



**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
MAY 3, 2023
4:30 P.M.**

Special District Services, Inc.
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AGENDA
UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn and Suites
8565 Cooper Creek Blvd.
Sarasota, Florida 34201
REGULAR BOARD MEETING
May 3, 2023
4:30 P.M.

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Public Notices

04/22/2023

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NOTICE OF BOARD MEETINGS UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given that the Board of Supervisors (“Board”) of the University Place Community Development District (“District”) will hold a Board Meeting on May 3, 2023, at 4:30 P.M. in person in the Hampton Inn & Suites Sarasota/Lakewood Ranch, located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201. Notice is hereby given that the Board of Supervisors (“Board”) of the University Place Community Development District (“District”) will hold a Board Meeting on May 24, 2023, at 4:30 P.M. in person in the Hampton Inn & Suites Sarasota/Lakewood Ranch, located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agendas for these meetings may be obtained by contacting the District Manager by email at mkrizen@sdsinc.org or by telephone at 941-223-2475. These meetings may be continued to a date, time, and place to be specified on the record at the meetings. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 561-630-4922. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice. University Place Community Development District UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT PUBLISH: SARASOTA HERALD TRIBUNE 04/22/23; #8724617

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 22, 2023**

A. CALL TO ORDER

The February 22, 2023, Regular Board Meeting of the University Place Community Development District (the “District”) was called to order at 4:31 p.m. at the Hampton Inn & Suites by Hilton – Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on February 10, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairperson Tamara Cash, Vice Chairman William Poole and Supervisors Sarah Kupiec, David Myers and Denise Broyhill.

Also in attendance were Michelle Krizen of Special District Services, Inc.; District Counsel David Jackson of Persson, Cohen, Mooney, Fernandez & Jackson, P.A.; and District Engineer Robert Dvorak of BDI Engineering.

Also present were the following members of the public:

Susan Lerman	Arnold and Sandy Rahman
Stan and Irva Solomons	Ric and Shirley Romanoff
Vickie and David Francis	June Busby
Gary Greene	Julie Arone
Armand and Michaelene Houze	Sally and Stuart Uhlman
Karen Ingrassia	Patrick Gillespie
Jeffery Latto	Doug Kenny
Colleen Lynch	

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. PUBLIC COMMENT

Julie Arone noted her support of a perimeter wall, as she has small children. She indicated it would provide not only safety but would also improve the noise from the traffic. She further indicated that most, if not all the communities on Honore, are already walled.

Rick Bailey is not sure if he is for or against a wall, but he would like to know the costs of the project and for those costs to be broken down on a per household basis. Mr. Bailey encouraged the Board to reach out to as many households as possible for additional input.

F. APPROVAL OF MINUTES

1. January 30, 2023, Regular Board Meeting

The minutes of the January 30, 2023, Regular Board Meeting were presented for consideration.

The correct spelling of the residents who were present are as follows:

Stuart and Sally Uhlman
Arnold and Sandy Rahman

In addition, on Page 4 Ms. Cashi should not be spelled Kashi.

The Board Members present should read Myer not Meyer.

A **motion** was then made by Ms. Cashi, seconded by Ms. Broyhill and passed unanimously approving the minutes of the January 30, 2023, Regular Board Meeting, as amended.

2. February 15, 2023, Workshop

The minutes of the February 15, 2023, Workshop were presented for consideration.

A motion was made by Ms. Broyhill, seconded by Ms. Cashi and passed unanimously approving the minutes of the February 15, 2023, Workshop, as presented.

G. OLD BUSINESS

1. Status of Irrigation Pump Stations, Well Pumps and Main Line Pump Replacement

Pump 1 was repaired as of February 3, 2023. We replaced one of the aquifer pumps and all pumps are now running properly.

Pump Station 2 pump and motor were replaced and the small crane truck rutted up the area. TLC has proposed bringing in soil and sod to smooth out the area. There is a small area behind pump 5 that also has damage. The cost to repair both of these areas is \$520.

Recharge Station 3 and the float needs to be replaced with the correct float so we do not damage the pump equipment. This will cost \$750.

Pump Station 4 there is a problem with the pond level. The pond is extremely low. It is likely the aquifer well that recharges the pond is not working.

There is burnt relay and the float is sitting in weeds that inhibits the ability to move up and down. Mr. Myers would like to relocate it to a free-floating area. The cost of those repairs is \$1,928.

The steel arm that holds up the equipment (three pairs need replacement) – the cost for this is \$140.

Locks for two of the pumps and lock boxes for the pumps will cost \$180.

A **motion** was made by Mr. Myers, seconded by Ms. Kupiec and passed unanimously authorizing spending \$3,483.57 to repair, replace and maintain pumps and grounds as listed above.

2. Cost and Benefits Evaluation of Mainline Connection for Irrigation Pump Station Redundancy

The previous studies have not been located. Mr. Dvorak will reach out to American (who did the previous study) to see if they can locate the report in their files.

3. Discussion Regarding Proposed Authorization Schedule for Engaging Pump Contractor

Consider Resolution No. 2023-05 – Authorizing Disbursement of Funds for Certain Continuing Expenses Without Prior Approval of the Board

Resolution No. 2023-05 was presented, entitled:

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously adopting Resolution No. 2023-05, as presented.

5. Update on Sidewalk Drainage – Engineer

Mr. Houze spent the day with Mr. Dvorak. There were 10 areas requiring spillway; 2 areas requiring a rip up and repour at a higher level and 3 areas needing the lip grinded. The proposal from Sitemasters came in at \$9,275. The areas are marked on a map, which was sent to Mr. Dvorak today. Since the Board has not yet seen the locations of where the work is necessary, they decided to wait until the next meeting (April) to consider this item. The maps will be shared with the Board this week.

6. Update on Meeting Street Turn Around – Engineer

We have received our permit from South West Florida Water Management District (SWFWMD) and need to obtain easements from the HOA. We have also received the sketch and legal from the survey

for review. Mr. Dvorak had no comments on them. The surveyor will finalize them and sign and seal the survey. This will be sent to District Counsel for easement documents.

This was sent out again for another round and Gulf Coast Construction is planning to submit a proposal. This will give the Board a second option.

7. Update on Stone Surround – Kupiec

The quote was shared at the last meeting with the median and 7 Oaks relandscaping as one project relocating the stone surround. The layout was shared and discussed at the Workshop. There was a question about irrigation that is still awaiting a response with layout. There was a not to exceed amount of \$1,000 for the irrigation request. A discussion ensued with the history of the stone surrounds and the reasoning behind the rocks. The rocks were designed to keep the landscaping mulch in place since they are on a hillside. TLC explained in the proposal that if mulch is done correctly, as well as edging, there will be no landscaping issues. A resident spoke in favor of the rocks and also expressed their trepidation.

A **motion** was made by Ms. Broyhill, seconded by Mr. Myers and passed unanimously authorizing spending \$12,319.75 with an additional not to exceed amount of \$1,000 for irrigation for the relocation of the rocks and relandscaping of 7 Oaks and the median.

8. Update on Perimeter Wall

Sally Ullman and Allyssa Diggott wrote the following to be considered for use at the beginning of the survey explaining the wall. There are several community members who are not aware of the incident that occurred in October. The following was read out loud:

The CDD would like to bring to the attention of University Place residents some of the issues that are being discussed that will affect everyone. Since the community was built back in 2004, the area has seen many changes including expansion that surrounds us. This brings with it traffic, noise and crime. The safety of this community is at the forefront of the CDD initiatives.

On October 25, 2022 at approximately 8 P.M., two University Place homes located along Cooper Creek fell victim to a drive-by shooting, resulting in interior and exterior damage to the homes. Thankfully no one was hurt.

The Manatee Sheriff's Office is still actively investigating the incident. The deputies involved stated that the most likely scenario is that the shootings were a random event and that this type of gun violence is increasingly becoming more common in our area.

The following issues are being discussed that will bring changes to University Place for better safety. These issues include better gate security, cameras, and a wall that may eventually be erected along Cooper Creek and Honore, and possibly other areas. We are asking you to complete this survey.....

At the Workshop some survey items were discussed. A good way to distribute the survey was discussed. Ms. Kupiec will research the best way to distribute the surveys and present the findings at the next Workshop.

The option of publishing a RFQ might be a better option, as a design/build to avoid the costs necessary with a spec package in a RFP. Builders could be invited to workshops in the next few months. This will be done concurrently with the survey. A discussion ensued about making sure there are at least 3 options. The community is aware of the areas and intent of the wall and is more for the safety of the community and not to be considered as a sound barrier.

9. Update on Resident Gate Tower – Poole

The resident tower arrived. Unfortunately, it was the wrong one. A new one is on order and can take up to 10 weeks for delivery. Envera has some on order and if theirs arrives before ours, they will give us theirs and take ours once it arrives.

A presentation will be made by SECURITAS at the April meeting.

The May meeting will be Envera. The two presentations will allow the public to ask questions and provide feedback before choosing the gate monitoring contract.

The guest side was hit by a car, which Mr. Poole fixed.

10. Discussion Regarding District Website, E-Mails and Constant Contact Software

Ms. Krizen shared that there was a hold with GoDaddy on the .org and the site should be changed on the 26th. Special District Services will process it as soon as possible. Constant Contact will not be used.

11. Update on Irrigation System

The Cooper Creek contractor for the traffic light severely damaged irrigation. There needs to be new piping, nozzles plus the labor involved. The cost to redo the entire job comes to \$9,598.96. For about \$5,000 half of the irrigation could be done next week. A discussion ensued. PCL general contractor and Tom Green from public works have discussed who is responsible. PCL is responsible for returning the landscaping to the way they found it. We need TLC to document what the irrigation/landscaping looked like previously. At this time we are going to wait for the contractor to make the repairs. Mr. Myers will work with TLC to get something in writing to document what the irrigation was like before the project started and what the current situation is so that we can ensure that it is returned to the previous condition (prior to construction).

Susan Lerman with the HOA is willing to talk with Tom Green as soon as she has documentation. She noted that it was CDD water but HOA landscaping. Mr. Dvorak will get the scope of the project for the CDD.

On both Cooper Creek and Honore there are 2 controllers that do not have any communication technology to let anyone know if they are functioning properly. If you cannot measure it, you cannot manage it. Mr. Myers will look at a preliminary sketch to allow irrigation contractors to look at and monitor the controllers. He plans to present this information at the next Workshop.

H. NEW BUSINESS

1. Consider Resolution No. 2023-04 – Authorizing Electronic Approvals and Check Signers

Resolution No. 2023-04 was presented, entitled:

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING SPECIAL DISTRICT SERVICES, INC. TO ACCESS DISTRICT CHECKING/OPERATING ACCOUNTS, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

This resolution number is being reassigned due to a previous error. It was previously numbers 2023-01; however, that number had already been used in October for a resolution regarding a Revised Budget Amendment.

A **motion** was made by Ms. Broyhill, seconded by Mr. Poole and passed unanimously adopting Resolution No. 2023-04, as presented.

2. Discussion Regarding Replacement Sign for Inside Exit of Honore Gate

There is a sign that says “Gates Automatically Open After Each Vehicle” that is cracked and faded. All other signs were replaced by the HOA and this one was not replaced because it is CDD property. Ms. Broyhill will reach out to the HOA to use the same vendor so that the sign is consistent with the community. Ms. Broyhill will send the information to Ms. Krizen.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously approving the replacement of the sign, as presented.

3. Discussion Regarding Parking Violations

Ms. Broyhill is concerned about legal issues with towing cars.

The e-mail account is currently locked and will resume the 1st week of March. The policy will be followed, using the dedicated e-mail and established form.

4. Field Inspection Report on Pond Outfall Structures

JMT site inspection - there are 5 grates the engineer recommends removing. Ms. Cashi has reached out to Rob Oday for a quote

Ms. Kupiec has reached out to TLC about a quote on trimming the spots indicated.

Mr. Myers noted that there is a hole in the concrete on the outflow structure in Pond 4, which is causing the pond to leak to an inappropriate level. This is the pond that is used for Pump Station 5. This is an urgent repair, as it is costing to pump from the aquifer to maintain the proper level. Mr. Dvorak has said it needs to be sealed with hydraulic grout. Mr. Dvorak has received a verbal quote in the amount of \$400 from Sitemasters. Mr. Myers requested authorization for the repair.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously approving \$400 for the repair of Pond 4 infrastructure.

4. Workshop Items, as Required

There were no additional Workshop items to address.

I. ADMINISTRATIVE MATTERS

1. Financials

Special District Services has found a way to increase interest earned from the bank. Ms. Cashi will sign a form authorizing the change and we will update the account.

The next meetings are scheduled for Workshops on March 15, 2023, and April 12, 2023, and a Regular Board Meeting of April 26, 2023.

A question of a reserve study was asked by Mr. Myer. Ms. Cashi will look for the most recent study.

2. Legal Report

The updated camera and recording policy will be presented at the next meeting for consideration.

3. Engineer's Report

The depression on Charleston Street - Mr. Dvorak submitted a request to the County with roadway and utilities groups. The results were that it is not related to the manhole and was therefore the CDD's responsibility. Sitemasters will prepare a proposal with cut out, excavation and clean fill to get it flat again. Mr. Dvorak will send the proposal once received. This needs to be addressed in a timely manner.

The inlet tops - there are 4 that have been hit or the steel is corroding. Sitemasters submitted a proposal to chip out the cracking concrete, cut out the rusty rebar and epoxy so the new concrete adheres to it. It is not a safety or health issue but repairing it will give us more life. We are maintaining, but at some point, it will require replacement.

J. BOARD MEMBER COMMENTS

Light Up Manatee is an initiative that provides solar lights that are down lit, if the District can qualify for the project. The access road, medians and Sea Island would be ideal locations. If anyone has any areas they would like to be considered, please let Ms. Cashi know.

Bids will be accepted for gates, cameras and security. In the gate reserve we only have enough for contract work. Can we use General Funds? Envera offers 3.1% interest but SECURITAS offers 0%. This is a \$70,000 quote that can be built into the monthly costs. A decision will have to be made at the May meeting, due to budget and contract deadlines.

Mr. Myers requested that the District work with the HOA for the grate removal since they originally installed the grates to maintain the fish in the ponds. The Pond Committee meets next month and will

try to get consensus. In the interest of the friendly relationship with the HOA, the CDD will obtain proposals but not move forward until we hear from the HOA.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Cashi, seconded by Mr. Poole and passed unanimously adjourning the meeting at 6:40 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

University Place CDD Workshop minutes 03/15/2023

Bill Poole, Denise Broyhill, Sarah Kupiec, Tami Cash, David Myers
Residents present: Susan Lerman, Gary Greene, David Pere, June Busby

On the Cooper Creek/Honore wall - Denise is going to check with Taylor Morrison builder of Esplanade to see who built their wall on Honore. Sarah will send the survey to Michelle to send out to the board who can approve to send to Nicole out to the residents.

Update on the Gate: two presentations coming - Securitas in April, and Envira in May
Bill recommended not renewing the contract with Envira so that we have options. The stop date is March 24.

Bill also recommended getting a new collections company to collect on gate arm damages.

Bill discussed a system with Action Security that worked independently of a company, but the members thought that wasn't right for our neighborhood.

Sarah updated landscaping of the Seven Oaks median - there were questions about the \$1000 irrigation . She is still getting details about what is included in that.

We still need a schedule for the mulching.

June Busby mentioned that the HOA landscape committee is mulching the first or second week of April so we will try coordinate.

We need two signs at the exit gates - Denise is coordinating with the person who made the signs for the HOA to get prices so that they match the rest of the new HOA signs.

David reported that pump station 5 was down this week and is getting it looked at.

Rain is slowly filling the ponds.

David is looking at the irrigation controllers and looking at getting battery backups for them that will be independent of HOA devices.

Regarding the Cooper Creek median strip damage from county construction - Update from the engineer Robert that there is actually a document regarding responsibility regarding damage to irrigation and landscaping. He is trying to get the document.

Regarding the Charleston Road damage/dip - per Robert, the damage is not urgent or an emergency, and it will be repaired when the sidewalks are repaired (by that company).

David Pere (resident) asked about the barricades on Cooper Creek that are now resting on trees, the fence, etc. Per Susan, the county is planning on fixing the sidewalk and construction is delayed until June. The barricades are theirs as it is a county issue and we shouldn't move them.

David also asked that regarding TLC, they are not taking care of the common area grass between the sidewalk and fence on Cooper Creek and Honore. Tami will ask Sarah to look into their contract and ask them to maintain it and remove leaves in that area.

CDD Workshop minutes 4/12/23

Attendees: David Myers, Tami Cashi, Denise Broyhill, Bill Poole and resident Kathy Siterlie

David gave pump/irrigation updates: Hoover can come to the next workshop and give us a brief presentation.

There is a contract with WET that David was not aware of for pump maintenance that he recommended we cancel - there is a clause for a cancellation with 30 days notice.

There are snails in the filter of pond 15 near Coates Row. David recommended getting at least 200 sunfish which can eat the snails because we don't want to use toxins.

Pump station 1 had a major pipe break which may have been intentional. The repair process caused a part of the intake to fall into the pond, and it will have to be retrieved.

David updated the rest of the board on the irrigation costs to date.

David also presented the board with the TLC proposal to do the 7 Oaks Circle irrigation. We had previously agreed to approve this as 'not to exceed \$1000'. But the proposal came in at \$2389. This will be discussed at the public meeting.

David would like to rent a data logging flowmeter at the cost of \$800/wk for a limited time to help measure/analyze water flows before buying the new pumps.

There will be a formal proposal at the public meeting.

The mulching has begun!

The wall survey was discussed and needs several revisions - those are being sent in.

We discussed overall dissatisfaction with the website (design, information, functionality, etc.).

We would like to either take control of the website ourselves or be able to make changes/updates to it ourselves on a regular basis. It is not providing the information that we as a board need or any information useful to the residents. We have the ability to make it ADA compliant. We can discuss at the public meeting.

Bill went over the Securitas proposal for the gates and reminded us that they are presenting at the public meeting.



