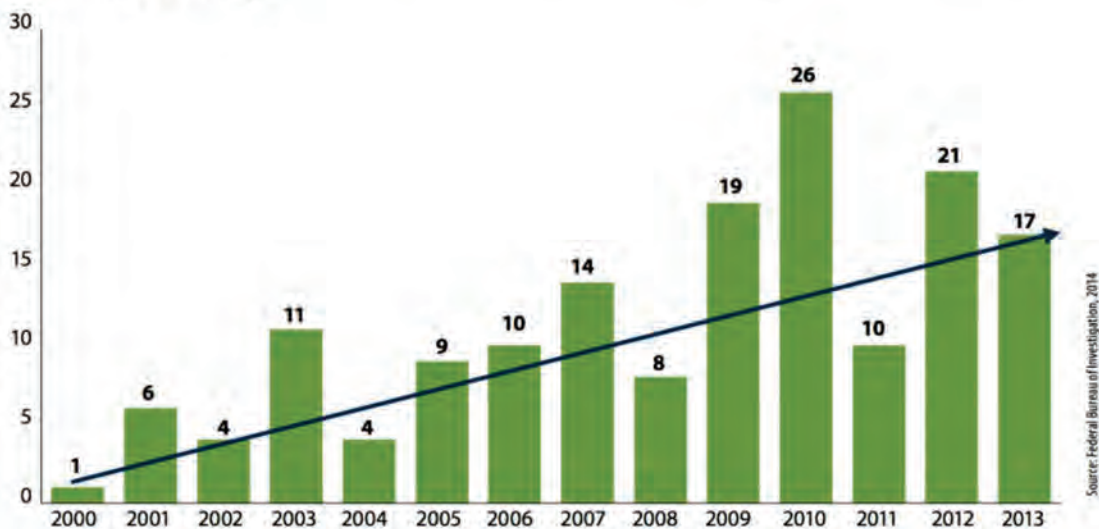
With the increasing recent criminal activity involving weapons and firearms in facilities such as schools, movie theaters, retail centers and such it becomes more obvious that employers and business owners, as well as educational and medical facilities need to take the time to become better aware and prepared to handle situations such as Active Shooters in order to save lives. Regions Security Services, Inc. (Regions Security) has the ability to prepare a professional and customized security evaluation and threat assessment of your facility and prepare a training program to address and educate your staff, employees, managers, and administrators on how to best react to these unexpected and dangerous situations.

Our unique training techniques involve a very hands-on approach with video and oral presentations as well as tabletop scenarios to keep everyone focused and engaged as the trainer and presenter poses different possible scenarios and involves the entire group in credible and genuine simulation, which can be extremely useful and revealing to all participants.



FBI statistics show increased activity. The time to prepare is now.

A Study of 160 Active Shooter Incidents in the United States Between 2000 - 2013:
Incidents Annually



Active shooter incidents are becoming more common, according to an FBI report released recently.

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The study defines "active shooter incident" as one involving "an individual or individuals actively engaged in killing or attempting to kill people in a populated area." An active shooter incident isn't exactly the same thing as a mass killing, which according to a new federal definition involves at least three fatalities. Only 40 percent of the incidents in the FBI report would qualify as mass killings.

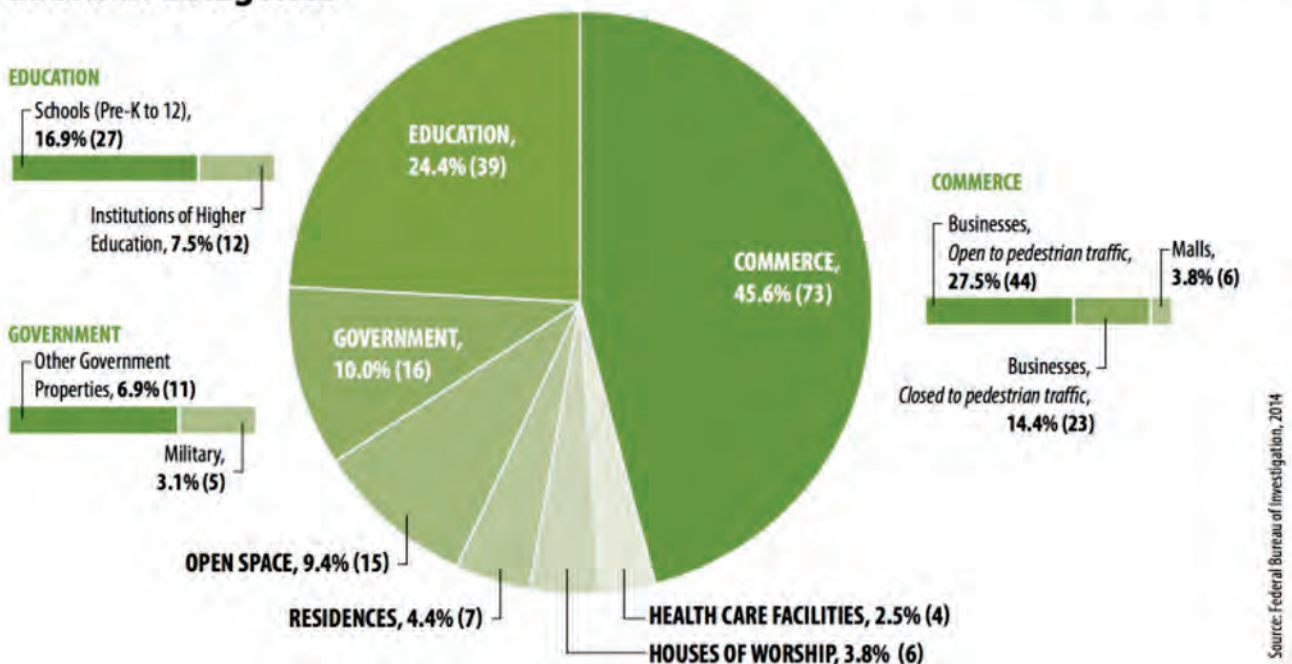
Over the past seven years, we've averaged 16.4 active shooter incidents per year -- that's roughly one every three weeks. The study underscores just how fast these things typically happen: Among shootings whose duration could be ascertained, 69 percent were over in five minutes or less, and 36 percent were over in two minutes or less.

The majority of the incidents in the report (60 percent) were over before police could arrive on the scene. That means that the decisions your staff and employees make on their own will be critical to preserving their lives and that of your patrons, students, or guests.

"Even when law enforcement was present or able to respond within minutes, civilians often had to make life and death decisions, and, therefore, should be engaged in training and discussions on decisions they may face."

Does your business or entity fall in one of these categories?

A Study of 160 Active Shooter Incidents in the United States Between 2000 - 2013:
Location Categories



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Regions Security Services, Inc

All employees can help prevent and prepare for potential active shooter situations. This course provides guidance to individuals, including managers and employees, so that they can prepare to respond to an active shooter situation.

This course is not written for law enforcement officers, but for non-law enforcement employees and business owners. The material may provide law enforcement officers information on recommended actions for non-law enforcement employees to take should they be confronted with an active shooter situation.

The FBI Study indicates that in 64 incidents where the duration of the incident could be ascertained, 44 (69.0%) of 64 incidents ended in 5 minutes or less, with 23 ending in 2 minutes or less.

<https://www.fbi.gov/news/stories/2014/september/fbi-releases-study-on-active-shooter-incidents/pdfs/a-study-of-active-shooter-incidents-in-the-u.s.-between-2000-and-2013>

Regions Security can offer you a customized training program for your own staff to learn how to address the active shooter challenges from today's environments. Below are some of the course offerings and goals.



Course Outline

Lesson 4: The Active Shooter Scenario

- Introduction
- Actions for Employee Protection and Safety
- Evacuation
- Hideout
- Respond
- The Role of Law Enforcement
- The Role of Management & Staff

Lesson 5: Post-Incident Recovery

- Introduction
- Impacts of Workplace Violence
- After-Action Reporting and Lessons Learned
- Post-Incident Management



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Regions Security Services, Inc

POLICIES AND PROCEDURES

Regions Security Services and you as the client will establish in writing with the written policies and procedures for purposes of providing guidelines governing the Security Officer(s) and the Firm's requirements in accord with your rules and regulations or policies. This specifically includes established policies for reporting observations, reporting incidents, electronic tracking procedures. Such additional written policies and procedures are for the purposes of enhancing compliance with the technical specifications of the contract and not to alter them, and may be amended from time to time to adjust for changing circumstances for financial or budget related purposes and other needs that may arise.

Post Orders will be written and contain complete duty instruction for staffing each individual post, including emergency procedures. All Officers of Regions Security employed under this contract will have access to these Post Orders at all times while on duty. This may be accomplished by storing the Post Orders on site or, in the instance in which no secure storage is available, delivering them to the site at the beginning of each tour of duty. Post Orders define the basic work to be performed by Security Officers at will provide site-specific Post Orders to Regions Security. Regions Security will meet with Security to review and develop site specific Post Orders and will assure that yearly updated copies are available for the duration of Contract, including any extensions or renewals thereof. Regions Security will check each post quarterly for updated Post Orders. Failure in this area may result in a Liquidated Damage and/or Regions Security Non-Performance.

