



**MARSH HARBOUR
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JULY 17, 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

July 17, 2026
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
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- J. Administrative Matters
- K. Board Member Comments
- L. 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

9-3-29

My commission expires

Publication Cost: \$258.47

Tax Amount: \$0.00

Payment Cost: \$258.47

Order No: 11701599

Customer No: 730531

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of Copies:

1

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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.

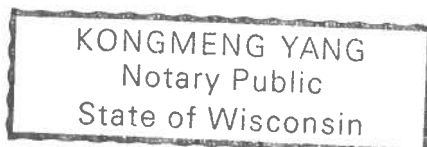
From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

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



Good morning Members of the CDD Board,

Please accept this letter as my formal resignation from my position on the Community Development District Board, effective following my final board meeting on **June 12, 2026**.

Serving on this board for the past five years has been a rewarding and meaningful experience. It has been a privilege to contribute to our community, share my knowledge and perspective, and work alongside board members and residents to help guide the district's growth and success. I am grateful for the opportunity to have served and to have been a positive voice within our community.

This decision is bittersweet. I accepted a new position at work that requires a significant increase in my time commitment, including additional meetings and responsibilities. As a result, attending board meetings, particularly the 10:00 a.m. Friday's meeting schedule has become increasingly challenging and difficult to balance with my professional obligations.

I also believe that this transition creates an opportunity for another member of our community to step forward, share their voice, and contribute their knowledge and talents to the district. Fresh perspectives are valuable.

While I will no longer serve in an official capacity on the board, my commitment to this community remains unchanged. Whether I am a member of the board or not, I will continue to be an active voice in our community, supporting efforts that make our district a great place to live and helping contribute to its continued success whenever I can.

Thank you for the trust, support, and collaboration I have experienced during my time on the board. I wish the board and the district continued success in the years ahead.

Sincerely,

Nadine

**MARSH HARBOUR
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 12, 2026**

A. CALL TO ORDER

The June 12, 2026, Regular Board Meeting of the Marsh Harbour Community Development District (the “District”) was called to order at 10:00 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 May 22, 2026, and May 29, 2026, 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, Tasha Mullings and Nadine Sampson 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 Ginger Wald of Billing, Cochran, P.A.; and Onsite HOA Manager, Tara Bennett.

Also present were the following:

I Watch Security – Christopher and Ricardo
Regions Security - Carlos Rivero and Joseph
Hi-Tek Security - Eleodoro DeCastro and Eve Grana
Tact Tach Security - Taylor Matchton and Andres Guarnizo
Mark Gardener- District resident of 2009 Nasua Drive

D. ADDITIONS OR DELETIONS TO THE AGENDA

New Business #3 was added: Consider Acceptance Board Resignation.

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

There were no comments from the public.

F. APPROVAL OF MINUTES

1. May 15, 2026, Regular Board Meeting

The minutes of the May 15, 2026, Regular Board Meeting were presented.

A **motion** was made by Mr. Pollock, seconded by Mr. Walker and unanimously passed approving the minutes of the May 15, 2026, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Palm Beach Post* on May 22, 2026, and May 29, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

There was no public comment on the Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

**A RESOLUTION OF THE MARSH HARBOUR COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027
BUDGET.**

A **motion** was made by Mr. Pollock, seconded by Ms. Briggs and unanimously passed adopting Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

1. Discussion Regarding Envera

Ms. Wald advised that she was working with Envera’s attorney to get the details finalized for the contract. Ms. Wald explained there were some areas of concern in the contract, but she had a meeting with the attorney tomorrow morning. If they cannot agree to the terms, it will be brought back to the Board for discussion.

2. Update Regarding Current 20-Year Old Sprinkler System

Ms. Bethel advised that she had spoken with Mr. Russ, and he stated that Marsh Harbour had repaired most of the sprinkler system, therefore they would not need to replace the entire thing. Mr. Russ did prepare a proposal for the Board to review. The Board reviewed the proposal and agreed that they would not move forward with the proposal for irrigation replacement.

Ms. Bethel also noted that Mr. Russ also mentioned that with excess rain he would recommend extra services to keep the community looking good.

I. NEW BUSINESS

**1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting
Schedule**

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MARSH HARBOUR COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Pollock, seconded by Mr. Walker and unanimously passed adopting Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule, as presented.

2. Security Presentations

a. Discussion Regarding Security Proposals

Ms. Bethel introduced the security companies, as follows, and each were given 10 minutes to present.

Tact Tek Security
I Watch Security
Regions Security
Hi-Tek Security

After completion of the presentations, a lengthy discussion ensued. The Board requested that the three proposals be brought back to the next meeting for further discussion.

3. Consider Board Resignation

Ms. Wald stated that this would be Ms. Sampson's last meeting, according to the resignation letter.

A **motion** was made by Mr. Pollock, seconded by Ms. Briggs and unanimously passed accepting Ms. Sampson's resignation from the Board.

J. ADMINISTRATIVE MATTERS

Ms. Bethel noted that the Board had previously asked about the warranty on the new compressors for the lakes. It has a 2-year warranty.

Ms. Bethel reminded the Board that their 2025 Form 1 – Statement of Financial Interests was due July 1, 2026.

Ms. Bethel also reminded the Board Members to complete their 4 hours of required ethics training by December 31, 2026.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:41 a.m. on a **motion** made by Ms. Mullings, seconded by Mr. Pollock 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*.



1100 NW 72nd Ave
Miami, Florida 33126
Website: www.RegionsSecurity.us

Tel: (305) 517-1266
Fax: (305) 517-1267
Tel: (877) 505-7774

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: _____



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**



561-601-5280



TACTECHSECURITY.COM

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INFO@TACTECHSECURITY.COM



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**



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PRICING BREAKDOWN

PROPOSED BUDGET		PER YEAR BUDGET BREAKDOWN	
Marsh Harbor HOA Budget 2026		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		PER MONTH BUDGET BREAKDOWN	
Marsh Harbor HOA Budget 2026		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



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YOUR SAFETY IS OUR PRIORITY





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

TAYLOR MATCHTON

PRESIDENT/CEO



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THANK YOU!