A Security Proposal for University Place

Video Surveillance Solution & Remote Entry/Exit Management

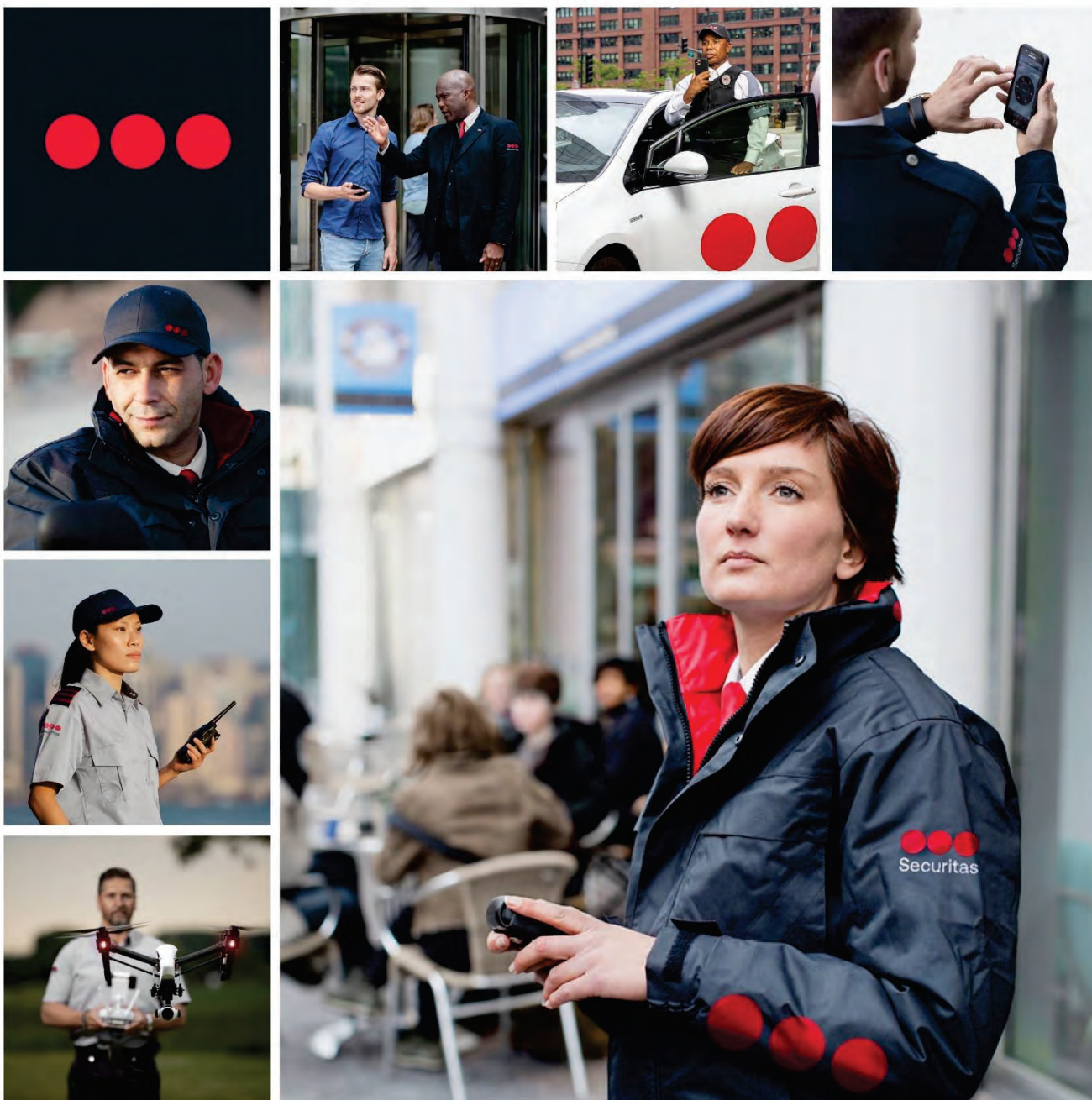
Michael Peters, Business Development Manager
November 14, 2022 | www.securitasinc.com

Securitas Security Services Inc.
3450 Buschwood Park Drive, Suite 340
Tampa, FL. 33618



Confidentiality Statement

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





SECURITAS INTEGRATED GUARDING

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

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

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

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





SECURITAS TIMELINE

1850

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



1934

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



1999 – 2000

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



2006

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

2012 – 2013

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



2012 – 2014

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

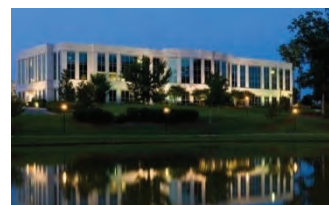
2015

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



2016

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



2018

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





SECURITAS SOLUTIONS SUPPORT TEAM

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

Knowledge Team

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

Solutions Engineers

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

Project Management

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

Remote Solutions Support Desk

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

Commitment to Quality

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

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

CONFIDENTIAL: SECURITAS USA AND UNIVERSITY PLACE. SEE PROPRIETARY RESTRICTIONS ON PAGE 2.



REMOTE GUARDING OVERVIEW

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



SECURITAS OPERATION CENTER

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

REMOTE GUARDING OFFICERS

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



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REMOTE GUARDING SERVICE MODEL

Event-Based Approach

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

Shared Service Model

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

REMOTE GUARDING PLATFORM

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

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

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

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



University Place

PROPOSAL OBJECTIVES

Main Gate, Securitas proposes to install an Avigilon 8TB NVR with three (3) 3MP 9-31mm lens bullet cameras with IR, two (2) 3MP 3-9MM lens bullet cameras with IR, one (1) 3MP multisensor with IR, and one (1) TEKWave video call box for remote visitor management. Securitas also proposes to connect the existing RFID to the TEKWave system.

Back Gate, Securitas proposes to install an Avigilon 4TB NVR with two (2) 3MP 9-31mm lens bullet cameras with IR and one (1) 3MP multisensor with IR. Securitas also proposes to connect the existing RFID readers to the TEKWave system.

DESIRED OUTCOME:

UNIVERSITY PLACE WOULD LIKE A SECURITY PROGRAM WHICH:

- Reduced costs associated with remote visitor management
- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors
- Increases visibility in key areas such as the main gate

REMOTE GUARDING SERVICES

The below services are included in this proposal and are estimations of activity that have been either shared by the client or approximated based upon Securitas' experience with similar types of clients and variables.

INTERNET TO BE PROVIDED BY CLIENT

A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network. Additionally, a cellular back-up connection will be in provided by Securitas to mitigate any connectivity issues in the event of an Internet outage.

Remote Entry/Exit Management: Securitas will receive up to two thousand (2,000) monthly requests for entry 24/7 as outlined below.

Response to requests for access to the site will be managed by an RGO. The request for entry is typically initiated by an intercom station or call box. Our RGOs will connect to video and audio equipment to view the location and communicate with the requestor.

They will gather the required information including, but not limited to:

- Requestor's Name
- Name of the person they are there to visit

To confirm authorization for entry, the RGO will:

- Confirm the name matches a license or ID provided



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- Reference the approved list of visitors in a Visitor Management System
- Call the appropriate party by referencing a Visitor Management System
- Should the visitor not be listed on the approved list in Visitor Management System, the RGO would then call the individual the requestor is visiting to verify entry.

The RGO will grant or deny access as applicable, providing any instructions according to the Remote Guarding SOP. They will confirm full entry and report any security threats as necessary. Security threats such as a malfunction of the entry point, forced entry or tailgating that are noticed at the time of request of entry will be escalated to the appropriate party.

Click for a video on [Remote Entry/Exit Management](#)

SCOPE OF WORK

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

1. Main Gate, Securitas will provide and install:
 - a. An Avigilon 8TB NVR with a UPS, Keyboard, and Mouse. The NVR to be in the guardhouse.
 - b. Three (3) 3MP 9-22MM lens bullet camera with IR for license plate identification.
 - c. Two (2) 3MP 3-8MM lens bullet camera with IR for overview of the gate area.
 - d. One (1) 3MP multisensor with IR for a 270 degree coverage of the front of the community entrance.
 - e. CAT 6 cabling to be used with POE for camera power.
 - f. A TEKWave video call box for remote visitor management. The call box to be installed by the guardhouse where the existing call box is located.
 - g. The camera on the island will be connected to the guardhouse equipment by using the existing cable. If the cable needs to be replaced it will be an additional charge.
 - h. ATEKWave controller and connect the existing RFID to the TEKWave system. Pricing includes cloud service for the TEKWave system.
2. Back Gate, Securitas will provide and install:
 - a. An Avigilon 4TB NVR with a UPS. The NVR to be installed a NEMA box with AC unit.
 - b. Two (2) 3MP 9-22MM lens bullet camera with IR for license plate identification.
 - c. One (1) 3MP multisensor with IR for a 270 degree coverage of the front of the community entrance.
 - d. CAT 6 cabling to be used with POE for camera power.
 - e. Connect the existing RFID reader to the TEKWave system with a controller.



CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

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

REMOTE GUARDING EVENTS

- Remote Guarding costs in this proposal are based off expected activity. Any fluctuation over that amount could result in a higher cost.
- Entry Management - Owner is responsible for providing and maintaining an up-to-date master list of approved visitors for Securitas Remote Guarding.

GENERAL REQUIREMENTS

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

WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer provided software updates for Securitas provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse or acts of nature.



EQUIPMENT DESCRIPTION

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

Quantity	Description
1	HD Video Appliance 8-port 4TB unit,
1	HD Video Appliance 8-port 8TB unit,
9	ACC 7 Standard Edition camera license
5	3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 9.5-31mm f/1.4, Integrated IR
2	3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.1-8.4mm f/1.6, Integrated IR
2	3x 3MP, WDR, LightCatcher, 2.8mm, with IR
7	Junction Box for the Bullet Camera
1	22" LED Monitor
2	350VAC UPS
1	HDMI Cable 6 foot
1	Keyboard and Mouse
2	CAT 6 Cable
1	TEKWave Video Call Box with Pedestal
2	TEKWave Controllers with Battery Back-up
1	NEMA Box with 2000BTU AC Unit
1	POE Switch with NEMA Box



MAINTENANCE AND SERVICE PROGRAM

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

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

MAINTENANCE PLAN

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

Typically, this includes:

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

PREVENTATIVE MAINTENANCE DETAILS

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

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

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

ADVANCED HEALTH MONITORING

For newly installed systems, Securitas monitors the health, including the uptime and response time of the video surveillance system through a network monitoring software. This software pings every device with an IP address multiple times per minute to ensure functionality and bandwidth of the system over the network. In the event communication is not received consecutively, indicating a network failure, an alert is sent to the Securitas Remote Solutions Support Desk, who investigates and attempts to remotely troubleshoot the system. Should the issue require further action, Securitas will issue a service ticket to send a Securitas service technician to the site and / or work with the client IT team to repair the functionality of the system.

While the health monitoring is constantly taking place around the clock, the Remote Support will only take place Monday through Friday, from 8 am to 5 pm EST.



PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 5 Years	Monthly
Technology Including Installation, Remote Guarding & Standard Corrective and Preventative Maintenance Programs	\$ 7,132.73

Client will be billed \$7,132.73/mo. for 60-months (5 Years). 60-month (5 Year) term will begin once Company Equipment is installed.

Outright Purchase Pricing Summary	
	Outright Purchase Price
Equipment & Installation	\$ 72,238.57
Contract Term: 5 Years	Monthly:
Service & Preventative Maintenance	\$ 237.58
Remote Guarding	\$ 5,660.00
TOTAL SERVICES:	\$ 5,897.58

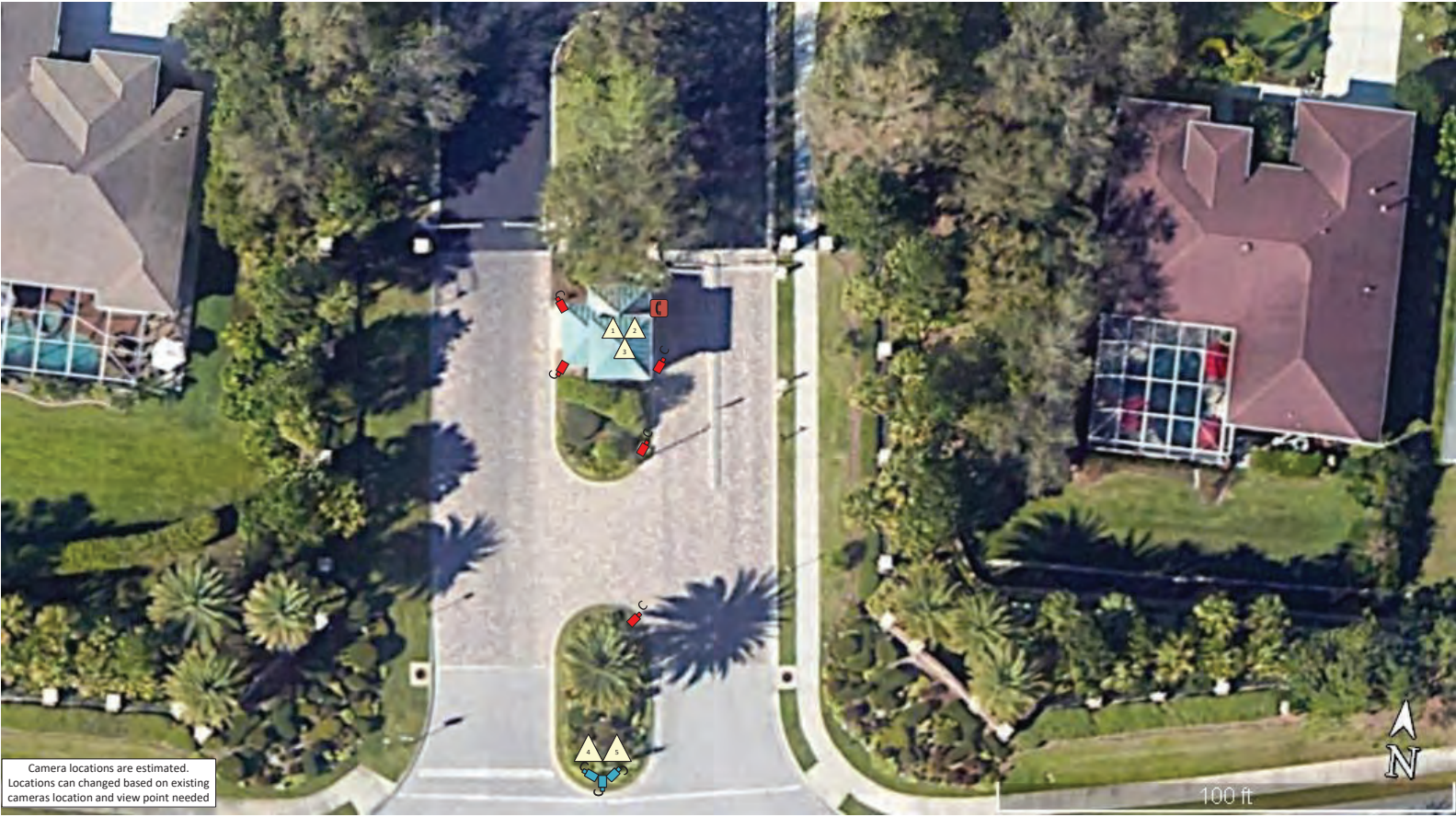
Client will be billed \$5,897.58/mo. for 60 months (5 Years). 60-month (5 Year) term will begin once Company Equipment is installed.

PRICING VALIDITY

This quotation shall remain valid for a period of forty-five (45) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

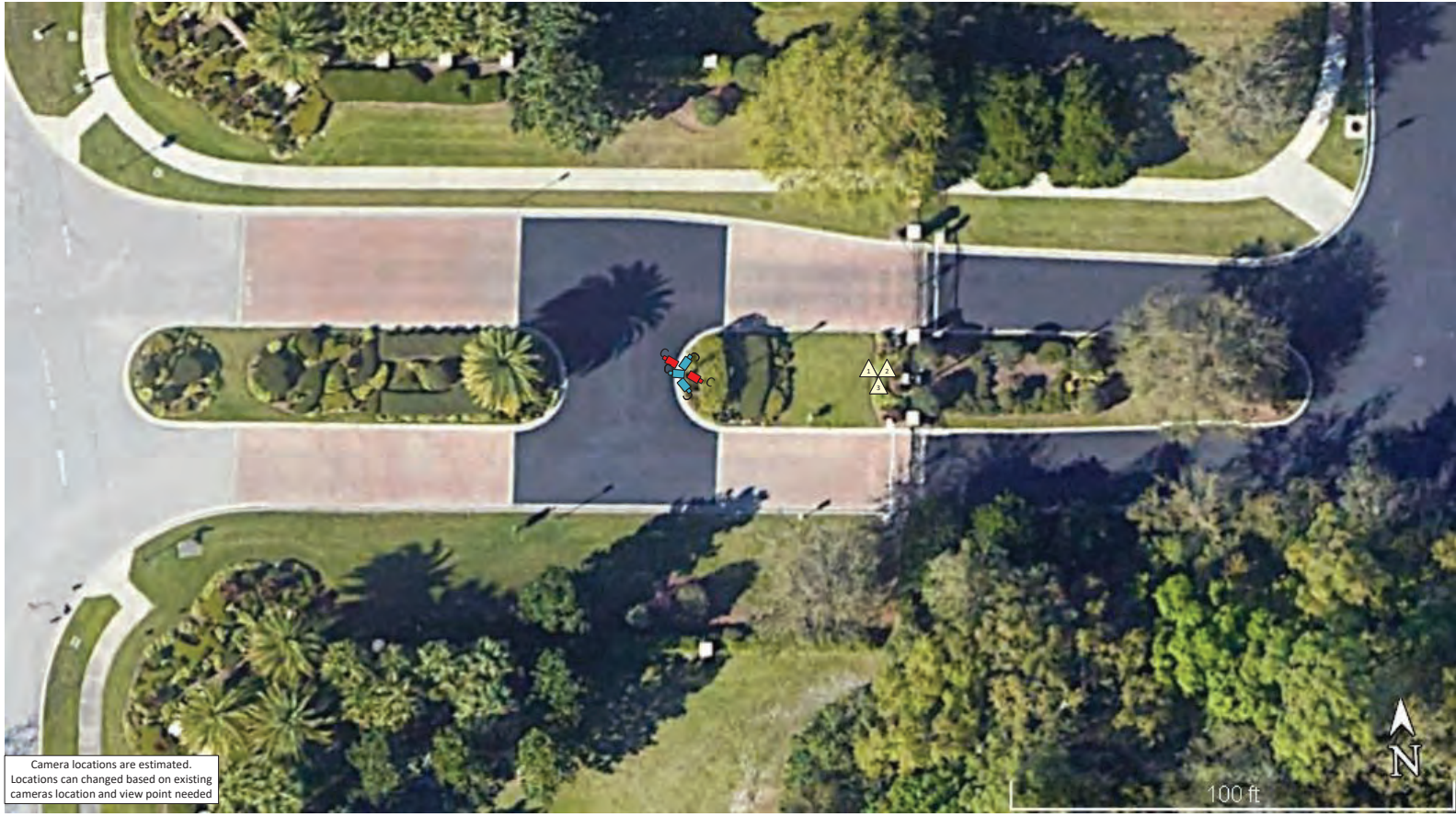
Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walk through. Securitas will present University Place with an updated cost estimate for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

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Camera locations are estimated.
Locations can be changed based on existing
cameras location and view point needed

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Securitas Remote Entry/Exit Management

An efficient and effective way to proactively protect your people, premises and assets.

Whether you have sporadic activity during slow hours, are looking to streamline and have better records of your entry processes, or need to fill in gaps during officer breaks, Remote Entry/Exit Management can provide the coverage you need.