Post Orders may include, but are not limited to, the following:

- Facility/Building information (e.g., operating hours, chain of command)
- Building rules and regulations
- Operation of equipment
- Patrol routes, schedules, and duties
- Vehicular traffic control
- Access control procedures
- Emergency response procedures
- Security and fire control/alarm systems
- Hazardous conditions, inspection/reporting
- Emergency Response
- Procedures for raising, lowering, and half-mast U.S. and other flags
- Safeguard persons and property
- Minimum number of hours for site orientation training



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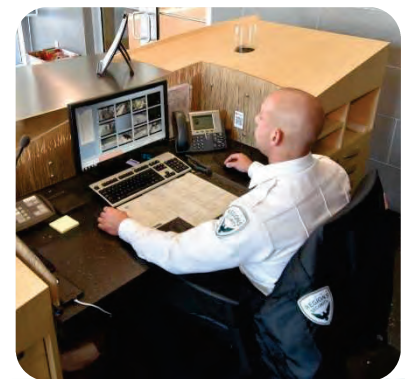
Regions Security Services, Inc

TECHNOLOGY

24-Hour Dispatch Center

Regions Security has its Corporate Headquarters and Central Dispatch Center located right in the heart of Miami-Dade county in the centralized city of Doral. Using both proven communication protocols and the latest technology available in the market today, Regions Security dispatch and supervisory team works closely with the Operation's Management team to respond to issues as they are communicated by the Officers and Field Supervisory personnel to quickly meet and exceed our client's expectations, often resolving issues before the client even realizes that there is one.

Our proprietary software enables advance features such as location tracking, attendance Check-In / Check-Out records, Online Reporting, Video Conferencing, Voice over IP, Access to Online Post Orders and many more features. The beauty of having our own software is that we can actually customize many of the features to meet specific client's requirements.



With Regions Security you will never reach an After-Hours service who is not aware of your needs, you will never have to page or "beep" anyone. All calls are professionally handled locally by a well trained staff that is familiar with all of our clients and with each of their unique needs.

An Emergency Call Tree is available for each of the clients allowing the Dispatchers to know exactly who needs to be contacted when emergencies occur and depending on the nature of the incident.

Regions Security Dispatch Center is backed up by a contingency energy plan and equipment that allows the center to maintain full operation of its systems and communications *throughout a power* outage due to foul weather or storm. Dispatchers are able to continue to operate without disruption of service. Our Dispatchers are carefully vetted to be fully bi-lingual, highly articulate and well versed in problem solving and conflict resolution techniques.



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Regions Security Services, Inc

TECHNOLOGY – ONLINE REPORTING SYSTEM

Regions Security will be supplying our On-Line Reporting Tablet with dedicated software to bring efficiency in the day to day security duties. By using our On-Line Technology tablet, Regions Security will be able to manage crucial customer data, track guests and vendors, run incident, shift and tour reports and more importantly, send reports in real-time with a dedicated Wi-Fi signal. Our main goal is to increase overall efficiency, eliminate unnecessary paperwork and save money.



Shift Activity Reporting

Our Shift Activity Reporting Module is used by security personnel to document their activities during their shift. From enforcing the rules and regulations, to identifying an unlocked door or window, and even receiving a complaint from someone, we can easily track their activities.

Incident Reporting

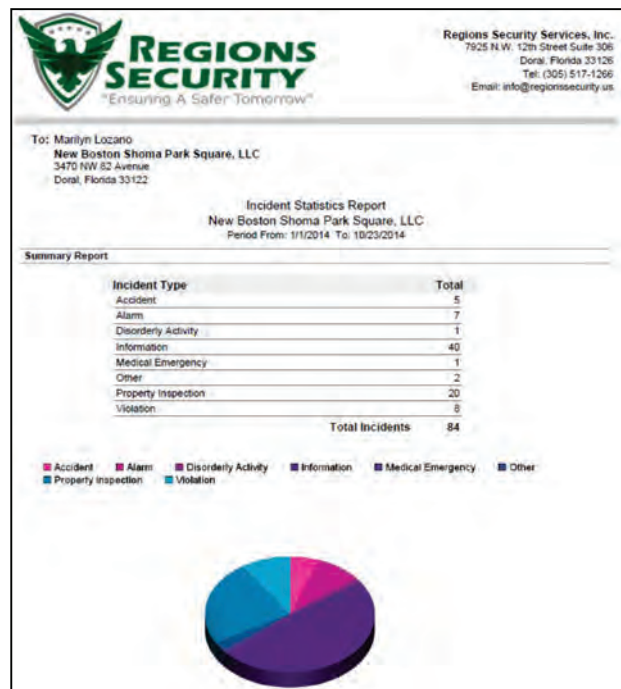
Our Incident Reporting Module is unique. It's an actual incident report with a step by step guide process. Before an Incident Report is sent it will show an Incident Report Summary allowing security personnel to verify all the information. Lastly, our security personnel will be able to upload pictures to assist in the incident documentation phase for back-up purposes and further clarification.

Administration Portal

In our Administration Portal, we can run statistical reports including pie charts that show the different types of incidents such as.

- Accident
- Alarm
- Disorderly Activity
- Information
- Medical Emergency
- Property Inspection
- Violation
- Other

Efficiency is what it's all about!



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Regions Security Services, Inc

TECHNOLOGY – REAL-TIME SECURITY MANAGEMENT SYSTEM

Security Management Software Features



Easy Reporting

With just the touch of a few buttons, Officers are able to complete a full detailed Incident Report and Shift Activity Report.













Additionally, our SOS online reporting system allows Officers to register everything that happens during their Shift, as often as necessary with full details, and SOS, will automatically notify the Site Managers and/or administrators on a daily, weekly, by-weekly or

User-Friendly Menu

Through this complete but easy to use menu the Officers are able to:

- **Log In** – Used for attendance purposes, the system monitors their shift entry time and breaks.
- **Shift Activity Reports** -No longer do you have to wait until the next day to view what activity the Officer completed. These reports are available to Management in real time through the client portal.
- **Incident Reports** – No more confusing or hard to read hand written reports, the Officers include photos of the incidents to fully document what is happening on site.
- **Tour System** – Officers use printed QR Checkpoints to document their presence in any particular location using GPS and in real time.
- **Post Orders** – Officers have online access to Post Orders to review the approved Instructions and react appropriately to each situation.



 Shift Activity	 Tour	 Internal Issue
 Incident Report	 Parking Violation	 Maintenance report
 Post Orders	 Rules & Regulations	 Site Map
 Search	 SOS Panic Alert	 My Activity



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Regions Security Services, Inc

Preselected or Customized incidents according to your property needs. With the Regions Online Reporting System, YOU are always in the loop.

General Information

Incident Type

Incident Date

Incident Time

Person Involved? Write his or her full information or a description if he or she is not able to provide you with any requested identification. Our Incident Reporting Module will ask for an Incident Description that must have something written such as (Who, What, Where, When, Why) in case nothing was written in the previous fields, and it will not allow Users to continue to the next section until something is actually written in this step.

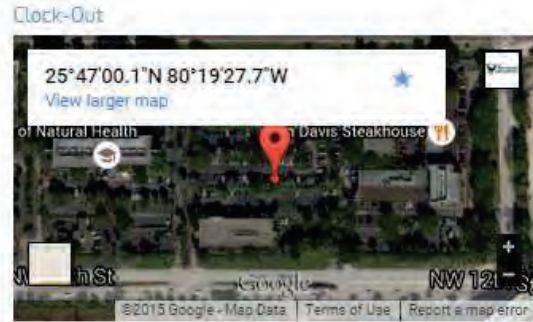
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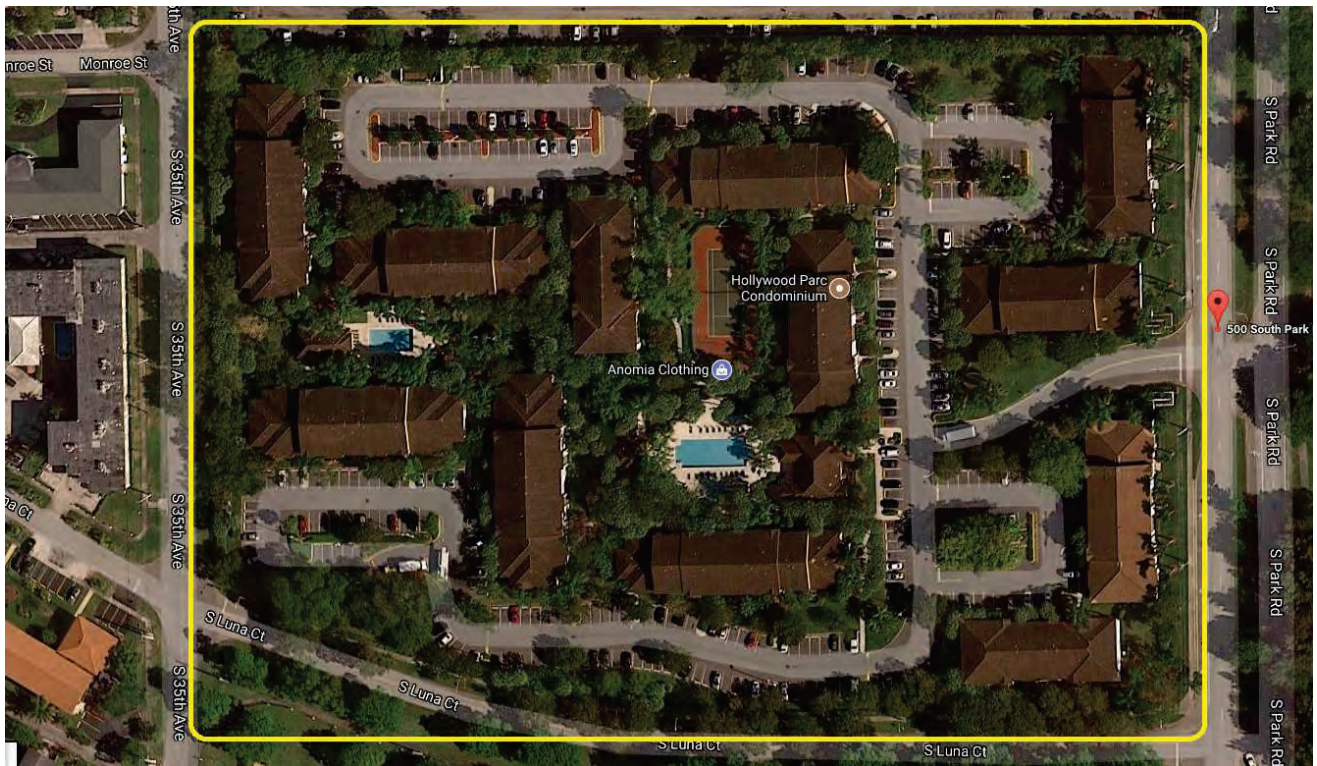
Regions Security Services, Inc