Securitas works with our clients to determine the appropriate procedures on:

- what can be automated
- what needs to be recorded
- how efficiencies can be realized



Advantages of Entry/Exit Management

- Provides on-demand processing of individuals requesting access to your facility
- Maintains the security of your facility's entry points and appropriately documents employees, visitors and contractors as they enter or leave
- Creates meaningful data that helps track personnel activity, insuring each request is handled uniformly
- Enhances the productivity of your security program
- Acts as part of a comprehensive Protective Services portfolio

How Entry/Exit Management Works

- Expert consultative design optimizes service delivery
- Video surveillance system and access control devices connect to the 24/7 Securitas Operations Center
- Highly trained security professionals remotely provide on-demand processing of individuals requesting access to your facility and authorize entry only to those with appropriate credentials
- Two-way audio allows for real-time interaction, verification and communication of key information and details
- Events are documented and auditable should the need arise
- Open platforms allow existing equipment to be utilized, often in combination with the latest available technology

Partner Network Brings Together the Industry's Best

Securitas has global agreements with some of the security industry's top innovators, allowing us to deliver the best possible technology and services.

Knowledge Leader in Security

Securitas Remote Guarding provides state-of-the-art security in innovative and cost-effective packages.

Cutting-edge cameras and software create real-time security that helps prevent incidents, optimizes security officers' time and reduces costs.

More broadly, for many of our clients, the best security solution is through Securitas Integrated Guarding, which delivers an optimal balance of On-site, Mobile and Remote Guarding, and Electronic Security. For each of our clients, we customize offerings that are best suited to their unique circumstances.

For more information on Securitas Remote Guarding and Integrated Guarding alternatives, contact us at 844-470-8600 or visit www.securitasinc.com



On-site
Guarding



Mobile
Guarding



Remote
Guarding



Electronic
Security

See a different world.

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Securitas

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Software

Use TEKWave's large **touchscreen interface** for automatic easy entry using a pin code, driver's license, or smart phone, call a resident/employee, or direct dial a remote operator.

- Fully integratable to access control system
- Two way audio and video manages communication from any device to the touchscreen intercom
- Camera enables remote view and verification
- Access Codes give remote entry to employees or residents without access credentials

Verticals

Community - place in a rock column or at a pedestal at a gate for automatic access for visitor overflow.

- Blended manpower for low entry times or fully remote gate

Logistics - utilize integrated verifications of BOL, seal number, etc. for automated access and capture

- Remote access for non verification or by button press.

Commercial - install by a door or in a lobby for guest reception and tracking.

- QR Code scanning and arrival notifications

Integration

Fully integrated with **Immix SureView** for remote monitoring and visitor management from an operator.

- Video and audio connection and recording
- Audit trail push for all actions performed in TEKWave
- One-click device entry for TEKWave interface
- Automatic picture taking upon visitor entry
- Remote open any gate, door, or arm.





KEY FEATURES

- 7th Generation Intel® Core™ i57200U 2.5GHz (turbo to 3.1GHz)
- Flat multitouch panel PC with superior readability and PCAP technology
- Plenty of I/O s including USB 2.0, RS232 serial port and RJ4510/100/1000 LAN ports
- Sealed to IP65 for protection against water and dust
- Support Glove / Rain mode
- SUS 316/ AISI 316 stainless steel
- Waterproof ports with adapter cables for external connectivity

SPECIFICATIONS

Display

Resolution	1280x1024	Size	17 inches
Contrast Ratio	1000:1	Panel Brightness	1000 nits
View Angles	85,85,80,80	Type	Projected Capacitive Multi Touch Screen

System Specification

Processor	Intel® Core™ i57200U	Memory	8 GB
Storage	1 x M.2 SATA SSD 128GB	Expansion	1 x M.2 2242 B-key Slot (for SSD) 1 x M.2 2232 E-Key Slot
Ethernet Controller	Intel® Ethernet Controller I211AT +Intel® Ethernet Connection I219LM	Security	TPM 2.0
Operating System	Windows 10 IoT Enterprise	Array Microphones	DA250Q
Barcode Reader	Zebra MS4717	Speaker	3Wx 2

Mechanical

Dimensions	412 x 594.1 x 127.3 mm	Enclosure	Stainless Steel Housing
Cooling System	Fanless Design		

Environment

Operating Humidity	30% to 90% (noncondensing)	Operating Temp	0-113°F
IP rating	IP65		

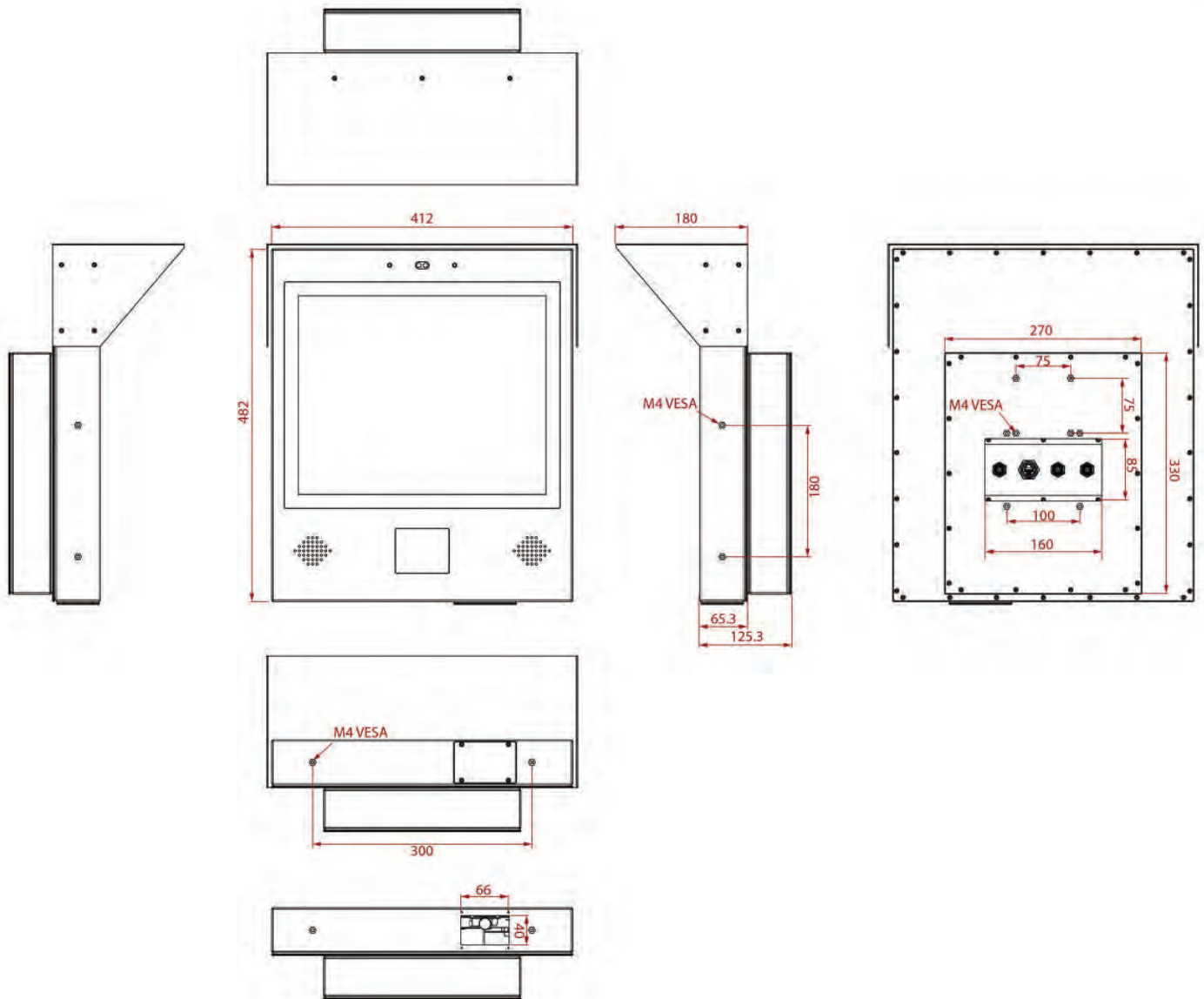
Certification

Certification	FCC, CE
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System Specification

USB Port	1x M12 waterproof connector for 2 x USB2.0	Serial Port	1 x M12 waterproof connector for RS232
Lan	1 x waterproof Giga LAN RJ45 connector	Indicator	1 x LED Indicator for power 1 x LED Indicator for storage
Power	1x M12 waterproof connector for 12V DC IN		





H5SL Camera Line

1.3 MP

2 MP

3 MP

5 MP



Features



UNUSUAL MOTION DETECTION

Uses AI to notify you of unusual events that might otherwise have been missed, offering increased situational awareness and helping you effectively monitor more cameras.



H.265 WITH HDSM SMARTCODECTM TECHNOLOGY

Optimizes compression levels for regions in a scene to help maximize bandwidth savings, helping to keep internet connectivity costs down.



LIGHTCATCHERTM TECHNOLOGY

Offers exceptional detail in areas with low lighting.



ADAPTIVE INFRARED (IR)

Automatically adjusts IR beam width and exposure settings based on scene conditions to help maximize image quality.



DUAL EXPOSURE WIDE DYNAMIC RANGE

Capture details in scenes with both very bright and dark areas.



RELAY I/O CONNECTIONS

Incorporate and configure input/output actions and alarms for fast event response.



ONVIF[®] COMPLIANT

Built on an open platform to allow integration with other security solutions.



MADE IN NORTH AMERICA AND 5 YEAR WARRANTY

Manufactured in North America* using globally-sourced materials and North American expertise, Avigilon stands behind the quality of its products. Backed by a 5 year warranty.



MULTIPLE LENS OPTIONS

Choose from various lens types, including long zoom, for flexible coverage options.

Specifications

		1.3 MP	2.0 MP	3.0 MP	5.0 MP
IMAGE PERFORMANCE	Image Sensor	1/2.8" progressive scan CMOS			
	Aspect Ratio	5:4	16:9	4:3	4:3
	Active Pixels (H x V)	1280 x 1024	1920 x 1080	2048 x 1536	2592 x 1944
	Imaging Area (H x V)	3.2 mm x 2.56 mm; 0.126" x 0.101"	4.8 mm x 2.7 mm; 0.189" x 0.106"	5.12 mm x 3.84 mm; 0.202" x 0.151"	5.18 mm x 3.89 mm; 0.204" x 0.153"
	Max Image Rate	(50 Hz/60 Hz): 25 fps/30 fps			(50 Hz/60 Hz): 25 fps/24 fps
	Dynamic Range	WDR Off	100 dB		
		WDR On	120 dB (dual exposure)		
	Resolution Scaling	Down to 384 x 216			
	Camera Operating Mode	N/A			Full feature or High framerate mode (UMD disabled in High framerate mode)
	Bandwidth Management	HDSM SmartCodec technology; Idle scene mode			
3D Noise Reduction Filter	Yes				

		3 – 9 mm	3.1 – 8.4 mm	9.5 – 31 mm	
LENS AND IR ILLUMINATION	IR Illumination Max Distance (high power 850 nm LEDs)	Dome	30 m (100 ft), full tele 20 m (65 ft), full wide	30 m (100 ft), full tele 20 m (65 ft), full wide	N/A
		Bullet	N/A	50 m (165 ft), full tele 30 m (100 ft), full wide	70 m (230 ft), full tele 30 m (100 ft), full wide
	Minimum Illumination	1.3 MP	With IR: 0 lux in color or monochrome mode Without IR: 0.03 lux in color mode; 0.015 lux in monochrome mode	With IR: 0 lux in color or monochrome mode Without IR: 0.04 lux in color mode; 0.02 lux in monochrome mode	N/A
		2.0 MP			N/A
		3.0 MP	N/A	With IR: 0 lux in color or monochrome mode Without IR: 0.02 lux in color mode; 0.01 lux in monochrome mode	With IR: 0 lux in color or monochrome mode Without IR: 0.03 lux in color mode; 0.015 lux in monochrome mode
		5.0 MP			With IR: 0 lux in color or monochrome mode Without IR: 0.015 lux in color mode; 0.007 lux in monochrome mode
	Horizontal Angle of View Based on Aspect Ratio	1.3 MP	(16:9)(4:3) 35° – 90° (5:4) 33° – 85°	(16:9)(4:3) 35° – 90° (5:4) 33° – 85°	N/A
		2.0 MP			N/A
		3.0 MP	N/A	(16:9)(4:3) 35° – 90°	(16:9) 10° – 32°; (5:4) 9.5° – 32°; (4:3) 9.5° – 30°
		5.0 MP			(16:9)(4:3) 9.5° – 30°
Vertical Angle of View Based on Aspect Ratio	1.3 MP	(16:9) 20° – 49° (5:4)(4:3) 26° – 66°	(16:9) 20° – 49° (5:4)(4:3) 26° – 66°	N/A	
	2.0 MP			N/A	
	3.0 MP	N/A	(16:9) 20° – 49°; (4:3) 26° – 66°	(16:9) 6° – 17°; (5:4)(4:3) 7° – 23°	
	5.0 MP			(16:9) 6° – 17°; (4:3) 7° – 23°	
Max Aperture	F1.4		F1.6	F1.4	
Control	P-Iris, Remote Focus and Zoom				

IMAGE CONTROL	Image Compression Method	H.264 HDSM SmartCodec, H.265 HDSM SmartCodec, Motion JPEG
	Streaming	Multi-stream H.264, Multi-stream H.265, Motion JPEG
	Motion Detection	Pixel and Unusual Motion Detection (UMD)
	Tamper Detection	Yes
	Electronic Shutter Control	Automatic, Manual (1/6 to 1/8000 sec)
	Iris Control	Automatic, Manual
	Day/Night Control	Automatic, Manual
	Flicker Control	50 Hz, 60 Hz
	White Balance	Automatic, Manual
	Backlight Compensation	Adjustable
	Privacy Zones	Up to 64 zones

AUXILIARY I/O	Audio Compression Method	Opus, G.711 PCM 8 kHz
	Audio Input/Output	Line level input and output
	External I/O Terminals	Alarm In, Alarm Out

NETWORK	Network	100BASE-TX
	Cabling Type	CAT5
	Connector	RJ-45
	ONVIF	ONVIF compliant with Profile S and Profile T (www.onvif.org)
	Security	Password protection, HTTPS encryption, digest authentication, WS authentication, user access log, 802.1x port based authentication
	Protocols	IPv6, IPv4, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTP, TCP, UDP, IGMP, ICMP, DHCP, Zeroconf, ARP
	Streaming Protocols	RTP/UDP, RTP/UDP multicast, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP, HTTP
	Device Management Protocols	SNMP v2c, SNMP v3

PERIPHERALS	USB Port	USB 2.0
	Onboard Storage	microSD/microSDHC/microSDXC slot – minimum class 6; class 10/UHS-1 or better recommended

Specifications (Con't)

MECHANICAL (DOME)

	SURFACE MOUNT		IN-CEILING MOUNT	PENDANT MOUNT	
				NPT ADAPTER	NPT + WALL MOUNT
Dimensions (LxWxH)	147 mm x 147 mm x 119 mm; 5.8" x 5.8" x 4.7"	174 mm x 174 mm x 162 mm; 6.9" x 6.9" x 6.4"	153 mm x 153 mm x 166 mm; 6.0" x 6.0" x 6.5"	269 mm x 153 mm x 214 mm; 10.6" x 6.0" x 8.4"	
Max. Ceiling Thickness	N/A		32 mm (1.25")	N/A	
Weight	Indoor Dome — 0.76 kg; 1.68 lbs Outdoor Dome — 0.78 kg; 1.72 lbs	Indoor Dome — 0.75 kg; 1.65 lbs Outdoor Dome — 0.77 kg; 1.69 lbs	Indoor Dome — 0.75 kg; 1.65 lbs Outdoor Dome — 0.77 kg; 1.69 lbs	Indoor Dome — 0.75 kg; 1.65 lbs Outdoor Dome — 0.77 kg; 1.69 lbs	Indoor Dome — 2.02 kg; 4.45 lbs Outdoor Dome — 2.04 kg; 4.49 lbs
Dome Bubble	Polycarbonate, clear				
Body	Polycarbonate				Polycarbonate/aluminum
Housing	Vandal resistant				
Finish	Cool grey				Close to RAL 9003
Adjustment Range	360° pan, ±180° azimuth, 30° – 95° tilt (recommended), 10° – 95° tilt (maximum)				

MECHANICAL (BULLET)

Dimensions (LxWxH)	285 mm x 131 mm x 97 mm; 11.2" x 5.1" x 3.8" (including mounting bracket)	
Weight	Camera	1.29 kg (2.84 lbs)
	Mounting Bracket	0.21 kg (0.46 lbs)
Body	Aluminum	
Housing	Surface mount, tamper resistant, vandal resistant	
Finish	Powder coat, cool grey	
Adjustment Range	±175° pan, ±90° tilt, ±175° azimuth	

ELECTRICAL

Power Consumption	Indoor Dome	5 W max
	Outdoor Dome	8 W max
	Bullet	9 W max
Power Source*	PoE: IEEE802.3af Class 3 compliant	
RTC Backup Battery	3V manganese lithium	

* When powered with some models of PoE++ injectors, the injectors may not power the camera correctly.

ENVIRONMENTAL

Operating Temperature	Indoor Dome	0 °C to +60 °C (32 °F to 140 °F)
	Bullet and Outdoor Dome	-30 °C to +60 °C (-22 °F to 140 °F)
Storage Temperature	-10 °C to +70 °C (14 °F to 158 °F)	
Humidity	0 - 95% non-condensing	

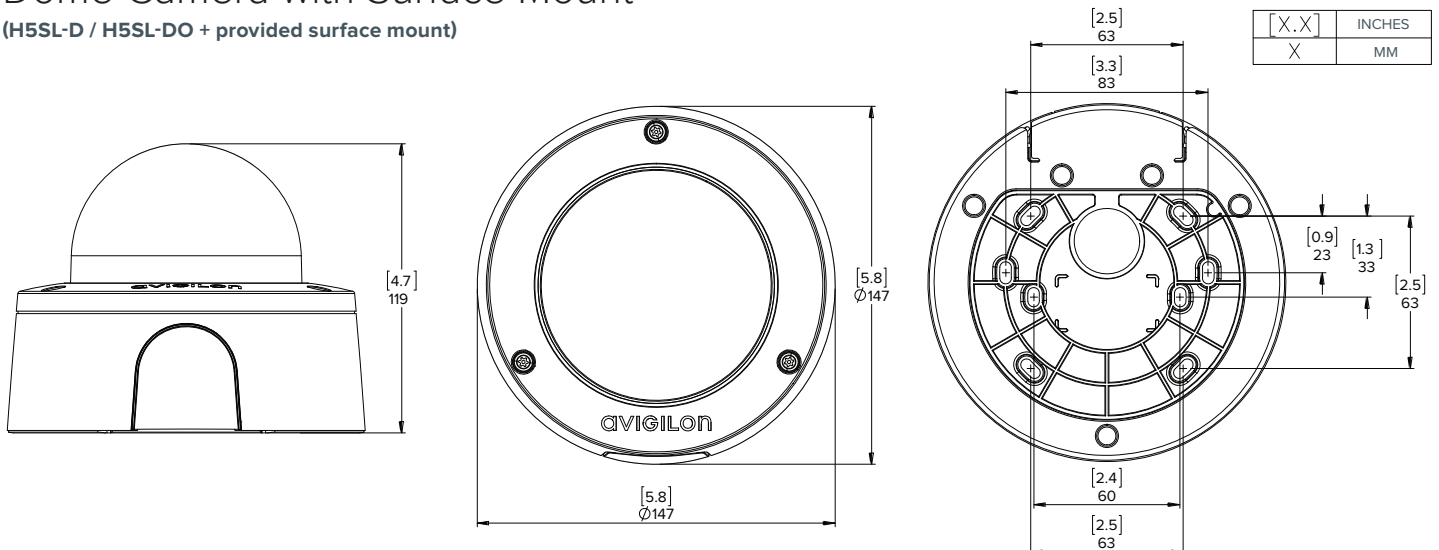
CERTIFICATIONS

Certifications/Directives	UL, cUL, CE, ROHS, RCM, BIS	
Safety	UL 62368-1, CSA 62368-1, IEC/EN 62368-1, IEC 62471	
Environmental	Bullet	IEC 62262 IK10 Impact Rating, UL/CSA/IEC 60950-22, IEC 60529 IP66 and IP67 Weather Rating
	Outdoor Dome	IEC 62262 IK10 Impact Rating, UL/CSA/IEC 60950-22, IEC 60529 IP66 and IP67 Weather Rating
Electromagnetic Emissions	FCC Part 15 Subpart B Class B, IC ICES-003 Class B, EN 55032 Class B, EN 61000-6-3, EN 61000-3-2, EN 61000-3-3	
Electromagnetic Immunity	EN 55024, EN 61000-6-1	
Industrial EMC	EN 50130-4, EN 50121-4	

Outline Dimensions

Dome Camera with Surface Mount

(H5SL-D / H5SL-DO + provided surface mount)

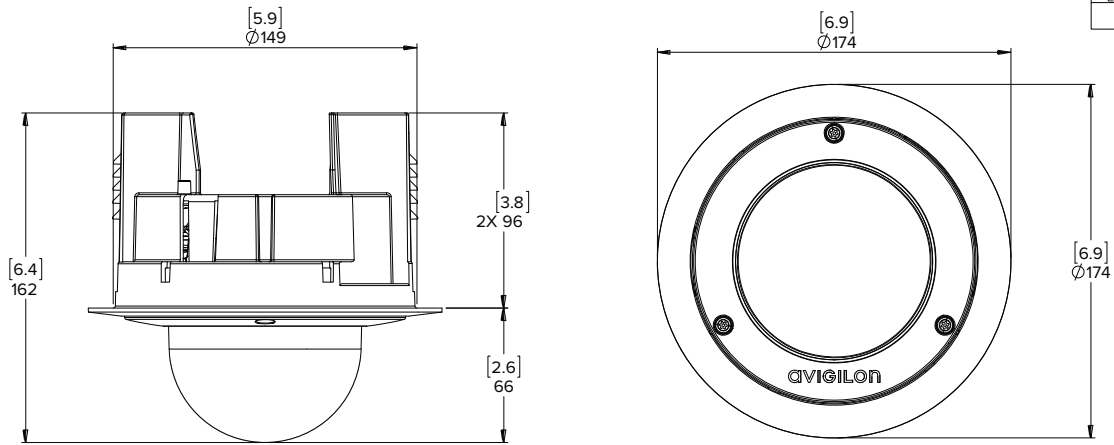


Outline Dimensions (Con't)

Dome Camera with In-Ceiling Mount

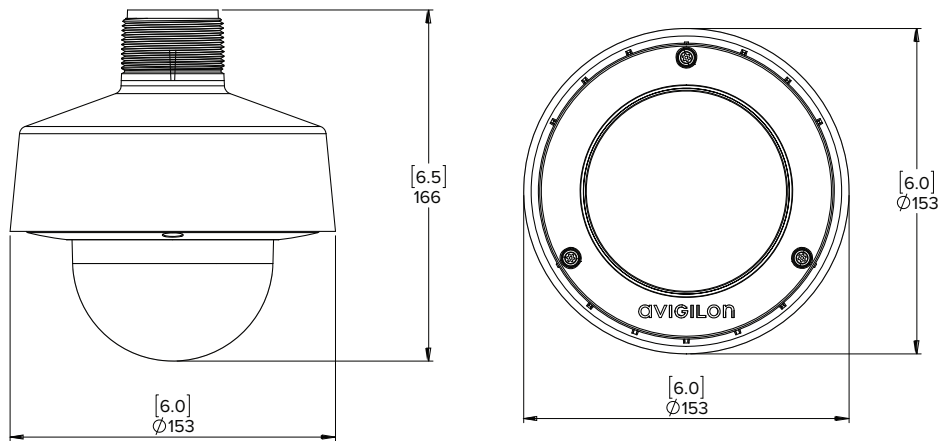
(H5SL-D/H5SL-DO + H4SL-MT-DCIL)

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X	MM



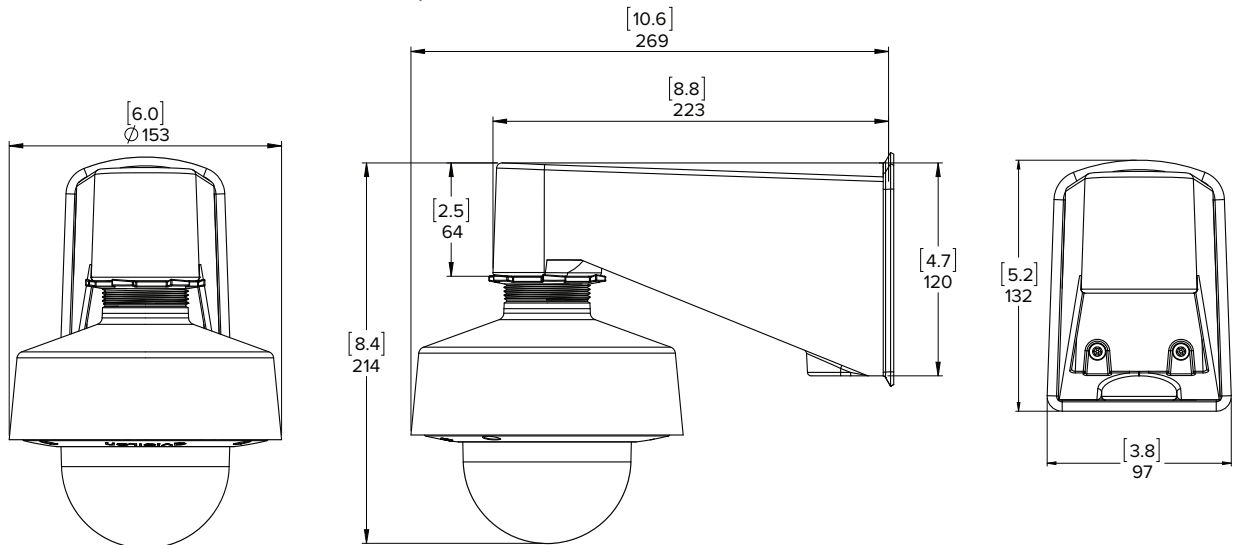
Dome Camera with NPT Adapter

(H5SL-D/H5SL-DO + H4SL-MT-NPTA)



Dome Camera with NPT Adapter and Pendant Wall Mount

(H5SL-D/H5SL-DO + H4SL-MT-NPTA + CM-MT-WALL1)

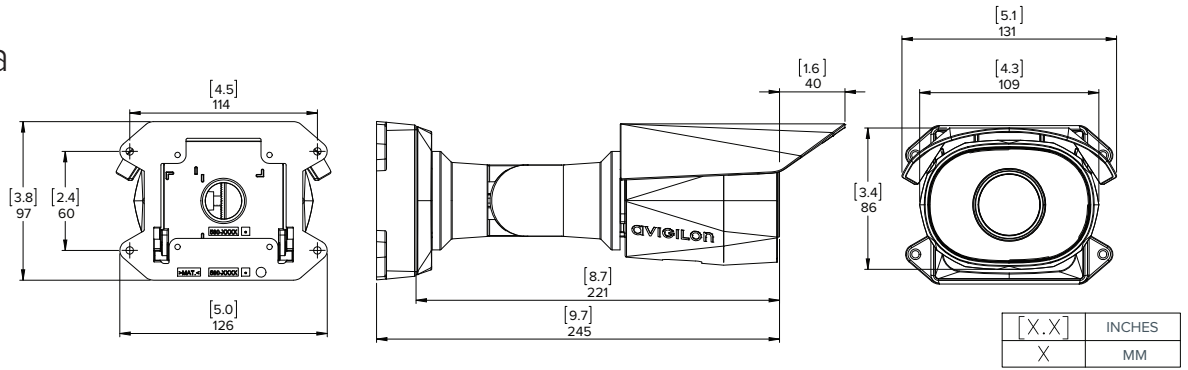


Outline Dimensions (Con't)

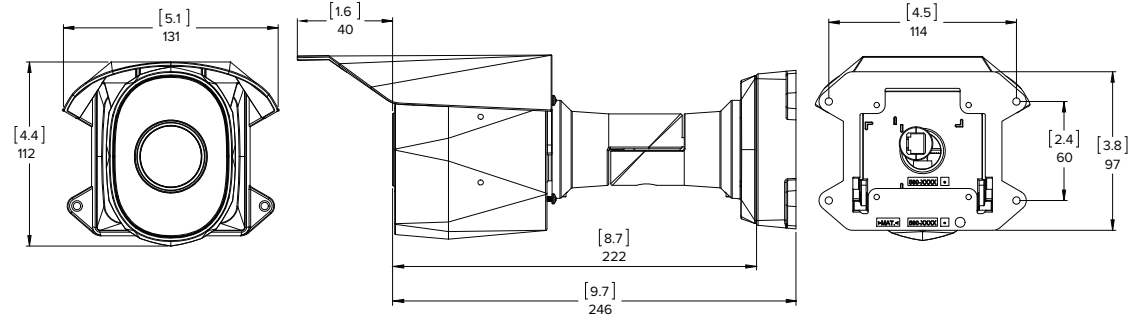
Bullet Camera

(H5SL-BO-IR)

LANDSCAPE
MODE

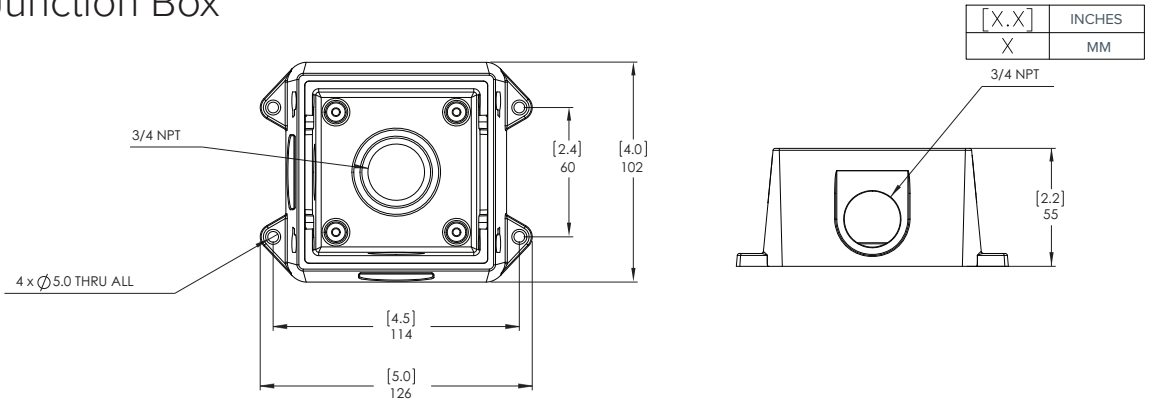


HALLWAY
MODE



Bullet Camera Junction Box

(H4-BO-JBOX1)



Ordering Information (Bullet)

	MP	WDR	LightCatcher Technology	Lens	IR	IP66/IP67	HDSM SmartCodec
1.3C-H5SL-BO1-IR	1.3	✓	✓	31 - 8.4 mm	✓	✓	✓
2.0C-H5SL-BO1-IR	2.0	✓	✓	31 - 8.4 mm	✓	✓	✓
3.0C-H5SL-BO1-IR	3.0	✓	✓	31 - 8.4 mm	✓	✓	✓
3.0C-H5SL-BO2-IR	3.0	✓	✓	9.5 - 31 mm	✓	✓	✓
5.0C-H5SL-BO1-IR	5.0	✓	✓	31 - 8.4 mm	✓	✓	✓
5.0C-H5SL-BO2-IR	5.0	✓	✓	9.5 - 31 mm	✓	✓	✓

H4-BO-JBOX1	Junction box for H5SL, H4SL, and H4 HD bullet cameras
H4-MT-POLE1	Aluminum pole mounting bracket
H4-MT-CRNR1	Aluminum corner mounting bracket
H4-AC-WIFI2-NA / H4-AC-WIFI2-EU	USB Wi-Fi adapter

Ordering Information (Dome)

The variety of mounting options for the H5SL dome camera provides maximum flexibility. All the available camera modules can be used in any of the mounting options.

MOUNTING SCENARIO

ORDERING INFORMATION

SURFACE MOUNT



Order one of:

- Camera

IN-CEILING MOUNT



Order one of:

- Camera
- H4SL-MT-DCIL1
- Optional, H4-DC-CPNL1 if ceiling panel needed

PENDANT NPT MOUNT



Order one of:

- Camera
- H4SL-MT-NPTA1

PENDANT WALL MOUNT



Order one of:

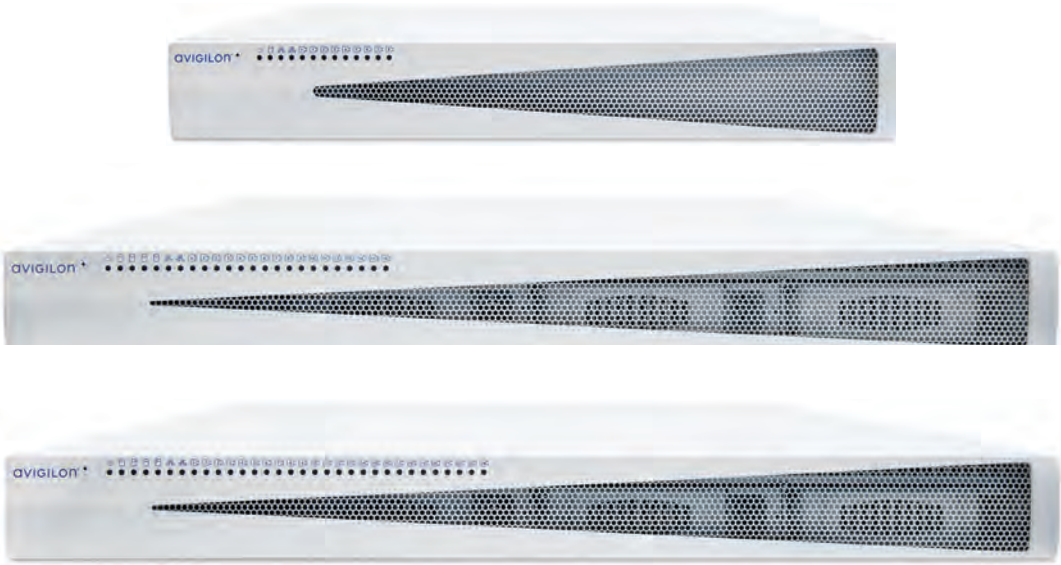
- Camera
- H4SL-MT-NPTA1
- CM-MT-WALL1
- Optional, H4-MT-POLE1 or H4-MT-CRNR1 if pole or corner mount needed

	MP	WDR	LightCatcher Technology	Lens	IR	IP66/IP67	HDSM SmartCodec
1.3C-H5SL-D1	1.3	✓	✓	3 - 9 mm			✓
1.3C-H5SL-D1-IR	1.3	✓	✓	3 - 9 mm	✓		✓
1.3C-H5SL-DO1-IR	1.3	✓	✓	3.1 - 8.4 mm	✓	✓	✓
2.0C-H5SL-D1	2.0	✓	✓	3 - 9 mm			✓
2.0C-H5SL-D1-IR	2.0	✓	✓	3 - 9 mm	✓		✓
2.0C-H5SL-DO1-IR	2.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
3.0C-H5SL-D1	3.0	✓	✓	3 - 9 mm			✓
3.0C-H5SL-D1-IR	3.0	✓	✓	3 - 9 mm	✓		✓
3.0C-H5SL-DO1-IR	3.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓
5.0C-H5SL-D1	5.0	✓	✓	3.1 - 8.4 mm			✓
5.0C-H5SL-D1-IR	5.0	✓	✓	3.1 - 8.4 mm	✓		✓
5.0C-H5SL-DO1-IR	5.0	✓	✓	3.1 - 8.4 mm	✓	✓	✓

H4SL-MT-DCIL1	In-ceiling mounting adapter for the H5SL and H4SL dome camera
H4SL-MT-NPTA1	NPT adapter for the H5SL and H4SL dome camera
CM-MT-WALL1	Pendant wall mount
H4-DC-CPNL1	Metal ceiling panel
H4-MT-POLE1	Aluminum pole mounting bracket
H4-MT-CRNR1	Aluminum corner mounting bracket
H4-AC-WIFI2-NA / H4-AC-WIFI2-EU	USB Wi-Fi adapter
H4SL-DD-SMOK1	Replacement outdoor smoke dome cover
H4SL-DD-CLER1	Replacement outdoor clear dome cover
H4SL-DI-SMOK1	Replacement indoor smoke dome cover
H4SL-DI-CLER1	Replacement indoor clear dome cover
H4SL-DO1-BASE	Replacement outdoor surface mount adapter
H4SL-D1-BASE	Replacement indoor surface mount adapter

Video Appliance

The new generation of Avigilon Video Appliances provide an all-in-one security solution with improved performance and higher capacity that help reduce installation time and overall complexity of the surveillance system. The Video Appliance line integrates our ACC™ video management software with a high-powered PoE switch and a client workstation to provide a cost effective recording and video management solution that is capable of supporting multi-megapixel IP cameras, up to our industry-leading 7K (30 megapixel) HD Pro camera line.



Avigilon Video Appliances can be easily added to an existing Avigilon video surveillance system, or as a standalone system for small to medium-scale surveillance deployments.

The compact and powerful 8-port model is an ideal turnkey solution for small video surveillance deployments.

The 16 and 24 port Pro models are suitable for larger installations requiring advanced functionality such as RAID protection, larger storage, increased camera support, and superior overall performance.