With real time GPS monitoring the actual location is recorded during each tour.

Reported by: David Rodriguez
 Site Name: Regions Security Services, Inc.
 Site Address: 7925 N.W. 12th Street Suite 306, Doral, Florida 33126
 Report Period: From: 06/01/2015 09:00:22 To: 06/01/2015 10:38:15
 Clock-In



Activity Date/Time	Details
06/01/2015 09:00:22	Employee On Duty
06/01/2015 10:38:15	Employee Off Duty



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Regions Security Services, Inc

SAMPLE INCIDENT REPORT



Regions Security Services, Inc,
7925 N.W. 12th Street Suite 305
Doral, Florida 33126
Tel: 305-517-1266
Email: info@regionssecurity.us

Incident Report

Incident Ref#:	00010064000169
Reported by:	Jose A. Gomez
Site Name:	Boca Village Corporate Center
Site Address:	4855 Technology Way, Boca Raton, Florida 33431
Date / Time:	05/26/2015 08:15:00
Incident Type:	Alarm

Emergency Responder

N/A

Property(s) Involved

Property Ref #1: Boca Village Corporate Center;

Vehicle(s) Involved

N/A

Person(s) Involved

N/A

Incident Description

At approximately 0815 hrs., I, Officer José Antonio Gómez, while on post at lobby, heard a beeping noise. I, officer J. A. Gómez, went to the Fire Alarm Control Panel room, where I observed that the alarm panel was the one beeping. The panel's lcd was showing the following announcement:

Incident Ref#:	00010064000169
Reported by:	Jose A. Gomez
Site Name:	Boca Village Corporate Center
Site Address:	4855 Technology Way, Boca Raton, Florida 33431
Date / Time:	05/26/2015 08:15:00
Incident Type:	Alarm

Incident Photos



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Regions Security Services, Inc

TECHNOLOGY – EMPLOYEE ACCOUNTABILITY

No more uncommitted employees, if they are not busy you will know, if they are not doing their job Regions Supervisory personnel is notified and you will know as well.



VOICE OVER IP: (VOIP)

The device is fully compatible with a Voice Over IP and it's assigned a telephone number, this allows the Officers to remain in contact with key emergency personnel, residents can call him/her if they need assistance, Managers can contact the Officer for last minute instructions, and the Officers can immediately call for help to local authorities if needed.



Video Conferencing



Officers can Video Conference with Management, Operations personnel or the Supervisory team when needed to quickly resolve situations.

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Regions Security Services, Inc

TECHNOLOGY – CCTV & ACCESS CONTROL SERVICES



WE

PROVIDE, INSTALL AND SERVICE:

- ACCESS CONTROL ARMS
- GATES, DIALERS
- SECURITY BARRIERS
- ACCESS CONTROL SOFTWARE
- CCTV CAMERAS AND SYSTEMS
- DVR & CLOUD RECORDERS



Now more than ever Law Enforcement and insurance companies rely on video footage to provide valuable information regarding crimes and claims.

Are you tired at looking at footage that brings poor quality and little information?

Does your property have cameras with low resolution or that are over 5 years old?

Let the Regions Security experts provide you a no-cost evaluation and proposal.

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Regions Security Services, Inc

TECHNOLOGY – PLATETRAK INTELLIGENT VIDEO MANAGEMENT



Regions Video Management Software (VMS) is an advanced application, flexible and customizable IP Video Management platform to create tailored networked video solutions. Compatible with all major video cameras and operating systems (Windows, Linux & MACos).



Simplicity Intuitive implementation is one of the most important elements to ensure our users navigate through the software with ease. Whether it is software installation, server configuration, recording setup, layout creation, or sharing of your system with PLATetrak Sync, everything is designed with simplicity in mind.



Reliability You cannot afford to lose any video from an incident and that is why you need a reliable security surveillance solution. PLATetrak is loaded with features to help your system capture and record every moment with minimum downtime. Multi-server redundant fail-over option can be built into the software to be used and can be activated with only a few clicks.



Remote PLATetrak Sync allows you to share your system without having to know any in-depth knowledge of the network. With PLATETRAK TRAK Sync you can easily remote access or share the system. PLATETRAK Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.



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Regions Security Services, Inc

TECHNOLOGY – VIRTUAL GUARD SERVICES – ACCESS CONTROL



Regions Virtual Operations Center, with its highly trained professional staff, excels in delivering top-notch security services. Operating around the clock, every day of the year, our center utilizes High-Definition video cameras and advanced software analytics for vigilant monitoring. We work closely with you to establish customized rules for various scenarios, leveraging the latest advancements in security

technology for superior resolution and intelligent software analysis. This not only enhances security efficiency but also makes it a more cost-effective solution. Our Virtual Guard Services extend beyond just monitoring buildings, communities, open lots, and construction sites. We offer comprehensive solutions that include the sale, installation, servicing, and maintenance of your entire security system. Additionally, we tailor our guard services to meet the specific needs of your business. Our Virtual Guard Kiosk is equipped with a two-way intercom, a proprietary Driver's License reader, and advanced technology to meticulously document visitor information and vehicle data.

Key features of our Virtual Guard Service for managing your community include:

- Greeting and attending to visitors, deliveries, service providers, and vendors requests for access (permit or deny)
- Opening of visitor and resident gates remotely for emergency responders
- Proprietary Kiosk System interfaces with web-application and automatically captures data from Visitor's Vehicle, Driver's License and QR Reader
Smart Phone QR: Upon Code Confirmation the Visitor is Allowed Access.
- Visual confirmation to make sure all automatically collected data matches.
- Actively monitor the community's entrance and exit cameras
- Utilizing selected cameras and video analytics with pre-programmed video rules to alert guards of any rule violations.
- Reporting suspicious activities, property damages, and trespassers directly to local police and property management
- Submitting incident reports in the event of any security breaches or notable occurrences
- Optional use of powerful loud horns to confront trespassers, either through direct communication or prerecorded messages, including police sirens



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Regions Security Services, Inc

TECHNOLOGY – VEHICLE DATA CAPTURE AND DECODING



Residential communities and commercial buildings can now improve surveillance services and lower guard costs. With new technology that captures and retrieves data in real-time for vehicles entering any facility, even at high speeds. The system will decode each license plate, provide class, make, and color for vehicles. All captured data, images and even a short video, are automatically saved in your video server to allow for smart playback. The information can be stored for several months and can be searched by vehicle tag number, class, make and

color. Once the target vehicle is found, the image can be retrieved as well as the video recorded when the vehicle entered the facility. Providing this information to the proper authorities, can deliver results that are hard to attain otherwise without this vehicle intelligent software. Regions does not guarantee that all license plates will be readable by the system especially, if they are blocked in some way, missing or damaged. Consumer acknowledges that license plates which are “unreadable” is due to no fault of the system. Consumer should have a back-up system in place for those occasions when a plate cannot be read accurately.