KEY FEATURES

- Preloaded and configured with ACC Video Management Software
- High performance of up to 400 Mbps (16 and 24 port) and 200 Mbps (8 port) of total throughput – simultaneous recording, playback, and live streaming
- Up to 24TB of recording capacity with the 1U rack mount appliances and 8TB of recording capacity with the 8-port model
- Front-accessible video storage hard drive streamlines maintenance
- Includes digital alarm inputs and outputs for integration with external systems
- Solid State Drive OS volume ensures high speed operation
- Embedded managed switch with powered PoE outputs provide up to 30 Watts of power per port on all ports
- Includes high-performance RAID 5 technology that protects and enables access to a drive’s data in the event of failure, even while the drive is being replaced and rebuilt*
- Protected by a three-year warranty from Avigilon

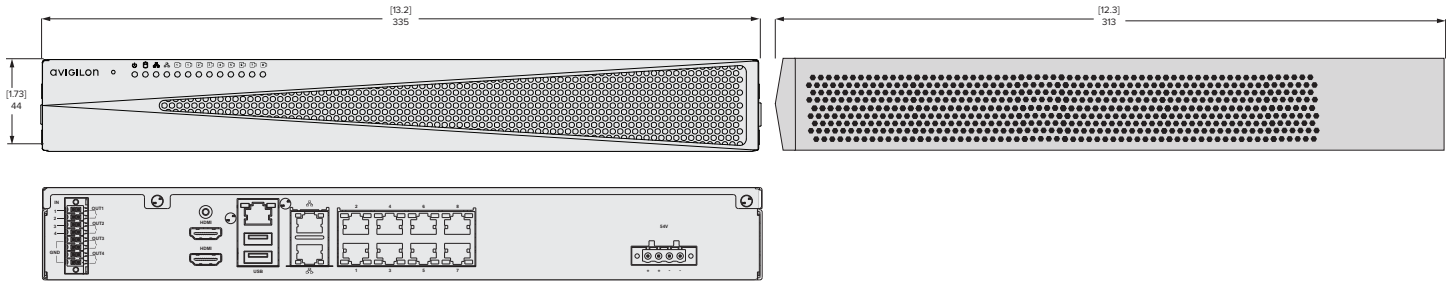
*On Pro models only

Outline Dimensions

Video Appliance — 8 Port

(VMA-AS3-8P)

[X.X]	INCHES
X	MM



Specifications

SYSTEM	Control Center Edition	Core; Standard and Enterprise compatible						
	Recording Rate	Up to 100 Mbps						
	Playback Rate	Up to 100 Mbps						
	Recording Image Rate	Up to 30 images per second per channel						
	Local Viewing	Yes						
	Operating System	Microsoft® Windows 10 IoT Enterprise						
	Hard Disk Drive Configuration	1 × 3.5" SATA						
	Recording Storage Capacity	Up to 8 TB						
	Memory	8 GB DDR4						
	Video Outputs	2 × HDMI ports						
	PoE+ Ports	8 × 10/100/1000 Mbps (IEEE 802.3at)						
	PoE Output	Up to 30W/Port (120W Total)						
	Camera Network Uplink	10/100/1000 Mbps						
	Corporate Network Uplink	10/100/1000 Mbps						
	External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)						
Switch Control	Managed Switch with Web-based UI							
USB	2 × USB 3.0							
MECHANICAL	Form Factor	Small form factor						
	Dimensions (LxWxH)	313 mm × 335 mm × 44 mm; 12.30" × 13.2" × 1.73"						
	Weight	3 kg; 6.4 lb						
ELECTRICAL	Power Input	100 to 240 VAC, 50/60 Hz						
	Power Supply	Single non-redundant						
	Power Consumption	80 W min.; 200 W max.						
ENVIRONMENTAL	Operating Temperature	0°C to 40°C (32°F to 104°F)						
	Storage Temperature	-40°C to 65°C (-40°F to 149°F)						
	Humidity	10 - 90% Relative humidity (non-condensing)						
CERTIFICATIONS	Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	
	Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1				
	Electromagnetic Emissions	(Class B) FCC Part 15 Subpart B		IC ICES-003	EN 55032	EN 61000-6-3	EN 61000-3-2	EN 61000-3-3
	Electromagnetic Immunity	EN 55024	EN 61000-6-2					
ORDERING INFORMATION	PRODUCTS							
	VMA-AS3-8P2	HD Video Appliance 8 Port 2 TB. ACC licenses sold separately.						
	VMA-AS3-8P4	HD Video Appliance 8 Port 4 TB. ACC licenses sold separately.						
	VMA-AS3-8P8	HD Video Appliance 8 Port 8 TB. ACC licenses sold separately.						
	ACCESSORIES							
	RMS1U-B-AS3-8P	1U Rack Mountable Shelf for HDVA3 8-port						
	VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port						
	VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port						
	VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port						
	PS-270W-AS3-8P	HDVA3, 8-Port Power Supply - no power cord						
	LICENSES							
ACC7-COR	ACC 7 Core Edition camera license							
ACC7-STD	ACC 7 Standard Edition camera license							
ACC7-ENT	ACC 7 Enterprise Edition camera license							

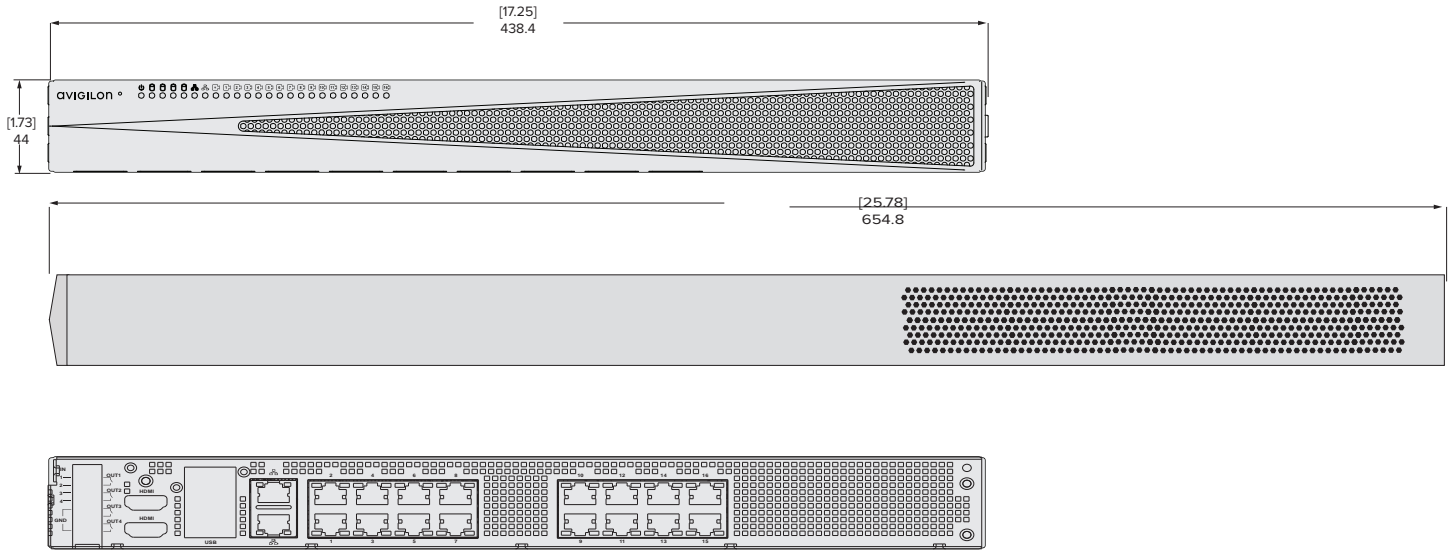


Outline Dimensions

Video Appliance Pro — 16 Port

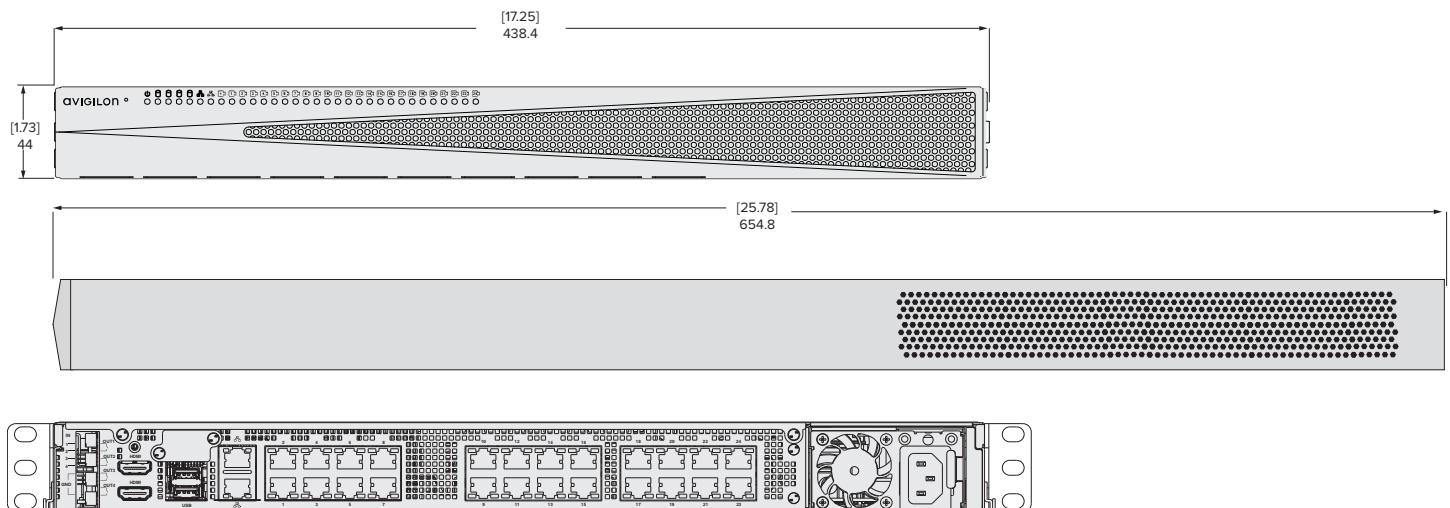
(VMA-AS3-16P)

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X	MM



Video Appliance Pro — 24 Port

(VMA-AS3-24P)



Specifications

SYSTEM

	VIDEO APPLIANCE PRO 16-PORT	VIDEO APPLIANCE PRO 24-PORT
Control Center Edition	Core, Standard and Enterprise compatible	Core, Standard and Enterprise compatible
Recording Rate	Up to 300 Mbps	Up to 300 Mbps
Playback Rate	Up to 100 Mbps	Up to 100 Mbps
Recording Image Rate	Up to 30 images per second per channel	Up to 30 images per second per channel
Local Viewing	Yes	Yes
Operating System	Microsoft Windows 10 IoT Enterprise	Microsoft Windows 10 IoT Enterprise
Hard Disk Drive Configuration	RAID 5 — Up to 4 × 3.5" SATA	RAID 5 — Up to 4 × 3.5" SATA
Recording Storage Capacity	Up to 12 TB	Up to 24 TB
Memory	8 GB DDR4	8 GB DDR4
Video Outputs	2 × HDMI ports	2 × HDMI ports
PoE+ Ports	16 × 10/100/1000 Mbps (IEEE 802.3at)	24 × 10/100/1000 Mbps (IEEE 802.3at)
PoE Output	Up to 30W/Port (240W Total)	Up to 30W/Port (360W Total)
Camera Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
Corporate Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)
Switch Control	Managed Switch with Web-based UI	Managed Switch with Web-based UI
USB	2 × USB 3.0	2 × USB 3.0

MECHANICAL

Form Factor	1U
Dimensions (LxWxH)	654.8 mm × 438.4 mm × 44 mm; 17.25" × 25.78" × 1.73"
Weight	10 kg; 22 lb

ELECTRICAL

Power Input	100 to 240 VAC, 50/60 Hz
Power Supply	Single non-redundant
Power Consumption	200 W min.; 420 W max.

ENVIRONMENTAL

Operating Temperature	0°C to 40°C (32°F to 104°F)
Storage Temperature	-40°C to 65°C (-40°F to 149°F)
Humidity	10 - 90% Relative humidity (non-condensing)

CERTIFICATIONS

Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	
Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1				
Electromagnetic Emissions	(Class A) FCC Part 15 Subpart B		IC ICES-003	EN 55032	EN 61000-6-4	EN 61000-3-2	EN 61000-3-3
Electromagnetic Immunity	EN 55024	EN 61000-6-2					

ORDERING INFORMATION

PRODUCT

VMA-AS3-16P06	HD Video Appliance Pro 16 Port 6TB. ACC licenses sold separately.
VMA-AS3-16P09	HD Video Appliance Pro 16 Port 9TB. ACC licenses sold separately.
VMA-AS3-16P12	HD Video Appliance Pro 16 Port 12TB. ACC licenses sold separately.
VMA-AS3-24P12	HD Video Appliance Pro 24 Port 12TB. ACC licenses sold separately.
VMA-AS3-24P18	HD Video Appliance Pro 24 Port 18TB. ACC licenses sold separately.
VMA-AS3-24P24	HD Video Appliance Pro 24 Port 24TB. ACC licenses sold separately.

ACCESSORIES

VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port
VMA-AS3-HDD03	HDVA3, 3TB Hard Drive Compatible with 16-Port
VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port
VMA-AS3-HDD06	HDVA3, 6TB Hard Drive Compatible with 24-Port
VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port
PS-920W-AS3-16/24P	HDVA3, 16/24-Port Power Supply - no power cord

LICENSES

ACC7-COR	ACC 7 Core Edition camera license
ACC7-STD	ACC 7 Standard Edition camera license
ACC7-ENT	ACC 7 Enterprise Edition camera license

VMA-AS3-xxPxx-NA =  VMA-AS3-xxPxx-UK =  VMA-AS3-xxPxx-EU =  VMA-AS3-xxPxx-AU = 

H4 MULTISENSOR CAMERA LINE

9 MP

12 MP

15 MP

20 MP

24 MP

32 MP

Provides exceptional scene coverage and high image detail with 3 or 4 individually configurable camera sensors that can be positioned to monitor virtually any area. Delivers broad scene coverage with high image detail up to 32 MP total resolution and uses H.265 compression technology to significantly reduce bandwidth and storage requirements. With self-learning video analytics on board, the H4 Multisensor camera can detect and differentiate people and vehicles from regular motion, and notify operators of potentially critical events that may need further investigation. Featuring wide dynamic range, Avigilon LightCatcher™ technology and the option to add content adaptive IR to outdoor models, the H4 Multisensor camera can provide exceptional image quality in challenging lighting conditions.



FEATURES



SELF-LEARNING VIDEO ANALYTICS

Exceptional efficiency when monitoring and reviewing video with excellent coverage from a single camera.



LIGHTCATCHER™ TECHNOLOGY

Offers excellent image detail in low-light settings.



ONVIF® COMPLIANT

Native ONVIF® Profile S and Profile T compliance allows easy integration with existing ONVIF infrastructures.



H.265 & HDSM SMARTCODEC™ TECHNOLOGY

Combines compression technologies to maximize bandwidth and storage.



CONTENT ADAPTIVE IR

Adjusts IR beam width and illumination settings based on scene conditions to help maximize image quality.



WIDE DYNAMIC RANGE

Captures details in scenes with both very bright and very dark areas.

ONVIF is a trademark of Onvif, Inc.

SPECIFICATIONS

IMAGE PERFORMANCE	3.0 MP	5.0 MP	4K (8.0 MP)
Image Sensor	1/2.8" progressive scan CMOS		1/2.5" progressive scan CMOS
Active Pixels	2048 (H) x 1536 (V)	2592 x 1944	3840 x 2160
3 x Image Sensor, Max Resolution (per image sensor)	6144 (H) x 1536 (V)	7776 x 1944	11520 x 2160
4 x Image Sensor, Max Resolution (per image sensor)	8192 (H) x 1536 (V)	10368 x 1944	15360 x 2160
Aspect Ratio	4:3	4:3	16:9
IR Illumination - Optional (high power 850 nm LEDs)	30 m (98 ft) maximum distance at 0 lux when camera is mounted at 4 m (13 ft) off the ground		
Minimum Illumination	2.8 mm: 0.025 lux (F1.2) in color mode 0.005 lux (F1.2) in mono mode 0 lux with optional IR illuminator 4 mm: 0.05 lux (F1.6) in color mode 0.010 lux (F1.6) in mono mode 0 lux with optional IR illuminator		0.02 lux (F1.8) in color mode 0.04 lux (F1.8) in mono mode 0 lux with optional IR illuminator
Dynamic Range	100 dB, true WDR, dual exposure		
3D Noise Reduction Filter	Yes		
Image Rate-Analytics Enabled on All Sensors:			
3 x Image Sensor (60 Hz, 50 Hz)	24 / 25 fps	15 / 17 fps	12 / 13 fps
4 x Image Sensor (60 Hz, 50 Hz)	20 / 20 fps	13 / 13 fps	8 / 8 fps
Image Rate-High Framerate Mode:			
3 x Image Sensor (60 Hz, 50 Hz)	30 / 25 fps	20 / 20 fps	15 / 14 fps
4 x Image Sensor (60 Hz, 50 Hz)	20 / 20 fps	15 / 14 fps	10 / 10 fps
IMAGE CONTROL			
Image Compression Method	H.264 HDSM SmartCodec, H.265 HDSM SmartCodec, Motion JPEG		
Streaming	Multi-stream H.264, Multi-stream H.265, Motion JPEG		
Motion Detection	Selectable sensitivity and threshold		
Electronic Shutter Control	Automatic, Manual (1/8 to 1/8000 sec)		
Iris Control	Fixed		
Day/Night Control	Automatic, Manual		
Flicker Control	60 Hz, 50 Hz		
White Balance	Automatic, Manual		
Backlight Compensation	Adjustable		
Privacy Zones	Up to 64 zones		
Audio Compression Method	G.711 PCM 8 kHz		
Audio Input/Output	Line level input and output		
External I/O Terminals	Alarm In, Alarm Out		
LENS (PER IMAGE SENSOR)	3.0 MP	5.0 MP	4K (8.0 MP)
Lens and Horizontal Field of View	2.8 mm F1.2 - 103° 4 mm F1.6 - 72° Remote Focus	2.8 mm F1.2 - 103° 4 mm F1.6 - 72° Remote Focus	4 mm F1.8 - 101° 5.2 mm F1.8 - 70° Remote Focus

NETWORK	
Network	Gigabit Ethernet, 1000BASE-TX
Cabling Type	CAT5E
Connector	RJ-45
API	ONVIF® compliance Profile S and Profile T (www.onvif.org)
Security	Password protection, HTTPS encryption, digest authentication, WS authentication, user access log, 802.1x port based authentication
Protocol	IPv4, IPv6, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMP, ICMP, DHCP, Zeroconf, ARP, HSTS
Streaming Protocols	RTP/UDP, RTP/UDP multicast, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP, HTTP
Device Management Protocols	SNMP v2c, SNMP v3

PERIPHERALS	
USB Port	USB 2.0
Onboard Storage	MicroSD/microSDHC/microSDXC slot - video speed class card required. Class V10 or better recommended.

ELECTRICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Power Consumption	26 W with 24 VDC 37 VA with 24 VAC PoE+	With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE* Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+	With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE* Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+
External Power	24 VDC ± 10 %; 24 VAC rms ± 10 %, 50 or 60 Hz		
PoE*	25.5 W PoE+, IEEE 802.3at Type 2 PoE Plus	With IR: High Power 51 W PoE++* Without IR: 25.5 W PoE+, IEEE, 802.3at Type 2 PoE Plus	

MECHANICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Dimension	299 mm x 163 mm (11.77" x 6.42"), below mounting surface: 299 mm x 76 mm (11.77" x 2.99")	299 mm x 115 mm (11.77" x 4.53")	With wall arm: 385 mm x 262 mm x 299 mm (15.15" x 10.30" x 11.77") With NPT adapter: 299 mm x 248 mm (11.77" x 9.76")
Weight	5.2 kg (11.5 lbs)	With IR: 7 kg (15.4 lbs) Without IR: 5.8 kg (12.8 kg)	With wall arm and IR: 8.4 kg (18.5 lbs) With wall arm only: 7.3 kg (16.1 lbs) With NPTA adapter and IR: 7.8 kg (17.2 lbs) With NPTA adapter only : 6.7 kg (14.8 lbs)
Body	Aluminum, Plastic dome trim	Aluminum	Aluminum
Finish	Plastic, Injection Molded, Close to RAL9002	Cast, Powder Coated, Close to RAL9002	Cast, Powder Coated, Close to RAL9002
Environmental	Not applicable	IK10 Impact Rating and IP66 Weather Rating	
Optional IR Illuminator Ring	Not available	Optional accessory, 30 m (98 ft) IR range	

ENVIRONMENTAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Operating Temperature	-10 °C to +50 °C (14 °F to 122 °F)	-40 °C to +60 °C (40 °F to 140 °F)	
Storage Temperature	-10 °C to +70 °C (14 °F to 158 °F)		
Humidity	0 - 95% non-condensing		

PER SENSOR	
Tilt	+7° to 96° from horizon

PER SENSOR

Pan	+/-120° (depending on position of image sensors)
Azimuth	+/-180°

*High power PoE may not be compatible with all switches or injectors. High power PoE is compatible with Cisco® UPoE, up to 60 W over 4 pairs, or with the high PoE products listed in the **Accessories** section. Contact Avigilon sales or Avigilon technical support for more information.

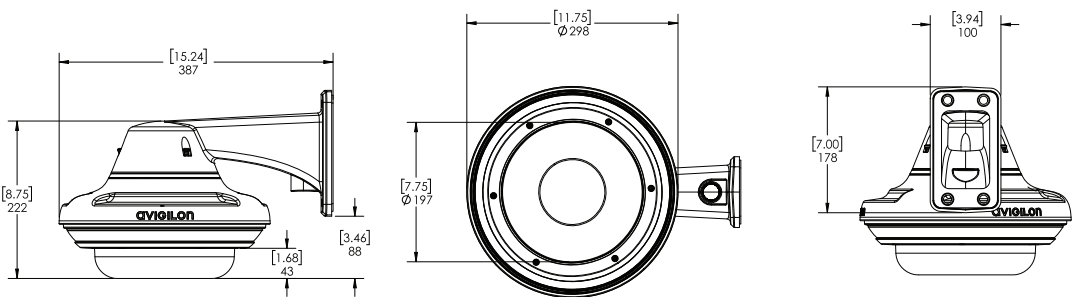
CERTIFICATIONS	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Certifications/Directives	UL, cUL, CE, ROHS, WEEE, RCM, EAC, BIS, KC, UKCA, NOM		
Safety	UL 62368-1, CSA 62368-1, IEC/EN 62368-1		
Environmental	UL 2043 Plenum	UL/CSA/IEC 60950-22 IEC 60529 IP66 Rating IK10 Impact Rating IEC 60068 2-6 IEC 60068 2-27 Vibration and Shock	
Electromagnetic Emissions	FCC Part 15 Subpart B Class B, IC ICES-003 Class B, EN 55032 Class B, EN 61000-6-3, EN 61000-3-2, EN 61000-3-3		
Electromagnetic Immunity	EN 55024, EN 61000-6-1, EN 50121-4 (when used with CM-AC-FERR1 on aux power)		
Directives	RoHS, Reach (SVHC), WEEE		

SUPPORTED RULE BASED VIDEO ANALYTIC EVENTS

Objects in Area	The event is triggered when the selected object type moves into the region of interest.
Object Loitering	The event is triggered when the selected object type stays within the region of interest for an extended amount of time.
Objects Crossing Beam	The event is triggered when the specified number of objects have crossed the directional beam that is configured over the camera's field of view. The beam can be unidirectional or bidirectional.
Object Appears or Enters Area	The event is triggered by each object that enters the region of interest. This event can be used to count objects.
Object Not Present in Area	The event is triggered when no objects are present in the region of interest.
Objects Enter Area	The event is triggered when the specified number of objects have entered the region of interest.
Objects Leave Area	The event is triggered when the specified number of objects have left the region of interest.
Object Stops in Area	The event is triggered when an object in a region of interest stops moving for the specified threshold time.
Direction Violated	The event is triggered when an object moves in the prohibited direction of travel.
Tamper Detection	The event is triggered when the scene unexpectedly changes.

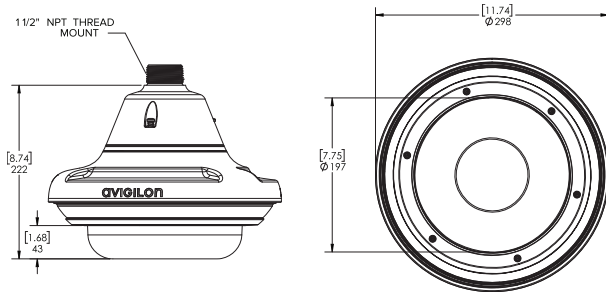
OUTLINE DIMENSIONS

PENDANT WALL MOUNT

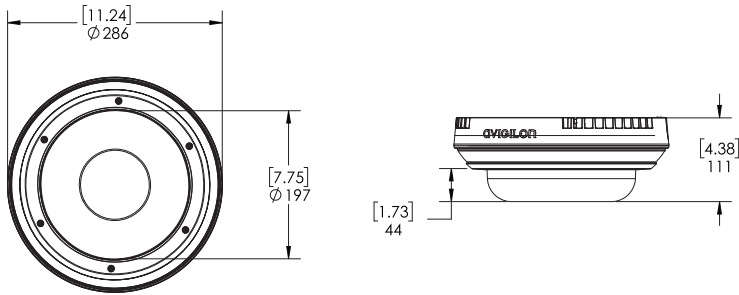


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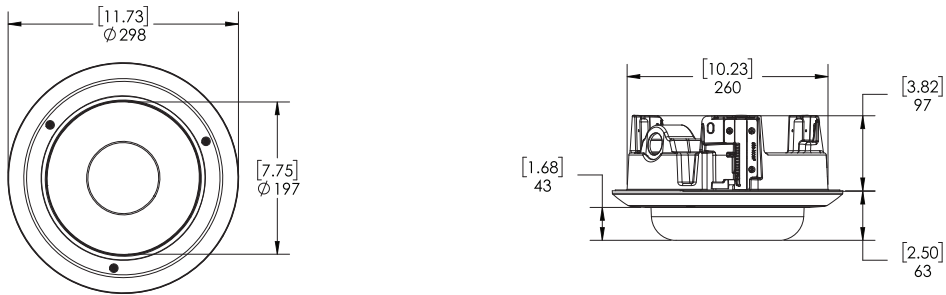
PENDANT NTP MOUNT



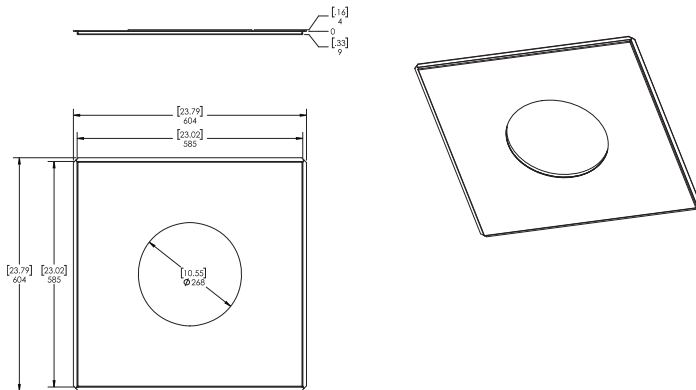
SURFACE MOUNT



IN-CEILING MOUNT







METAL CEILING PANEL



ORDERING INFORMATION

The variety of mounting options for the H4 Multisensor provides maximum flexibility. All the available camera modules can be used in any of the mounting options.

MOUNTING SCENARIO		ORDERING INFORMATION
PENDANT WALL MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-PEND1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • IRPTZ-MNT-WALL1 • Optional, H4AMH-AD-IRIL
PENDANT NPT MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-PEND1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • IRPTZ-MNT-NPTA1 • Optional, H4AMH-AD-IRIL1
SURFACE MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-DOME1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • Optional, H4AMH-AD-IRIL1
IN-CEILING MOUNT		Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-CEIL1 • H4AMH-DC-COVR1 or H4AMH-DC-COVR1-SMOKE • Optional, H4AMH-DC-CPNL1 if ceiling panel is needed

CAMERA MODULES

With the modular design of the H4 Multisensor, any camera module can be paired with any mounting adapter for maximum versatility and optimal installation. Each camera module must be ordered with a matching mounting adapter and dome cover.

DISPLAY PART NUMBER	DESCRIPTION
9C-H4A-3MH-270	3x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only
9C-H4A-3MH-180	3x3 MP, WDR, LightCatcher, 4 mm, Camera Only
15C-H4A-3MH-270	3x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only
15C-H4A-3MH-180	3x5 MP, WDR, LightCatcher, 4 mm, Camera Only
24C-H4A-3MH-270	3x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only
24C-H4A-3MH-180	3x4K (8 MP), WDR, LightCatcher, 5.2 mm, Camera Only
12C-H4A-4MH-360	4x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only
20C-H4A-4MH-360	4x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only
32C-H4A-4MH-360	4x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only

MOUNTING ADAPTERS AND DOME COVERS

The H4 Multisensor modular design provides pendant, surface, or in ceiling mounting adapters and a choice of two dome covers compatible with all the H4 Multisensor camera modules.

DISPLAY PART NUMBER	DESCRIPTION
H4AMH-AD-DOME1	Outdoor surface mount adapter, must order either a H4AMH-DO-COVR1 or H4AMH-DOCOVR1-SMOKE.
H4AMH-AD-PEND1	Outdoor pendant mount adapter, must order one of IRPTZ-MNT-WALL1 or IRPTZ-MNTNPTA1 and one of H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE.
IRPTZ-MNT-WALL1	Pendant wall arm adapter, for use with H4AMH-AD-PEND1 or H4 IRPTZ.
IRPTZ-MNT-NPTA1	Pendant NPT adapter for use with H4AMH-AD-PEND1 or H4 IRPTZ.
H4-MT-POLE1	Aluminum pole mounting bracket for H4 pendant style cameras or H4 HD bullet cameras.
H4-MT-CRNR1	Aluminum corner mounting bracket for H4 pendant style cameras or H4 HD bullet cameras.
H4AMH-AD-CEIL1	In-ceiling adapter, must order either a H4AMH-DC-COVR1 or H4AMH-DC-COVR1-SMOKE.
H4AMH-DO-COVR1	Dome bubble and cover, for outdoor surface mount or pendant mount, clear.
H4AMH-DO-COVR1-SMOKE	Dome bubble and cover, for outdoor surface mount or pendant mount, smoked. Not recommended for lowlight applications.
H4AMH-DC-COVR1	Dome bubble and cover, for in-ceiling mount, clear.
H4AMH-DC-COVR1-SMOKE	Dome bubble and cover, for in-ceiling mount, smoked. Not recommended for lowlight applications.
H4AMH-DC-CPNL1	Metal ceiling panel.

OPTIONAL IR ILLUMINATOR

The optional IR Illuminator is available for the H4 Multisensor when mounted in a pendant or surface mount adapter.

DISPLAY PART NUMBER	DESCRIPTION
H4AMH-AD-IRIL1	Optional IR illuminator ring, up to 30 m (100 ft), for use with H4AMH-DO-COVR1.

OPTIONAL INJECTORS AND SWITCHES

DISPLAY PART NUMBER	DESCRIPTION
ES-PS-S4	Managed switch, 5 port, Outdoor IP66, -40 °C (-40 °F) to 50 °C (122 °C), Gigabit Ethernet, AC power input. 1x SFP uplink and 4 port RJ45. Maximum PoE power allocation: Up to 4 ports of PoE+ each, or 2 ports of 60 W PoE each. In 60 W PoE mode, compatible with H4 PTZ, H4 IR PTZ and H4 Multisensor.
ES-PS-MNT-POLE1	Pole mount bracket for ES-PS-S4 switch.
POE-INJ2-60W-NA	Indoor single port Gigabit PoE++ 60 W, North American power cord included. May also be used in European Union, Japan, Australia, New Zealand, Mexico, China, South Korea, Russia, Argentina, Saudi Arabia, Kuwait, UAE and Brazil. Temperature range of the PoE injector is -10 °C to +45 °C (14 °F to 113 °F).
POE-INJ2-PLUS	Indoor single port PoE+ injector. Injector operational temperature range -20 °C to +40 °C (-4 °F to 104 °F).

OPTIONAL CAMERA LICENSES AND ACCESSORIES

DISPLAY PART NUMBER	DESCRIPTION
CM-AC-FERR1	Ferrite clamp for use with aux power cable when meeting EN 50121-4 requirements. Pack of 5.

SUPPORT

Learn more and find additional documentation at [avigilon.com](https://www.avigilon.com) or email sales@avigilon.com for specific product support.



Oct 2021 | Rev 9

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CLIENTPOINT DOWNLOAD RECEIPT

DOWNLOADED: 04-03-2023

CLIENTPOINT ID: 761581



A Security Proposal for University Place

Access Control Solution

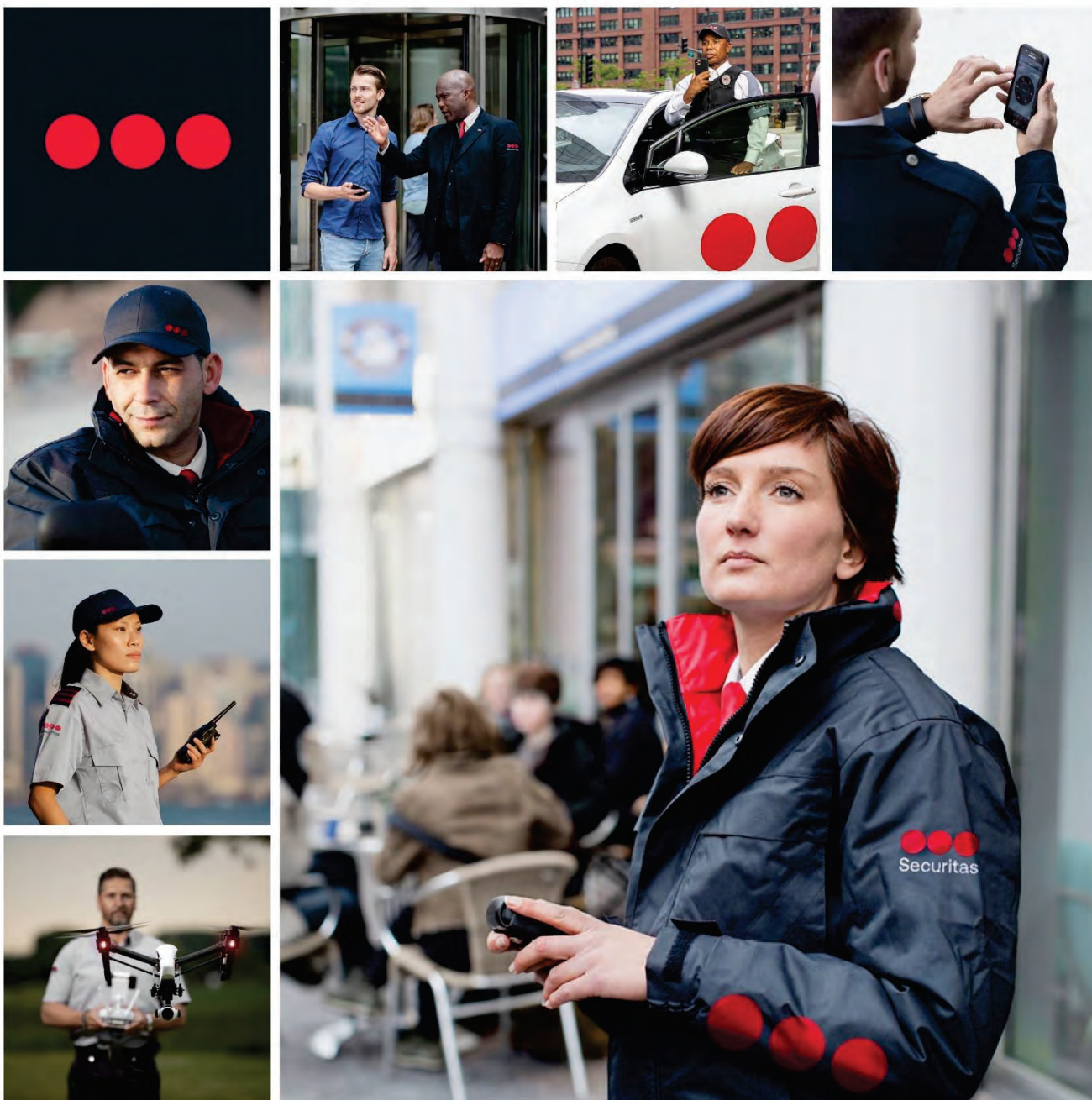
Michael Peters, Business Development Manager
July 21, 2022 | www.securitasinc.com

Securitas Security Services Inc.
3450 Buschwood Park Drive, Suite 340
Tampa, FL. 33618



Confidentiality Statement

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





University Place

PROPOSAL OBJECTIVES

Main Gate, Securitas proposing to secure the one (1) pedestrian gate with a reader and magnetic lock. A wireless Wiegand device to be used to send information to the controller.

Back Gate, Securitas proposing to secure the one (1) pedestrian gate with a reader and magnetic lock. A wireless Wiegand device to be used to send information to the controller.

DESIRED OUTCOME:

UNIVERSITY PLACE WOULD LIKE A SECURITY PROGRAM WHICH:

- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors

INTERNET TO BE PROVIDED BY CLIENT

A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network.

SCOPE OF WORK

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

1. Main Gate, Securitas will provide and install:
 - a. One (1) pedestrian gate to be secured with a reader and magnetic lock. A wireless Wiegand device to be used to send the information to the controller in the guardhouse. Customer to supply 120vac to the wireless Wiegand device.
 - b. Pricing for 300 Keyfobs provided
2. Back Gate, Securitas will provide and install:
 - a. One (1) pedestrian gate to be secured with a reader and magnetic lock. A wireless Wiegand device to be used to send the information to the controller in the NEMA center island. Customer to supply 120vac to the wireless Wiegand device.



CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

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

REMOTE GUARDING EVENTS

- Remote Guarding costs in this proposal are based off expected activity. Any fluctuation over that amount could result in a higher cost.
- Entry Management - Owner is responsible for providing and maintaining an up-to-date master list of approved visitors for Securitas Remote Guarding.

GENERAL REQUIREMENTS

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

WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer provided software updates for Securitas provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse or acts of nature.



EQUIPMENT DESCRIPTION

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

Quantity	Description
2	Gate Magnetic lock with Bracket
2	HID Prox Readers
2	Wireless Wiegand Devices

MAINTENANCE AND SERVICE PROGRAM

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

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

MAINTENANCE PLAN

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

Typically, this includes:

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

PREVENTATIVE MAINTENANCE DETAILS

Access Control Systems: Securitas will review all associated controls, keypads, printers, computers, power supplies, card readers, locking hardware, communicators, and batteries.

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

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



PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 5 Years	Monthly
Technology Including Installation, Remote Guarding & Standard Corrective and Preventative Maintenance Programs	\$ 236.41

Outright Purchase Pricing Summary	
	Outright Purchase Price
Equipment & Installation	\$ 9,391.03
Contract Term: 5 Years	Monthly:
Service & Preventative Maintenance	\$ 73.71

Outright Purchase Pricing Summary	
	Outright Purchase Price
300 Key Fobs	\$ 1,520.56

PRICING VALIDITY

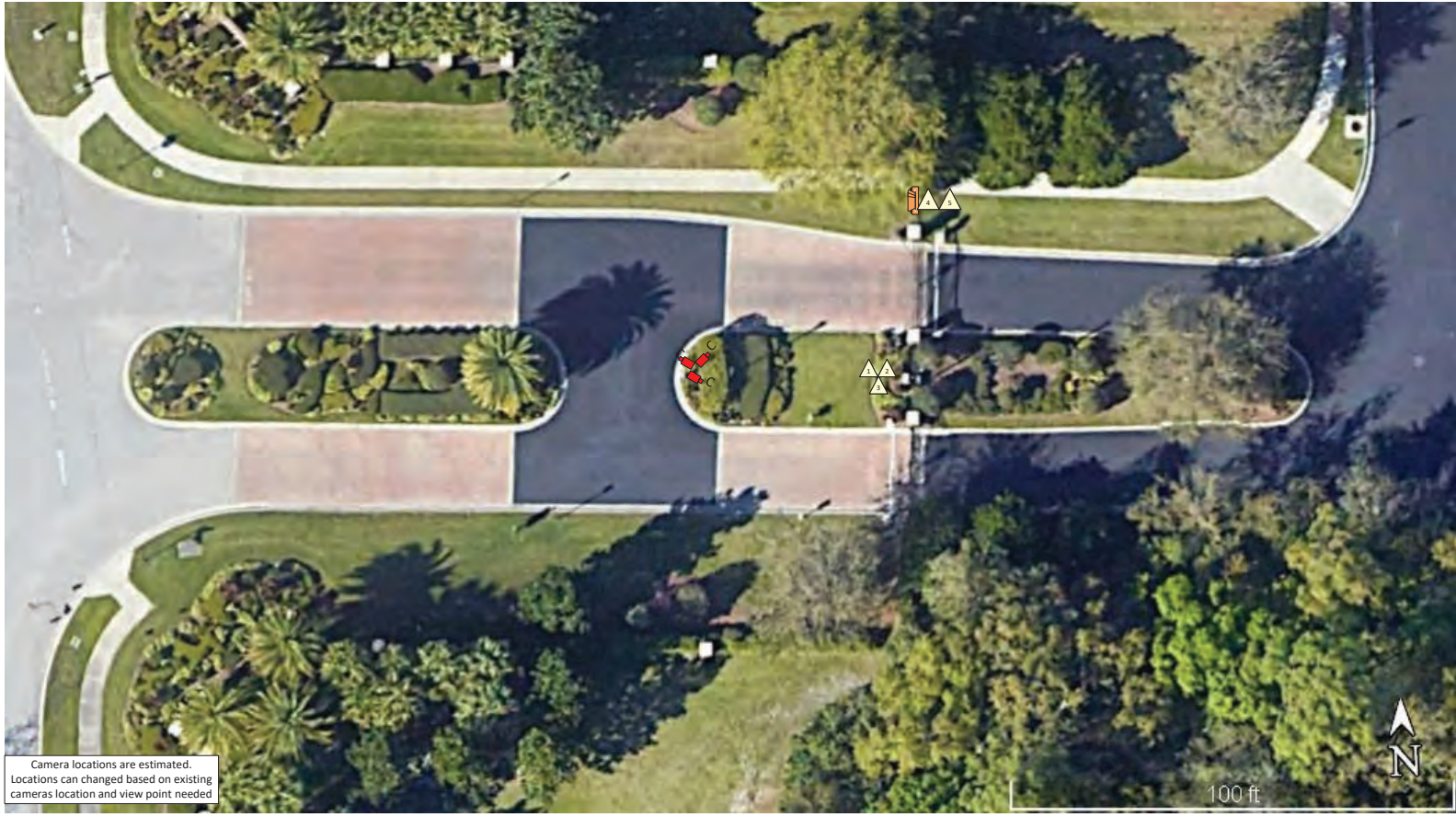
This quotation shall remain valid for a period of forty-five (45) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. . Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

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



Camera locations are estimated.
Locations can be changed based on existing
cameras location and view point needed

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Locations can be changed based on existing
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ACCESS reliability.

Application

The RF-programmable ProxKey® III proximity key fob incorporates proximity technology into a convenient device approximately the size of an automotive key.

Features

- ▶ Improved key fob design provides additional durability and more opportunity for customization.
- ▶ Offers universal compatibility with all HID proximity readers.
- ▶ Provides an external number for easy identification and control.
- ▶ Can be placed on a key ring for convenient entry.
- ▶ Supports formats up to 85 bits, with over 137 billion codes.
- ▶ Using HID's ProxProgrammer™, card vendors can ship proximity key fobs, custom programmed to their customers' requirements, from their own inventory. Enables smaller order quantities and overnight delivery. (Check with vendor for availability.)

Features

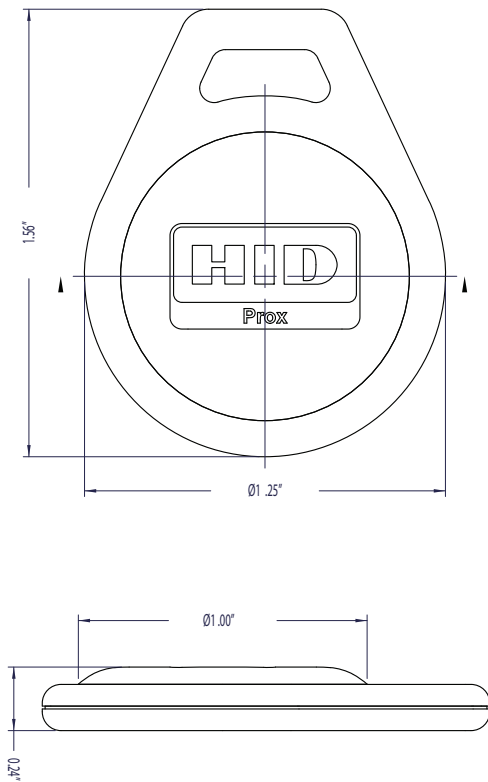
Proven, Reliable Technology Offers extremely consistent read range. Unaffected by body shielding or variable environmental conditions, even when close to keys and coins.

Small and Convenient Can be carried with keys in pocket or handbag.

Cross-reference A cross-reference list correlating the external card number and the programmed ID number is provided for easy system administration.

Security Offers over 137 billion unique codes.

Long Life Passive, no-battery design allows for an infinite number of reads.



Base Part Number	1346
Description	RF-programmable, 125 kHz, black with grey insert, customer-specified ID Numbers
*Typical Maximum Read Range	ProxPoint® Plus reader up to 1.5" (3.7 cm) MiniProx™ reader up to 2" (5 cm) ThinLine® II reader up to 2" (5 cm) ProxPro® reader up to 3" (7.5 cm) ProxPro® II reader up to 4" (10.2 cm) Prox80™ up to 2" (5.1 cm) MaxiProx® reader up to 12" (28 cm)
Dimensions	1.555 x 1.25 x 0.235 inches max (3.95 x 3.18 x 0.60 cm)
Key Fob Construction	Ultrasonically welded ABS Shell with TPE insert
Operating Temperature	-50° to 160° F (-45° to 70° C)
Weight	0.14 oz (4.0g)
Memory Size/ Application Areas	N/A
HID Proximity 125 kHz	Yes
Contact Smart Chip Module Embeddable	No
Wiegand Stripe	No
Magnetic Stripe	No
Printable	No
Standard HID Artwork	Yes
Slot Punch	Key Ring Hole
Visual Security Options	N/A
Additional Security Options	Corporate 1000
Warranty	Lifetime
Options	Key Ring sold separately (Part Number: 57-0001-02) External card numbering (inkjet or laser engraving)

*Dependent on local installation conditions.

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For best results, please print on recycled paper.

MKT-PROXKEYi_DS_EN



ACCESS experience.

hidglobal.com

HID Global Offices:

Corporate North America
15370 Barranca Parkway
Irvine, CA 92618-2215
U.S.A.
Phone: (800) 237 - 7769
Phone: (949) 732 - 2000
Fax: (949) 732 - 2360

Asia Pacific
19/F 625 King's Road
North Point
Island East
Hong Kong
Phone: +852 3160-9800
Fax: +852 3160-4809

Latin America
Vasco de Quiroga No. 1900 - 202
Centro Ciudad Santa Fé
Delegación Alvaro Obregón
01210 México, D.F.
Phone: +52 55 5081 1650
Fax: +52 55 5081 1670

Europe, Middle East & Africa
Homefield Road
Haverhill, Suffolk
CB9 8QP
England
Phone: +44 (0) 1440 714 850
Fax: +44 (0) 1440 714 840

CLIENTPOINT DOWNLOAD RECEIPT

DOWNLOADED: 04-03-2023

CLIENTPOINT ID: 707707

Invoice



of Southwest Florida LLC

451 Interstate Court
Sarasota, FL 34240

Phone # 941-232-4629 Fax # 941-371-5151
License #CFC1429137 office@wettec.biz

Date	Invoice #
3/30/2023	21743

Bill To
University Place C/O Sylvia Bethal-The Oaks Center 2501A Burns Rd Palm Beach Gardens, FL 33410

<p>Please Note new email address!!</p> <p>office@wettec.biz</p>

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	<p>Pump Station #2</p> <p>Field service to check out pump #2, found VFD tripping on current limit. Found VFD programmed incorrectly, programmed VFD for correct current based on motor tag. Everything tests and runs good.</p> <p><i>emergency repair work complete Approved by DM 4/5/23 Assign to O&M - Irrigation - Pumps</i></p>	187.50	187.50
		Total	\$187.50

W/O No.	32593
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of Southwest Florida LLC

451 Interstate Court
Sarasota, FL 34240

Phone # 941-232-4629 Fax # 941-371-5151
License #CFC1429137 office@wettec.biz

Invoice

Date	Invoice #
3/30/2023	21744

Bill To
University Place C/O Sylvia Bethal-The Oaks Center 2501A Burns Rd Palm Beach Gardens, FL 33410

Please Note new email address!! office@wettec.biz

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	#5 Panel Field service to furnish and install new aluminum mounting brackets and re-hang control panel on pump station #5 making it secure. As per quotation. <i>emergency repair. work complete Approved by DM 4/5/23 Assign to O+M - Irrigation Pumps</i>	600.00	600.00
		Total	\$600.00

W/O No.	32550
---------	-------

We Accept Visa, Mastercard and American Express

Invoice



of Southwest Florida LLC

Date	Invoice #
3/30/2023	21746

451 Interstate Court
Sarasota, FL 34240

Phone # 941-232-4629 Fax # 941-371-5151
License #CFC1429137 office@wettec.biz

Bill To
University Place C/O Sylvia Bethal-The Oaks Center 2501A Burns Rd Palm Beach Gardens, FL 33410

Please Note new email address!!

office@wettec.biz

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	Pump Station #3 Field service to check out pump station #3. Found system going to higher pressure than set point due to PLC control of ramp down speed. System runs good during operation, only runs high pressure at shut down. <i>80 psi at shutdown. work complete - pump no longer maintain setpoint due to inability to re configure PLC. Approved by DM 4/5/23 Assign to O&M - Irrigation Pumps Keypad failure - part not longer manufactured.</i>	187.50	187.50

Total	\$187.50
--------------	----------

W/O No.	32592
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of Southwest Florida LLC

451 Interstate Court
Sarasota, FL 34240

Phone # 941-232-4629 Fax # 941-371-5151
License #CFC1429137 office@wettec.biz

Invoice

Date	Invoice #
3/31/2023	21777

Bill To
University Place C/O Sylvia Bethal-The Oaks Center 2501A Burns Rd Palm Beach Gardens, FL 33410

Please Note new email address!! office@wettec.biz

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	Pump Station #1 Field service to check out pump station #1. Replaced leaking 3" Amiad filter seals, everything else tests and runs good. <i>Leaking Seals were on PS #2. Emergency repair Approved by DM work complete Assign to O + M - Investigation - Pumps 4/5/23 check out of PS 1 was inconclusive.</i>	181.00	181.00
Total			\$181.00

W/O No.	32765
---------	-------

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE
EXAMINATION BY AND RETURN TO:

Andrew H. Cohen, Esq.
6853 Energy Court
Lakewood Ranch, FL 34240

EASEMENT AGREEMENT
(Permanent Turnaround)

THIS EASEMENT AGREEMENT (“Easement Agreement”) is made effective as of the ____ day of _____, 2023 (the “Effective Date”), between University Place Neighborhood Association, Inc. (the “Grantor”), and University Place Community Development District, formed under Chapter 190, Florida Statutes (the “Grantee”).

W I T N E S S E T H

WHEREAS, the Grantor is a non-profit corporation which owns and operates land and facilities which are located within the University Place Community Development District; and

WHEREAS, the Grantee is a local unit of special-purpose government established by Manatee County, Florida, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, water and wastewater facilities, recreation, and other infrastructure improvements; and

WHEREAS, the Grantee desires to construct and maintain a permanent turnaround on, over, upon, and across Meeting Street at the terminal end; and

WHEREAS, a temporary turnaround easement was previously recorded in the official records of Manatee County at Book 1812, Page 995; and

WHEREAS, the Grantor has agreed to grant an easement to Grantee on, over, upon and across the Grantor’s property upon the terms and conditions set forth herein below for a permanent easement.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Easements. Subject to the terms of this Easement Agreement, Grantor hereby grants to Grantee for itself and its successors, assigns, members, guests, invitees, employees and contractors, a perpetual, easement on, over, upon, and across the designated areas as shown in “Exhibit A” for the purpose of permitting, constructing, installing, maintaining, repairing, removing, and replacing a permanent turnaround.
2. Compliance with Law and Indemnification. Grantee shall comply with all applicable building codes, laws, rules, regulations, and requirements of all governmental authorities pertaining to this Easement Agreement. Grantor and Grantee, respectively, to the extent allowable by law and, specifically, without Grantee waiving its sovereign immunity protections, shall indemnify, defend, and hold each other harmless against any and all claims, demands, loss, damage, liabilities, and expenses, and all suits, actions, and judgments (including, but not limited to, costs and attorney’s fees) incurred or sustained by the other party, as a result of any act or omission of the indemnifying party or its employees, agents, representatives, members, contractors, guests or invitees, with respect to the use, operation, and maintenance of the permanent easement; provided, however, that neither party shall be responsible to the other for consequential damages including, without limitation, lost profits. The indemnifying party shall give prompt and timely notice of any claim made or suit or action commenced against it to the other party which in any way would result in indemnification under this Easement Agreement. The provisions of this Paragraph 2 shall survive the termination of this Easement Agreement.
3. Construction. Grantee covenants and agrees to be solely responsible for all permitting, construction, and installation of the proposed permanent turnaround in “Exhibit A.” Any changes or modifications to the proposed permanent easement in “Exhibit A” will require prior consent from Grantor.
4. Maintenance. Grantee covenants and agrees to be solely responsible for all maintenance, repair, and replacement of the permanent turnaround. If Grantee desires to make material alterations to the permanent turnaround, Grantee shall first obtain prior approval of the Grantor. Grantor shall not unreasonably withhold or delay giving its consent to any such requests. All maintenance activities, including repairs or replacement, shall be conducted by Grantee such that it does not materially and adversely impact Grantor’s property. Grantee shall pay all reasonable expenses incurred by Grantee in connection with any maintenance of the permanent easement, as well as any damages to Grantor’s property caused by Grantee in conjunction with Grantee’s exercise of its rights pursuant to this Easement Agreement.

5. Liens. Grantee shall not permit any liens to encumber the permanent turnaround. In the event any such lien is recorded against the permanent turnaround or any portion thereof, Grantee shall have thirty (30) days after Grantee receives written notice of the recorded lien from Grantor to have the lien satisfied, released, or transferred to bond. If the lien is not satisfied, released, or transferred to bond within such thirty (30) day period, the Grantor having title to any such encumbered portion of permanent turnaround, shall have the right, but not the obligation, to cause such lien to be satisfied, released, or transferred to bond, and Grantee shall pay within thirty (30) days of demand all of Grantor's reasonable costs in connection therewith including, without limitation, attorney's fees and other costs of collection.
6. Termination of Temporary Turnaround Easement. Pursuant to the terms of the temporary turnaround easement recorded in the official records of Manatee County at Book 1812, Page 995, this permanent turnaround easement will replace and terminate said temporary turnaround easement.
7. Term and Amendment. This Easement Agreement shall be effective as of the Effective Date, and shall be appurtenant to the Grantor, regardless of whether specifically mentioned in any subsequent deed or conveyance of all or part of the permanent easement and shall be binding on and inure to the benefit of the parties hereto, the respective grantees, successors, assigns and successors in title. This Easement Agreement may be amended or modified only by an instrument signed by the respective parties. No amendment shall become effective prior to a duly executed and acknowledged copy being recorded in the Public Records of Manatee County, Florida. Notwithstanding the foregoing, Grantee may assign this Easement Agreement to Grantee's successor in title unilaterally without the consent of any party whatsoever. This Easement Agreement may be terminated by Grantor after default by Grantee of its obligations under this Easement Agreement and Grantee's failure to remedy such default within thirty (30) days after written notice of such default.
8. Attorney's Fees. If either party is found by a court of competent jurisdiction to have breached or violated this Easement Agreement then, in addition to any other relief, such party shall be liable for all costs and expenses of the enforcement action of the suit including court costs and reasonable attorney's fees (as defined below), incurred by the party enforcing this Easement Agreement.
9. Notice. Whenever any notice, demand, consent, delivery, or request is required or permitted under this Easement Agreement, it must be in writing and will be deemed to have been properly given when (a) deposited in the United States mail, with adequate

postage prepaid and sent by registered or certified mail with return receipt requested, or (b) delivered to Federal Express or other nationally recognized overnight courier to the addresses set forth below in each signature block or at such other addresses as are specified by written notice so given in accordance herewith. Notices personally delivered or sent by overnight courier will be deemed given on the date of delivery, notices mailed in accordance with the foregoing will be deemed given three days after deposit in the U.S. mail. Any party hereto may at any time by giving five (5) days' written notice to the other party hereto designate any other address and substitution of the foregoing address to which this notice shall be given and the other parties to whom copies of all such notices hereunder shall be sent.