Visitor LPR ATME53 Blue Volkswagen Sedan Entering Mar 21 7:37:29 pm



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Regions Security Services, Inc



TECHNOLOGY – RESIDENT VISITOR MANAGEMENT APP

My Property Access (MPA) is a user-friendly and easy to use application that may integrate with your existing access control system. Through the Property Manager's portal, managers will be able to update/validate resident information and activate or deactivate transponders (optional) at any time and from wherever they are. MPA is always at your residents' fingertips with iPhone and Android apps. Residents will be able to update their contact information, vehicle information, and pre-register visitors needing access to the property. Pre-registered visitors can receive a QR Visitor Invitation by text message or email to streamline access times and expedite community visitor's registration.

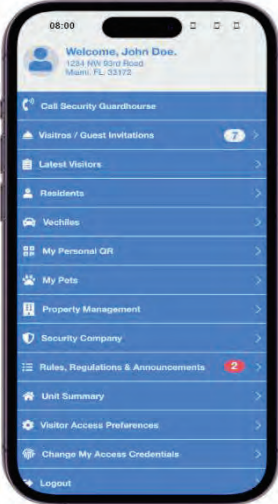
EASILY MANAGE YOUR PROPERTY


Allows residents to manage and streamline visitor, vendor, and delivery access to their community. Residents can review and update their occupants, vehicles and preauthorized guests.

DOWNLOAD APP


[Access Online](#)






Mail & Packages

Get notified when a package is addressed to you




Unit Summary

Check any details related to your property




Security Control

Call Security Company from the App




QR Code Access

Grant Access to your visitor with QR invitation




Vendor Management

Register the vendors related to your property




Pets

Register the cutest family members in the app




Visitors

Visitors report related to your property.



Work Orders

Create & track work orders & Architectural Modifications



Announcements

Receive important information from the community

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Regions Security Services, Inc

TECHNOLOGY – SCHEDULING AND ACCOUNTABILITY

Our industry is all about people, staffing and managing trained personnel to adequately provide our clients with qualified security officers that meet the requirements to fulfill a specific security need. Managing hundreds of Officers, ensuring that the assignments not only meet the client requirements but that also meets the Officer's availability, keeping accurate records of their worked hours and tying it all together for accurate billing and payroll can be a daunting task.

Regions Security relies on the proven track record of specialized software that allows our Operations and Accounting Departments to simultaneously manage this data. Our selected software also keeps track of expiring licenses, achieved training records, Officers emergency contacts, and helps to reduce overtime by allowing dispatchers to first contact employees that have not yet reached their full-time status to fill in for extra coverage as requested.

All of this simply translates to: Accurate Billing, Accurate Payroll, Officers who are not overworked, higher efficiency, well maintained training and attendance records.

This modern workforce management solutions is deployed by Regions Security at every site to provide enterprise-class technology that streamlines our business processes and reduces costs and encourages better managed employees.



Celayix Software
Workforce Management Solutions

“As a client, you probably won't ever notice that is there, but that's precisely the point. This software allows Regions correct and accurate staffing of security personnel that math the required training, certifications, and client profile”

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Regions Security Services, Inc

TECHNOLOGY – CCTV REMOTE MONITORING

Regions Security Guard can be contracted to remotely observe any CCTV Systems and to monitor the activity of assigned properties.

The Officers are trained to quickly notify the Police Department immediately upon observance of any intruders or observed criminal activity on the secured premises.



You can take the pressure off your own business security by ensuring that there is always somebody keeping a watchful eye on your assets. Regions Security's highly experienced team to install and provide a remote CCTV Monitoring service for your site.

Beyond just simply offering a watchful eye, we can build the best maintenance and monitoring packages to fit your business needs. Whether you have an individual company or multiple locations on a regional or national scale we can offer the coverage that is constantly ensuring your business is secure.

Regions Security's operators can immediately contact the emergency services, the named keyholder, or whoever you need them to contact, to ensure that they are acting on any incident. Reports can also be created and sent to the relevant parties if they need to be.

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Regions Security Services, Inc

REGIONS SECURITY TRANSITION PROCEDURES

Regions manages Transition as a project using the principles established by the Project Management Institute's Book of Knowledge (PMIBOK). Regions has a proven record of successful on-time transitions for over 100 security services projects, which has included recruiting, hiring, training, certifying, equipping, and fielding hundreds of officers for various different contracts.

Regions Transition Approach:

The key elements of a seamless contract transition based on Regions own transition experience combined years of Federal contract transition experience include: (1) upfront communications with the Client ; (2) use of a dedicated transition team; (3) use of a detailed transition schedule; (4) prompt communication and hiring of incumbents, (5) rapid recruitment, screening, hiring, and training of replacement personnel; (6) implementation of Regions turn-key security operations approach; and (7) regular transition status briefings with client's officials.

Regions manages transition as a project and uses a dedicated transition team that will support the security supervisors. With the Regional Manager leading the transition team, our Site Supervisors can focus their efforts on ensuring that operations meet all contract requirements and customer expectations, as opposed to being sidetracked by the myriad of transition details.

We also identified potential transition issues and included mitigation strategies to ensure a seamless transition as summarized below.

Potential Transition Risks and Regions Mitigation Strategies		
Potential Risk	Possible Effects	Regions Solution
Disruption of existing operations	<ul style="list-style-type: none"> ▪ Impact continuity of operations ▪ Failure to meet site technical, cost, schedule requirements ▪ Workforce not ready on Day 1 ▪ Incumbent employee morale issues 	<ul style="list-style-type: none"> ▪ Use of dedicated transition team ▪ Client -approved transition timeline schedule ▪ Close coordination with Client ▪ Regular transition status meetings ▪ Prompt hiring of incumbent officer workforce.
Unable to Field Security Officer workforce	<ul style="list-style-type: none"> ▪ Officer recruitment/hiring delays ▪ Potential officer licensing issues ▪ Unable to assume post duties ▪ Potential delay of other resources 	<ul style="list-style-type: none"> ▪ Regions recruitment and hiring process ▪ Regions turnkey officer training program ▪ Regions transition plan and schedule ▪ Regular transition status meetings with client
Not Ready to Takeover Contract on Day One	<ul style="list-style-type: none"> ▪ Security force not fully qualified ▪ Unable to staff posts on Day 1 ▪ Uniform and equipment issues ▪ Project Mgt systems not in place ▪ Key personnel not in place 	<ul style="list-style-type: none"> ▪ Lessons-learned from previous transitions ▪ Regions turnkey security ops approach ▪ Rapid recruitment/hiring of workforce ▪ Transition training plan and schedule ▪ Transition plan for uniforms and equipment

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Regions Security Services, Inc

Based on our detailed analysis, Regions will be able to transition security operations at your site within 30 days of the notification of its intent to award with no interruption or degradation in service.

Part I. Risk to Completing Transition	Pre-Mitigation Risk	Why Regions presents Zero Risk/Mitigation Strategy	Post Mitigation Risk
Completing Transition is at risk due to the small businesses' limited experience and lack of available transition resources required to achieve Full Operations within the 30-day Transition window.	High	This risk is fully mitigated since Regions has successfully transitioned over 100 on-time government and commercial security contracts and has access to additional transition resources.	Low
Completing Transition is at risk when new guards need to be hired, vetted and trained within the 30-day Transition window.	High	Plan A uses two strategies; 1), Regions will offer and attempt to hire all incumbent employees, 2) Our new hire ready pool of employees. By carefully screening initial new hires, including having them undertake background checks, drug screens and medical evaluations, Regions will shorten the normal on-boarding time line.	Low
Completing Transition is at risk when new guards need to be hired, vetted and trained within the 30-day Transition window.	High	Plan B: Regions maintains 175 active employees in the Miami area and some of these current employees will be cross-trained to your standards.	Low
Completing Transition is at risk because the contractor is not able to provide all Key Personnel and staff to support screening operations.	Medium High	This risk is fully mitigated if the Client awards to Regions because our team will use the existing highly experienced key personnel.	Low
Completing Transition is at risk because a contractor does not have the program management skills to execute the transition.	High	This risk is fully mitigated if Client awards to Regions because our team has the experience of performing over 60 security transitions.	Low
Completing Transition is at risk because the contractor does not have a proven uniform vendor that can provide quality uniforms in a timely manner.	Medium	This risk is fully mitigated if Client awards to Regions because our team will use existing uniform vendors which have provided thousands of uniform pieces to our current workforce	Low
Completing Transition is at risk because the possibility exists that a Hurricane could strike the Miami area during the 30-day transition period.	Low	This risk is mitigated to an acceptable level since Florida-based Regions has extensive experience with hurricanes and has developed a time-tested hurricane readiness process and Hurricane Response Plan to help ensure continued transition operations.	Low

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Regions Security Services, Inc

30-DAY TRANSITION PLAN

Transition Plan Schedule and Timeline:

Regions transition activities along with our transition timeline for a nominal 30-day contract transition, is provided below. The timeframe from notice of award & approval is also addressed and assumes no waivers or deferrals of any contract requirements.



Key Transition Activities: Regions transition approach is broken down into key transition activities, which was used as the basis for developing our Work Break-Down Structure (WBS) and Transition Schedule Timeline, which is provided at the end of this section.

Task	Start Date
Major Milestones	Milestone
Phase I Transition Activities – Notice of Award	Notice to Award
Phase II Transition Activities – Post-Award	Client Approval
Human Capital Management (Hiring and Staffing)	Day 1
Logistics (Uniforms, equipment, facilities)	Day 1
Training (New-hire, Supervisor, Training Records)	Day 5
Support Services	Day 5
Operations	Day 10
Performance Assurance	Day 10
Phase III Transition Activities – Contract Assumption	Day 30



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Regions Security Services, Inc

SECURITY LICENSING

State of Florida, Security Agency, Class "B" License and Security Academy "DS" License

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES		
WILTON SIMPSON COMMISSIONER		
DIVISION OF LICENSING		
05/15/25 DATE ISSUED	05/15/28 DATE OF EXPIRATION	B 1000008 LICENSE NUMBER
REGIONS SECURITY SERVICES, INC.		
1100 NW 72ND AVE MIAMI, FL 33126		
RIVERO, CARLOS JR, PRESIDENT		
THE <i>SECURITY AGENCY</i> NAMED ABOVE IS LICENSED AND REGULATED UNDER THE PROVISIONS OF CHAPTER 493, FLORIDA STATUTES.		
		
	WILTON SIMPSON COMMISSIONER	

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Regions Security Services, Inc

CERTIFICATE OF STATUS

State of Florida Department of State

I certify from the records of this office that REGIONS SECURITY SERVICES, INC. is a corporation organized under the laws of the State of Florida, filed on January 14, 2010, effective January 7, 2010.

The document number of this corporation is P10000004124.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on February 20, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twentieth day of February,
2023*



Ronald R. ...
Secretary of State

Tracking Number: 3451930403CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>


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Regions Security Services, Inc

EVIDENCE OF INSURANCE

REGIOSEC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/20/2025

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

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


PRODUCER Commercial Lines - (305) 659-6000 USI Insurance Services LLC 201 Alhambra Circle, Ste 1401 Coral Gables, FL 33134 INSURED Regions Security Services, Inc 1100 NW 72nd Avenue Miami FL 33126	CONTACT NAME: Sherlys Espejo PHONE (A.C. No. Ext.): _____ FAX (A.C. No.): _____ E-Mail: _____ ADDRESS: sherlys.espejo@usi.com <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Lexington Insurance Company</td> <td>19437</td> </tr> <tr> <td>INSURER B:</td> <td>Indian Harbor Insurance Company</td> <td>36940</td> </tr> <tr> <td>INSURER C:</td> <td>Kinsale Insurance Company</td> <td>38920</td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Lexington Insurance Company	19437	INSURER B:	Indian Harbor Insurance Company	36940	INSURER C:	Kinsale Insurance Company	38920	INSURER D:			INSURER E:			INSURER F:		
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INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES **CERTIFICATE NUMBER:** 15970041 **REVISION NUMBER:** See below

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 SUBR INSD	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"/> \$25,000 Ded GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	066320678	4/16/2025	4/16/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any occurrence) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP ASS \$ INCLUDED Combined Total Aggregate \$
	AUTOMOBILE LIABILITY <input 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						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE Ded: _____ Retentions: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5X50067173	4/16/2025	4/16/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/> PER-STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Security Guard Prof. Liability			066320678	4/16/2025	4/16/2025	Included

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

CERTIFICATE HOLDER PROOF OF COVERAGE ONLY REGIONS SECURITY SERVICES 1100 NW 72nd Avenue Miami, FL 33126	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 
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ACORD 25 (2016/03)

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PRIVATE SECTOR CONTRACTS

Dadeland Cove HOA

Alexander J. Casola, Property Manager
7873 SW 103rd St, Miami, FL
Phone: (786) 609-4625
Email: acasola@castlegroup.com
Description: Virtual Gatehouse Attendant



The Courts at Doral

Isabel Granada, Board Treasurer
6650 NW 114th Ave, Doral, FL
Phone: (786) 261-5968
Email: isabelnpi@yahoo.com
Description: Virtual Gatehouse Attendant, CCTV Cameras, Roving Guard Services



Prologis

Laura Castro, Senior Manager
201 East Las Olas Blvd., Suite 1550, Ft. Lauderdale, FL
Phone: (954) 316-1773 |
Email: lcastro@prologis.com
Description: Roving Guard Services at multiple industrial parks



Renaissance Boca Raton

Maria Gomez, Vice President
1515 S Federal Highway, Boca Raton, FL
Phone: (305) 877-8687
Email: mgomez@rpony.com
Description: Courtesy Security Officers & Roving Officers, Remote Monitoring of Cameras, CCTV Cameras, Access Control Systems



Walnut Creek CDD

Gloria Perez, District Manager
7500 NW 20th St, Pembroke Pines FL
Phone: (786) 347-2711 Ext. 2011
Email: gperez@sdsinc.org
Description: Physical/Virtual Gatehouse Attendants, CCTV Cameras, Roving Guard Services



Bridge Industrial

Marlene Alonso, Property Manager, Southeast Region
201 S. Biscayne Blvd., Suite 1950, Miami, FL
Phone: (954) 477-0105
Email: malonso@bridgedev.com
Description: Roving Guard Services at multiple industrial parks



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GOVERNMENT SECTOR CONTRACTS (PAST & PRESENT)

United States Department of Agriculture

Contracting Officer: Charmion Harris
Address: 6302 NW 36 ST, Miami FL 33122
Phone: 785-307-1901 Email: Charmion.harris@usda.gov
Duration: 2015-2023 Prime and 2023-Present as Subcontractor
Dollar Value: \$2,500,000
Description: Armed/Unarmed Access & Roving Guard Services



Town of Palm Beach

Marina Manager: Mike Horn
Address: 500 Australian Ave, Palm Beach, FL 33480
Phone: (561) 838-5485
Email: MHorn@TownofPalmBeach.com
Duration: 2015-2018 and 2023-Present
Dollar Value: \$1,500,000
Description: Armed Roving Guard Services



City of Dania Beach

City Manager: Candido Sosa-Cruz
Address: 100 W Dania Beach Blvd. Dania Beach, FL 33004
Phone: 954-924-6800x3613 Email: csosacruz@daniabeachfl.gov
Duration: 2016-2021
Dollar Value: \$1,100,000
Description: Armed/Unarmed Access & Roving Guard Services



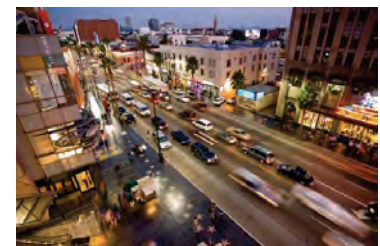
City of Miramar

Procurement Analyst: Natalie Richmond
Address: 2200 Civic Center Place, Miramar, Florida 33025
Phone: 954-602-3196 Email: narichmond@miramarfl.gov
Date of Services: 2015-2021
Dollar Value: \$1,050,000
Description: Armed/Unarmed Access & Roving Guard Services





City of Hollywood

Contract Compliance Manager: Paul Bassar
Address: 2600 Hollywood Blvd., Hollywood, FL 33022
Phone: (954) 921-3223 Email: pbassar@hollywoodfl.org
Duration: 2011-2019
Dollar Value: \$2,200,000
Description: Armed/Unarmed Access & Roving Guard Services



Financial Consideration Agreement

Account Information	Site Information	
Marsh Harbour Community Development District c/o Special District Services 2501A Burns Road Palm Beach Gardens, FL 33410 Attention: Sylvia Bethel P: 561-630-4922 F: 561-630-4923 Email: sbethel@sdsinc.org	Marsh Harbour CDD 1000 Marsh Harbour Drive Riviera Beach, FL 33404	
Security Guard Services Pricing		
Description	Quantity	Billing Rate
Unarmed Security Officer Class "D" Security Licensed in accordance with the Florida Department of Agriculture and Consumer Services Division of Licensing, unarmed, proven customer service skills, and strong communication skills. Garage Officer Schedule: Monday-Sunday 24 Hours Per Day Rover Schedule: Monday-Sunday 16 Hours Per Day Estimated Annual Cost: \$358,067.36 (includes 1 Golf Cart)	280 Weekly Hours	\$24.04 Per Hour
Optional Direct Bill Items		
Description	Quantity	Billing Rate
Golf Cart (Electric) - Initial here if approved: _____ One (1) officially marked electric golf cart to be used by security personnel assuring the supervision and patrolling of the property. Client must provide electricity and a secure location to store the golf cart. Note: 1-year contract required.		\$100.00 Per Week
Patrol Vehicle (Gas) - Initial here if approved: _____ One (1) officially marked patrol vehicle with the company's logo used by the security personnel assuring the supervision and patrolling of the property. Client must provide a secure location to store vehicle. Client will be billed separately for fuel consumption. Note: 1-year contract required.		\$325.00 Per Week

Commencement Date: _____

Expiration Date: _____

Agreed To and Accepted By:

Client Representative Signature: _____

Client Representative Name: _____

Client Representative Title: _____ Date: _____

Added Values Included at No Additional Cost

Remote Monitoring of Security Officers

Our Virtual Team provides random, real-time monitoring of Security Officers inside the guardhouse to ensure they are performing to the highest standards. This includes verifying visitor identification, accurately registering visitors and vehicles, and consistently contacting residents as required. This added layer of oversight enhances accountability and ensures all operations align with community rules and expectations. Best of all, this service is offered at no additional cost as long as the client provides access to their existing camera system, making it a seamless and valuable enhancement to our security services.



Gate Damage Investigation

We offer complimentary gate damage investigation as part of our value-added services. This includes documenting the incident, filing official reports with local law enforcement, and submitting claims to the responsible party's auto insurance carrier. Our goal is to streamline the process for property managers and reduce out-of-pocket costs for gate repairs whenever possible.



Technology Device with Phone Line

Two (2) technology devices for real-time incident and shift activity reporting with dedicated phone line. All discrepancies and violations will be reported to the client electronically. Incident Reports shall be completed in the event an incident occurs.



Guard Tour System (if applicable)

One (1) guard tour system shall be used to monitor if security personnel assigned to a tour patrol task are completing their duties on time and at their correct locations. This feature is a software compliment of the technology device as shown above. Small QR Code cards or NFC tags are placed strategically in all critical locations to mark the exact time and place security personnel conducted their inspection of that assigned area.



Parking Compliance (if applicable)

Equipment and materials such as Violation Warning Notices shall be supplied to record and monitor parking violations in accordance with the prescribed Rules and Regulations while patrolling all common areas of the property.



Comprehensive Post Order Development and Semiannual Post-Specific Training

Post Orders shall be developed and updated as per the client's needs. Training shall be provided to security personnel as needed or as required.



Field Supervision & Property Inspections

Field Supervisors are assigned to inspect the property and security personnel on a random basis. Field Supervisors shall conduct property inspections and report lighting and parking issues when observed to the client.

24/7 Dispatch Communication Center

Client and security personnel can contact our Dispatch Communication Center 24 hours a day 7 days a week for assistance.

Security Guard Management System



Added Values: At no additional cost to the client, Added Values shall be provided. Additional services not described herein shall be addressed and approved or disapproved in writing.



Security Services Agreement Terms & Conditions

This agreement (this "Agreement") entered into as of this _____ day of _____ 2026 by and between REGIONS SECURITY SERVICES, INC. "AGENCY" a corporation formed under the laws of the State of Florida, having its principal office at 1100 NW 72nd Ave, Miami, 33126; and "CLIENT", as described on the Financial Consideration Agreement No. 0412026 (hereinafter "FCA").

WHEREAS, AGENCY is engaged in the business of providing various types and classifications of Security Services:

And WHEREAS, CLIENT desires to hire AGENCY to provide security services, as hereinafter described and upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the promises herein contained and other valuable consideration, receipt of which is hereby acknowledged, the parties hereby agree to the terms and conditions set forth herein, which CLIENT has read and accepted.

1. SECURITY SERVICES:

- a. During the term of this Agreement, CLIENT hereby hires and agrees to use, on an exclusive basis, and AGENCY hereby agrees to provide CLIENT, the security services described on the FCA to this Agreement.
- b. The number of security personnel, manned posts, their location, and the hours and nature of the security duties may be varied at the CLIENT'S request to meet CLIENT'S requirements: provided however, that any variations or amendments from the FCA shall be in writing and signed by both parties in order to be effective.
- c. Security personnel shall perform such security services as the CLIENT may request in writing from time to time, so long as approved by AGENCY in writing. All security personnel shall be and remain employees of AGENCY, which is an independent contractor of CLIENT. The payment of wages, federal and state taxes, social security, and unemployment compensation taxes shall be the sole function and responsibility of AGENCY. AGENCY may utilize the services of any subcontractor as it deems appropriate to perform its obligations under this Agreement.
- d. CLIENT acknowledges that the degree and amount of security services provided by AGENCY are based upon the desires and directions provided by CLIENT; and that additional services are available at additional cost. CLIENT acknowledges that the furnishing of security services provided for herein by AGENCY does not guarantee protection against all contingencies. AGENCY shall have no obligation to suggest or recommend additional services to CLIENT; and any suggestions or recommendations made by AGENCY shall not constitute or be deemed an acknowledgment that the level or type of services being provided under this Agreement are not sufficient or adequate for the task required.
- e. In the event AGENCY provides service to any additional locations of CLIENT after the date of this Agreement, whether or not specifically enumerated on the FCA, CLIENT shall be bound by all of the terms and conditions, including rates, set forth herein.
- f. AGENCY shall furnish properly equipped security personnel to perform security services at the CLIENT'S installations located as stated on the FCA.

CLIENT Representative Signature: _____

Date: _____



- g. AGENCY agrees that the security services covered by this Agreement shall be performed in accord with accepted security practices and standards. AGENCY further agrees that upon request by the CLIENT, it will reassign any of its employees who in the opinion of the CLIENT are not satisfactory.
- h. Security personnel shall perform all duties in accordance with written instructions as agreed upon between the CLIENT and AGENCY which shall be set forth in FCA, attached hereto and made a part of this Agreement.

2. TERM:

- a. Services furnished by AGENCY shall commence on the COMMENCEMENT DATE stated on the FCA and shall continue for one (1) year unless this Agreement expires or is terminated in accordance with the terms hereof.
- b. This Agreement is for a specific term that is, with a fixed COMMENCEMENT DATE and an EXPIRATION DATE stated on the FCA:
 - i. This Agreement may be canceled by either party with cause, which shall require thirty (30) days' prior written notice delivered in accordance with paragraph 7 below.
 - ii. This Agreement shall renew for successive like terms, subject to all terms and provisions of this Agreement, unless CLIENT shall give no less than sixty (60) days' prior written notice in accordance with paragraph 7 below of its intention that this Agreement not be renewed.
 - iii. In the event CLIENT terminates this Agreement without the required notice (a "Termination Breach"), CLIENT shall pay to AGENCY an amount equal to the aggregate amount invoiced by AGENCY to CLIENT for the ninety (90) day period immediately preceding the termination date, which sum shall constitute "Liquidated Damages." The undersigned parties intend that the Liquidated Damages constitute compensation, and not a penalty. Furthermore, the undersigned parties acknowledge and agree that AGENCY's harm caused by the Termination Breach would be impossible or very difficult to accurately estimate at the time of contract, and that the Liquidated Damages are a reasonable estimate of the anticipated or actual harm that might arise from a Termination Breach. CLIENT's payment of the Liquidated Damages shall be CLIENT's sole liability and entire obligation and AGENCY's exclusive remedy in the event of a Termination Breach.
- c. In the event CLIENT determines that cause exists for the termination of this Agreement, CLIENT shall give written notice to AGENCY in the manner specified in paragraph 7, below stating with particularity the alleged "cause". AGENCY shall then have a period of fifteen (15) business days from the receipt of such notice to cure to CLIENTS reasonable satisfaction, failing which CLIENT may elect to terminate this Agreement.
- d. In addition to all other rights and remedies available to AGENCY pursuant to this Agreement or by law, AGENCY shall have the right to terminate this Agreement if CLIENT fails to pay any amount when due hereunder and such failure continues for ten (10) consecutive days after CLIENT'S receipt of written notice of nonpayment; provided, however, that the preceding notice and cure requirements imposed on AGENCY shall cease to apply, and AGENCY may terminate this Agreement without prior notice or cure period, in the event that CLIENT fails to pay any amount when due hereunder more than three (3) times in any twelve (12) month period.

CLIENT Representative Signature: _____

Date: _____



3. RATES:

- a. CLIENT shall pay to AGENCY the base rates set forth on the FCA for the services enumerated therein.
- b. There shall be five (5%) percent increase as to all billing rates for services provided effective on January 1st of each calendar year.
- c. Billing rates are subject to applicable sales and use tax rates.
- d. Services provided on holidays shall be billed at a rate of time and one half of the standard billing rates on the following holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day.
- e. Additional service requests requested by CLIENT shall be billed at a rate of time and one half of the standard billing rates. All hours over forty hours worked by an employee, specifically requested by CLIENT shall be billed at a rate of time and one half of the standard billing rates.
- f. AGENCY shall invoice biweekly for the services rendered, which invoice shall be payable upon receipt. Payment not received by the 15th day after receipt of invoice shall accumulate interest on the unpaid balance at the rate of 1.5% per month, but in no event to exceed the maximum lawful rate.
- g. In the event of any change in any law, regulation, ruling, or other such mandate, after the execution of this Agreement, by any authority having restriction over the subject matter, which alters the hours of service, rates of day, working conditions, or cost of performing the service herein provided for, CLIENT agrees that this Agreement shall be automatically subject to change to take into account such increased cost factors.
- h. In the event that AGENCY becomes subject to any additional charges, taxes, fees, or costs relating directly or indirectly to the performance of security services, or on account of the location, character, nature or other aspect of CLIENT'S operations or locations, then such additional charges, taxes, fees, or costs, shall be considered "pass through" expenses and CLIENT shall be liable for its reasonably allocable share of same in addition to all other rates and charges stated herein, and said "pass through" expenses shall be paid by CLIENT as invoiced by AGENCY. If such "pass through" expenses can be computed on the basis of hours of services performed, then the Base Rates, Overtime Rates, and Holiday Rates otherwise stated shall be adjusted accordingly. CLIENT and AGENCY shall agree to any changes in writing and signed by both parties in order to be effective.
- i. Should a condition arise which calls for a substantial increase in the number of security personnel normally used to service CLIENT, AGENCY shall have a reasonable time in which to provide such security personnel. In such event, or in the event of a strike, walk-out, slow-down or other labor dispute or difficulty, whether approved by a labor agreement or not, CLIENT and AGENCY agree to negotiate a change in the rates charged CLIENT during the pendency of such condition.
- j. In the event AGENCY experiences an increase in its cost resulting from any increase, whether or not anticipated, in or resulting from: (1) Federal, state or local taxes, levies, or required withholdings imposed or assessed on amounts payable to and/or by AGENCY hereunder or by or in respect of AGENCY to its personnel; (2) Federal, state or local minimum wage rates, mandated paid time off and/or sick leave, changes in overtime wage regulations, uniform maintenance expenses or other required employee allowances, licensing fees, or wage, medical, welfare and other benefit costs under collective bargaining agreements; (3) costs related to insurance and/or worker's compensation; and/or (4) costs related to medical, welfare and other benefits, including without limitation costs incurred by AGENCY pursuant to applicable federal, state and/or local law, including, without limitation "Healthcare Reform Legislation Costs" (as defined below), the Billing Rates shall be increased by a percentage equal to the percentage

CLIENT Representative Signature: _____

Date: _____



increase in AGENCY'S costs resulting from the items set forth in sub-clauses (1), (2), (3) and (4) of this paragraph. AGENCY will provide CLIENT notice of such change in the Billing Rates. Notwithstanding anything contained in this paragraph to the contrary, AGENCY may pass through the costs set forth in sub-clauses (1) – (4) of this paragraph to Client as incurred or accrued and CLIENT shall pay AGENCY for such costs. "Healthcare Reform Legislation Costs" shall mean the cost incurred by AGENCY in respect of the employee medical, welfare and other benefit requirements under the Patient Protection and Affordable Care Act of 2010 and related statutes and regulations (as amended hereafter, the "Act"). CLIENT and AGENCY shall agree to any changes in writing and signed by both parties in order to be effective.

4. LIABILITY AND CLAIMS; INSURANCE:

- a. It is agreed and understood that AGENCY is not an insurer of property or persons guarded. AGENCY makes no warranty, express or implied, that the services it furnishes will avert or prevent occurrences, or the consequences there from, which may result in loss or damage.
- b. In no event shall AGENCY be liable to CLIENT for any claim other than one which arises during the performance of services under this Agreement and which is caused by the gross negligence or intentional misconduct of AGENCY, its employees or agents, and in no event shall AGENCY be liable for any claim caused, directly or indirectly, or in whole or in part, by the acts or omissions of CLIENT or third parties, or their respective employees or agents, or for consequential or incidental damages or loss of profits.
- c. In the event of any claim for which AGENCY is liable, CLIENT agrees that AGENCY liability shall be limited to an amount not to exceed the maximum general liability policy limit required to be carried by AGENCY pursuant to paragraph 4(k) of this Agreement. The limitation of liability set forth in this paragraph 4(c) shall not apply to (i) liability resulting from AGENCY'S gross negligence or willful misconduct and (ii) death or serious bodily injury resulting from AGENCY'S acts or omissions.
- d. The services provided under this Agreement are solely for the benefit of CLIENT and neither this Agreement nor any services rendered hereunder confer any rights on any other party as third-party beneficiary, or otherwise.
- e. Each party to this Agreement shall defend indemnify and hold harmless the other party, and its officers, directors, shareholders, employees, representatives, agents, successors and assigns from and against all claims of third parties, and all associated losses, to the extent arising out of (a) a party's gross negligence or willful misconduct in performing any of its duties and obligations under this Agreement or (b) a material breach by a party of any of its representations, warranties, covenants or agreements under this Agreement.
- f. CLIENT shall give written notice to AGENCY, by registered or certified mail, return receipt requested, of a claim or potential claim arising out of or relating to this Agreement, or the services provided by AGENCY hereunder, within thirty (30) days following the date on which CLIENT knew or should have known of the existence of such claim or potential claim. Such notice shall contain sufficient information as to the time, place, date, nature and extent of the incident giving rise to such claim or potential claim as will enable AGENCY to be properly advised and make a reasonable assessment thereof. Such written notice shall be addressed to the president of AGENCY at the address of AGENCY prescribed in paragraph 7 below.
- g. CLIENT shall provide reasonable cooperation to AGENCY and to such insurer(s) as AGENCY may designate in order that the claim or potential claim may be fully investigated and evaluated by such insurer(s) CLIENT acknowledges that any failure to provide such cooperation may result in the denial of its claim.

CLIENT Representative Signature: _____

Date: _____



- h. No actions, suits, or proceedings to recover any claim arising out of or relating to this Agreement or the services provided by AGENCY shall or may be brought against AGENCY by CLIENT or by any person or party deriving rights or claiming through CLIENT unless written notice of such claim was given to AGENCY in the manner and form set forth in this paragraph 4.
- i. Subject only to the second sentence of this paragraph 4(i), the undersigned parties hereby agree to perform their respective duties and obligations under this Agreement without setoff, deduction, recoupment or withholding of any kind for amounts owed or payable by the other party whether under this Agreement, applicable law or otherwise and whether relating to the other party's breach or otherwise. The foregoing waiver shall not apply to money damages awarded to a party in a final, non-appealable judgment entered against the other party.
- j. IF CLIENT agrees security personnel to operate any vehicle during the course or their duties, other than personal vehicle belonging to security personnel or one supplied by AGENCY, CLIENT agrees to indemnify and defend AGENCY against any claims, losses or other expenses that may arise from the use of said vehicle.
- k. AGENCY shall, at its own expense, maintain and carry commercial general liability insurance, workers compensation liability insurance and automobile liability insurance in full force and effect in a sum of no less than One Million Dollars (\$1,000,000) per occurrence with a financially sound and reputable insurer. Upon CLIENT'S request, AGENCY shall provide CLIENT with a certificate of insurance from AGENCY'S insurer evidencing the insurance coverage specified in this paragraph 4(k). The certificate of insurance shall name CLIENT as an additional insured. AGENCY shall provide CLIENT with 15 days' advance written notice in the event of a cancellation or material change in AGENCY'S insurance policy.

5. HAZARDOUS OR DEFECTIVE CONDITIONS/ MATERIALS:

- a. CLIENT agrees to comply with all safety or health-related laws, or government requirements, including but not limited to, all OSHA requirements, including Hazard Communication Standards, and will indemnify and hold AGENCY harmless from all claims and liabilities, including injuries to AGENCY personnel, including employees or agents, arising out of a condition existing at CLIENT'S premises, or CLIENT'S violation of any such laws or requirements.
- b. CLIENT further agrees to: (i) make available to AGENCY the Material Safety Data Sheet (MSDS) for each hazardous chemical to which AGENCY personnel may be exposed at CLIENT'S premises: and (ii) inform AGENCY of: (a) precautionary measure that need to be taken to protect AGENCY personnel, and (b) CLIENT'S hazardous material labeling system.

6. PROHIBITION AGAINST SOLICITATION AND/OR EMPLOYMENT OF REGIONS' PERSONNEL:

It is hereby acknowledged and agreed by the parties that AGENCY is not an employment agency, and that AGENCY has made a substantial investment in its employees. Therefore CLIENT covenants and agrees that (i) during the term, or any extension, of this Agreement, and for a period of one (1) year after its expiration or termination, CLIENT shall not, under any circumstances whatsoever, directly or indirectly through an affiliate, contractor (including, but not limited to, other security firms or agencies) or other agent, solicit for employment or hiring, or employ or engage as an independent contractor, any current or former employee of AGENCY or AGENCY'S successor or assign, (ii) the damages resulting from CLIENT'S breach of the foregoing covenant will not be readily ascertainable and (iii) in the event CLIENT shall violate, or cause or permit the violation of, the restriction and prohibition in clause (i) above, it is expressly agreed that liquidated damages in the amount of \$8,000 for each such AGENCY employee or former employee shall be due and payable to AGENCY on account of its investment in the recruitment, testing, training and supervision of such employees. Notwithstanding the foregoing, in the event that AGENCY shall employ any of CLIENT'S personnel, such personnel will be exempt from this provision.

CLIENT Representative Signature: _____

Date: _____



7. NOTICES:

- a. Except as otherwise provided in paragraph 4 of this Agreement, all notices, request, demands and other communications required or contemplated herein shall be in writing and shall be deemed to have been given (i) when delivered by hand (with written confirmation of receipt); (ii) when received by the addressee if sent by a nationally-recognized overnight courier (receipt requested); (iii) on the date sent by facsimile or e-mail (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (iv) on the third (3rd) day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the receiving party to the attention of its president at the address set forth in the preface to this Agreement (if to AGENCY) or the first page of the FCA (if to CLIENT), or to the following fax numbers or e-mail addresses (or at such other address, fax number or e-mail address for a party as shall be specified in a notice given in accordance with this paragraph 7(a)):

AGENCY

Fax: (305) 517-1267

E-mail: crivero@RegionsSecurity.us

CLIENT

Fax: _____

E-mail: _____

- b. CLIENT shall give written notice to AGENCY not less than thirty (30) days prior to the intended sale or disposition, in any manner, of the CLIENT, its business, or of the facility or property which is the subject of this Agreement. In the event of any action or other litigation or proceeding which may have the effect of impacting adversely upon the CLIENT or its business including but not limited to, a foreclosure action, receivership or bankruptcy proceeding, CLIENT shall give notice to AGENCY immediately upon the occurrence or upon CLIENT first becoming aware of such occurrence.

- 8. ATTORNEYS FEES:** In the event it shall become necessary for AGENCY to refer any amounts due from CLIENT to an attorney for collection, or to enforce any of the terms of this Agreement, the prevailing party shall be entitled to recover from the other all costs of collection and/or enforcement, including reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action at all levels, including appeal.

9. BINDING EFFECT:

- a. This Agreement shall be binding upon and shall insure to the benefit of the parties hereto and their respective representatives, successors, heirs and assigns.
- b. In the event of any sale or other disposition of the CLIENT or of the premises or property which is the subject of this Agreement, then in that event, the transferee shall be and shall remain responsible for any obligations or CLIENT outstanding as of the date of transfer, and for all terms and provisions of this Agreement.

- 10. RECORDING:** At the option of AGENCY, this Agreement may be recorded in the county in which the real estate being protected is situated, and shall thereupon effect a lien upon the said real estate in favor of AGENCY to the extent of any obligations owed under this Agreement, whether then owed or subsequently accruing, including but not limited to, interest, late charges, reasonable attorneys' fees, and costs of suit.

- 11. SEVERABILITY:** If any provision of this Agreement or the application of any provision to any person or circumstances shall be held invalid, illegal or unenforceable in any respect or for any reason, the Invalidity, illegality, or unenforceability shall not affect any other provision and the remainder of this Agreement shall continue to be binding and in full force and effect, and shall be construed as if the invalid illegal or unenforceable provision had never been contained in it.

CLIENT Representative Signature: _____

Date: _____



- 12. MATERIALITY:** All covenants, agreements, representations and warranties made herein shall be deemed to have been material and relied upon by each party to this Agreement.
- 13. ENTIRE AGREEMENT:** This written Agreement, together with the FCA, contains the sole and entire agreement between the parties, and all prior agreements, understandings and statements, oral or written, are merged into this Agreement.
- 14. MODIFICATION:**
- a. No waiver or modification of this Agreement or any covenant, condition, or limitation herein contained shall be valid unless the parties mutually agree in writing.
 - b. AGENCY sales personnel are not authorized to sign, change, or amend this Agreement neither this Agreement, nor any modification thereto, shall become binding upon AGENCY until executed by an authorized manager or corporate officer of AGENCY.
- 15. GOVERNING LAW:** This Agreement and the performance hereunder, and all suits and actions hereunder, shall be construed in accordance with the laws of the State of Florida. In any action that may be brought arising out of, in connection with, or by reason of this Agreement, the laws of the State of Florida shall be applicable and shall govern to the exclusion of the law of any other forum.
- 16. VENUE:** Any legal action arising out of, in connection with, or by reason of this Agreement, or instituted to enforce this Agreement, must be instituted in a court of competent jurisdiction sitting within the geographical boundaries of Miami-Dade County, Florida, to the jurisdiction of which the parties hereby consent.
- 17. FORCE MAJEURE:** Non-performance of any duty or undertaking under this Agreement shall be excused if caused or resulting from any Act of God, force of nature, war, insurrection, civil disturbance, terrorism, strikes, governmental orders, or any other event or instrumentality beyond the control of the party whose non-performance has occurred.
- 18. HEADINGS:** The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

IN WITNESS WHEREOF, The parties have executed this agreement as of the date and year above written.

Agreed To and Accepted By

AGENCY Representative Name: _____ Title: _____

AGENCY Representative Signature: _____ Date: _____

Agreed To and Accepted By

CLIENT Representative Name: _____ Title: _____

CLIENT Representative Signature: _____ Date: _____



SIGMA SECURITY & INVESTIGATION SOLUTIONS LLC

April 26, 2026

Marsh Harbour Community Development District
1000 Marsh Harbor Drive
Riviera Beach, Florida 33404

Re: Security Services Proposal – Enhanced Community Protection Strategy

Dear Honorable Board Members,

On behalf of **Sigma Security and Investigations Solutions, LLC**, I would like to extend our sincere appreciation for the opportunity to engage with the District and present our security capabilities. It is both a privilege and a responsibility we take seriously to support the safety, quality of life, and overall security posture of the Marsh Harbour Community.


Since our previous engagement, Sigma Security has continued to strengthen its operational capacity, training protocols, and technology integration—ensuring that we remain aligned with best practices in modern community security and risk mitigation. Our approach is not simply to provide security presence, but to deliver a comprehensive, proactive safety strategy that blends visibility, responsiveness, and community engagement.

In furtherance of that commitment, we are pleased to present an updated suite of **three (3) tailored security service options** for the Board’s consideration. Each option has been strategically designed to provide varying levels of coverage, technology integration, and operational support, allowing the District to select a solution that best aligns with its priorities, budget, and long-term vision for community safety.

Our proposed service models include:

- **Professional Uniformed Security Officers (Armed and/or Unarmed)**
- **Mobile Patrol and Roving Security Presence**
- **Access Control and Visitor Management Protocols**
- **Real-Time Reporting and Accountability Systems (SilverTrac Integration)**
- **Emergency Response Readiness and Incident Management**
- **Community-Oriented Security Approach (Safety Ambassador Model)**

Additionally, we have incorporated scalable enhancements such as surveillance support, advanced communication systems, and data-driven reporting tools to ensure transparency, accountability, and measurable performance outcomes.

 (561) 253-5775

 2826 Broadway, Suite 203, Riviera Beach, Fl.

 Cedrick@sigmasecurity6.com  www.sigmasecurity6.com

LICENSE NUMBERS : FL #A3000186, #B3000321


Sigma Security is uniquely positioned to serve the Marsh Harbour Community due to our deep roots in Palm Beach County, extensive public safety leadership experience, and proven ability to collaborate effectively with local law enforcement and community stakeholders.

We respectfully request the Board's review of the enclosed proposal options and welcome the opportunity to discuss any modifications or customizations that would better serve the District's needs. Our team stands ready to meet at your convenience to answer questions, provide further detail, or assist in implementation planning.

Thank you once again for your time, consideration, and commitment to maintaining a safe and thriving community.

Respectfully submitted,

Cedrick A. Thomas
Managing Member
Sigma Security and Investigations Solutions, LLC

 (561) 253-5775

 2826 Broadway, Suite 203, Riviera Beach, FL.

 Cedrick@sigmasecurity6.com  www.sigmasecurity6.com

LICENSE NUMBERS : FL #A3000186, #B3000321

ATTACHMENT A
SECURITY SERVICES PROPOSAL PACKAGE
Marsh Harbour Community Development District

I. PRICING & SERVICE OPTIONS

Option #1 – Essential Coverage

Annual Cost: \$363,944

Billing Structure: 26 bi-weekly installments

Bi-Weekly Payment: \$13,998.62

Gatehouse Guard: 24 hours/day (168 hours/week)

Rover Patrol: 8 hours/day (56 hours/week)

Option #2 – Enhanced Coverage

Annual Cost: \$399,312

Billing Structure: 26 bi-weekly installments

Bi-Weekly Payment: \$15,358.15

Gatehouse Guard: 24 hours/day (168 hours/week)

Rover Patrol: 12 hours/day (84 hours/week)

Option #3 – Premier Coverage

Annual Cost: \$428,680

Billing Structure: 26 bi-weekly installments

Bi-Weekly Payment: \$16,487.69

Gatehouse Guard: 24 hours/day (168 hours/week)

Rover Patrol: 16 hours/day (112 hours/week)

II. STAFFING SCHEDULE OVERVIEW

Gatehouse Security (All Options): 24/7 continuous coverage with three shifts (6AM–2PM, 2PM–10PM, 10PM–6AM)

Rover Patrol Deployment:

Option #1: 2PM–10PM, Option #2: 10AM–10PM, or Option #3: 6AM–10PM

III. SCOPE OF SERVICES


Access Control, Visitor Logging, Vendor Screening, Patrols, Amenity Monitoring, Incident Response, Suspicious Activity Reporting, Parking Monitoring, Perimeter Checks, Emergency Coordination, Daily Activity Reports, Real-Time Reporting, Community Safety Presence

IV. OPERATIONAL FEATURES INCLUDED

SilverTrac Reporting System, Licensed Officers, 24/7 Supervision, Emergency Coordination, Customized Post Orders, Monthly Reporting

V. VALUE-ADDED ENHANCEMENTS

Camera Integration, LPR Support, Drone Assessments, Access Control Consulting, Event Security Staffing

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