10. Severability. Invalidation of any term or provision of this Easement Agreement, by judgment or court order, shall not affect any of the other provisions hereof which shall remain in full force and effect.

11. Interpretation. Unless the context otherwise requires, the use of the singular shall include the plural and vice versa. Any reference to "attorney's fees" shall mean reasonable attorney's fees and costs incurred before, during, and after trial litigation, including proceedings to determine entitlement to and reasonableness of fees and costs, as well as appellate and bankruptcy proceedings. The headings used herein are for convenience only and shall not be given any weight in interpreting or construing the substantive provisions hereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the undersigned have executed this Easement Agreement this ____ day of _____, 2023.

GRANTOR:

UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.

Witnesses:

Name _____

President of Board of Directors

Name _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by ___ physical presence or ___ online notarization by _____, as _____ of the UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC., who is personally known to me or has produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____

GRANTEE:

UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT

Witnesses:

Name -----

Name -----

Chairperson, Board of Supervisors
Address: c/o Michelle Krizen
The Oaks Center
2501 A Burns Rd
Palm Beach Gardens, Florida 33410

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this _____ day of _____,
2023, by ___ physical presence or ___ online notarization by _____ as
_____ of UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT, who is
personally known to me or has produced _____ as identification.

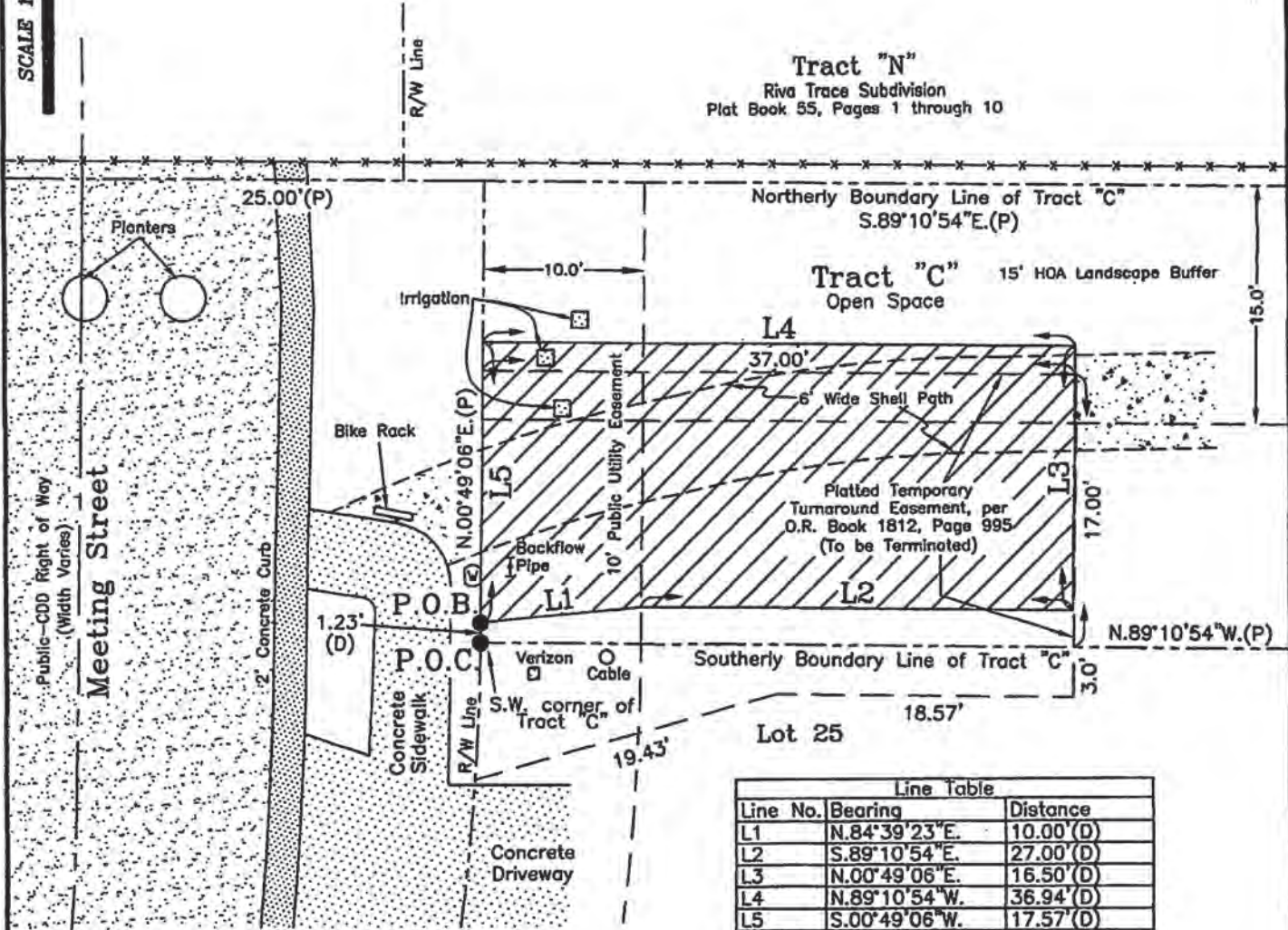
Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

SKETCH & DESCRIPTION

IN SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

SCALE 1" = 10 FEET



Tract "N"
Riva Trace Subdivision
Plat Book 55, Pages 1 through 10

Northerly Boundary Line of Tract "C"
S.89°10'54"E.(P)

Tract "C" 15' HOA Landscape Buffer
Open Space

Southerly Boundary Line of Tract "C"
N.89°10'54"W.(P)

Line Table		
Line No.	Bearing	Distance
L1	N.84°39'23"E.	10.00'(D)
L2	S.89°10'54"E.	27.00'(D)
L3	N.00°49'06"E.	16.50'(D)
L4	N.89°10'54"W.	36.94'(D)
L5	S.00°49'06"W.	17.57'(D)

ABBREVIATIONS:

- C CALCULATED
- CIR CAPPED IRON ROD
- CM CONCRETE MONUMENT
- D DEED OR DESCRIPTION
- D/H DRILL HOLE
- FD FOUND
- FR IRON ROD
- IP IRON PIPE
- LB LICENSED FOR BUSINESS
- M MEASURED
- M/D NAIL & DISK
- PLAT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY

NOTES:

1. THIS IS NOT A BOUNDARY OR FIELD SURVEY; THIS IS A SKETCH ILLUSTRATING A LEGAL DESCRIPTION.
2. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE DOCUMENTS OF RECORD AFFECTING THIS SITE NOT SHOWN ON THIS PLAT.
3. IMPROVEMENTS, INCLUDING BUILDINGS, FENCES, PAVING AND UTILITIES, HAVE NOT BEEN LOCATED NOR SHOWN ON THIS SKETCH.
4. THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES TO WHOM IT HAS BEEN CERTIFIED. NO OTHER PARTY MAY RELY UPON IT. RED STAKE SURVEYORS, INC. SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR THIS SKETCH TO ANY PARTY NOT NAMED IN THE CERTIFICATION.

*** RED STAKE SURVEYORS, INC. ***
6389 TOWER LANE, LEVEL II - SARASOTA, FL - 34240 - PHONE (941) 923-9997

CLIENT: University Place Neighborhood Association, Inc.
FILE NUMBER: 22040242 & 22040243
SURVEY DATE: 06/09/2022

Certificate of Surveyor: I, Kenneth R. Palmer, hereby certify that this sketch or the survey represented hereon meets the Standards of Practice for Land Surveying in the State of Florida as set forth by the Florida Board of Surveyors and Mappers, pursuant to Chapter 472 of the Florida Statutes and Chapter 5J-17 of the Florida Administrative Code.

PLAT REVISIONS	DATE	DRAWN BY
		PPD

Kenneth R. Palmer 2-28-23
KENNETH R. PALMER, PLS #4661, LB #5929 DATE
Not valid without the signature and the original raised seal of a licensed surveyor and mapper.

SKETCH & DESCRIPTION

IN SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



PRELIMINARY LEGAL DESCRIPTION NOTE:

THIS PERMANENT TURNAROUND EASEMENT IS TO REPLACE AND TERMINATE THE EXISTING TEMPORARY TURNAROUND EASEMENT, AS PER O.R. BOOK 1812, PAGE 995, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGAL DESCRIPTION TO CREATE PERMANENT TURNAROUND EASEMENT:

A PERMANENT TURNAROUND EASEMENT LOCATED IN TRACT "C" OF CARRIAGE RUN AT UNIVERSITY PLACE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 91 THROUGH 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE PLATTED S.W. CORNER OF SAID TRACT "C", ALSO KNOWN AS THE N.W. CORNER OF LOT 25; THENCE N.00°49'06"E., ALONG THE EASTERLY R/W LINE OF MEETING STREET, 1.23 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED PERMANENT TURNAROUND EASEMENT; THENCE N.84°39'23"E., 10.00 FEET; THENCE S.89°10'54"E., BEING PARALLEL WITH THE SOUTH LINE OF SAID TRACT "C", 27.00 FEET; THENCE N.00°49'06"E., BEING PARALLEL WITH SAID EASTERLY R/W LINE OF MEETING STREET, 16.50 FEET; THENCE N.89°10'54"W., BEING PARALLEL WITH THE NORTH LINE OF SAID TRACT "C", 36.94 FEET; THENCE S.00°49'06"W., ALONG SAID EASTERLY R/W OF MEETING STREET, 17.57 FEET, TO THE POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT.

NOTES:

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2. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE DOCUMENTS OF RECORD AFFECTING THIS SITE NOT SHOWN ON THIS PLAT.
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ABBREVIATIONS:

- C CALCULATED
- CR CAPPED IRON ROD
- CM CONCRETE MONUMENT
- D DEED OR DESCRIPTION
- D/H DRILL HOLE
- FD FOUND
- FR IRON ROD
- IP IRON PIPE
- LB LICENSED FOR BUSINESS
- M MEASURED
- N/D NAIL & DISK
- P PLAT
- R/W RIGHT OF WAY

* RED STAKE SURVEYORS, INC. *

6389 TOWER LANE, LEVEL II - SARASOTA, FL - 34240 - PHONE (941) 923-9997

CLIENT: University Place Neighborhood Association, Inc.
 FILE NUMBER: 22040242 & 22040243
 SURVEY DATE: 06/09/2022

PLAT REVISIONS	DATE	DRAWN BY
		PPD

Certificate of Surveyor: I, Kenneth R. Palmer, hereby certify that this sketch or the survey represented hereon meets the Standards of Practice for Land Surveying in the State of Florida as set forth by the Florida Board of Surveyors and Mappers, pursuant to Chapter 472 of the Florida Statutes and Chapter 30-17 of the Florida Administrative Code.

Kenneth R. Palmer 2-28-23
 KENNETH R. PALMER, PLS #4664, LB #5929 DATE

Not valid without the signature and the original raised seal of a licensed surveyor and mapper.

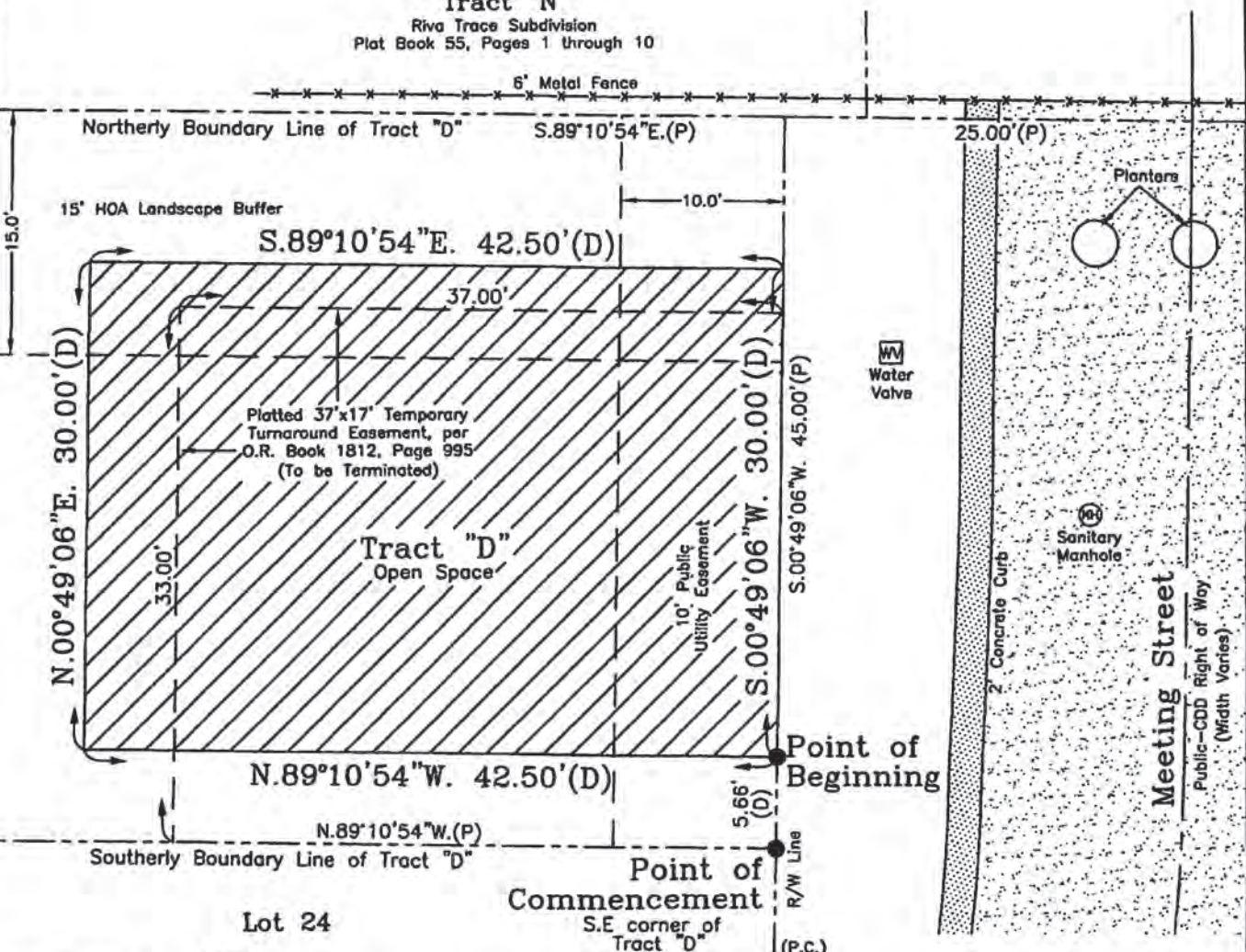
SKETCH & DESCRIPTION

IN SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

SCALE 1" = 10 FEET



Tract "N"
Riva Trace Subdivision
Plat Book 55, Pages 1 through 10



ABBREVIATIONS:

- C CR CALCULATED
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CLIENT: University Place Neighborhood Association, Inc.
FILE NUMBER: 22040242 & 22040243
SURVEY DATE: 08/09/2022

Certificate of Surveyor: I, Kenneth R. Palmer, hereby certify that this sketch or the survey represented hereon meets the Standards of Practice for Land Surveying in the State of Florida as set forth by the Florida Board of Surveyors and Mappers, pursuant to Chapter 472 of the Florida Statutes and Chapter 6J-17 of the Florida Administrative Code.

Kenneth R. Palmer 2-28-23
KENNETH R. PALMER, PLS #4661, LB #5929 DATE
Not valid without the signature and the original raised seal of a licensed surveyor and mapper.

PLAT REVISIONS	DATE	DRAWN BY
		PPD

SKETCH & DESCRIPTION

IN SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



PRELIMINARY LEGAL DESCRIPTION NOTE:

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A PERMANENT TURNAROUND EASEMENT LOCATED IN TRACT "D" OF CARRIAGE RUN AT UNIVERSITY PLACE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 91 THROUGH 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE PLATTED S.E. CORNER OF SAID TRACT "D"; THENCE N.00°49'06"E., ALONG THE WESTERLY R/W LINE OF MEETING STREET, 5.66 FEET FOR A POINT OF BEGINNING OF HEREIN DESCRIBED PERMANENT TURNAROUND EASEMENT; THENCE N.89°10'54"W., BEING PARALLEL WITH THE SOUTH LINE OF SAID TRACT "D", 42.50 FEET; THENCE N.00°49'06"E., BEING PARALLEL WITH SAID WESTERLY R/W LINE OF MEETING STREET, 30.00 FEET; THENCE S.89°10'54"E., BEING PARALLEL WITH THE NORTH LINE OF SAID TRACT "D", 42.50 FEET; THENCE S.00°49'06"W., ALONG SAID WESTERLY R/W OF MEETING STREET, 30.00 FEET, TO THE POINT OF BEGINNING OF HEREIN DESCRIBED EASEMENT.

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- M MEASURED
- N/D NAIL & DISK
- P PLAT
- R/W RIGHT OF WAY

*** RED STAKE SURVEYORS, INC. ***

6389 TOWER LANE, LEVEL II - SARASOTA, FL - 34240 - PHONE (941) 923-9997

CLIENT: University Place Neighborhood Association, Inc.
 FILE NUMBER: 22040242 & 22040243
 SURVEY DATE: 08/09/2022

Certificate of Surveyor: I, Kenneth R. Palmer, hereby certify that this sketch or the survey represented hereon meets the Standards of Practice for Land Surveying in the State of Florida as set forth by the Florida Board of Surveyors and Mappers, pursuant to Chapter 472 of the Florida Statutes and Chapter 51417 of the Florida Administrative Code.

PLAT REVISIONS	DATE	DRAWN BY
		PPD

Kenneth R. Palmer 2-28-23
 KENNETH R. PALMER, PLS #4661, LB #5929 DATE
 Not valid without the signature and the original raised seal of a licensed surveyor and mapper.

Gorilla Kleen LLC
P.O. Box 25427
Sarasota, FL 34277



Estimate

Date	Invoice #
	27211

Billing Inquiries (941) 952-1000

Bill To

University Place CDD
2501A Burns Road
Palm Beach Gardens, FL 33410

Service Location

8103 Planters Knoll Terrace
Bradenton, FL 34201

Quantity	Description	Price	Amount
	Community Sidewalks - Cleaned throughout the community. This does include the driveway apron, this is the section from the sidewalk across the driveways out to the gutter.	8,395.00	8,395.00
	Miami gutters cleaned - Plus landcape curbing cleaned.	9,145.00	9,145.00
	* We will pay attention to tire scuffs of black on vertical curbs @ both mailboxes & curbs and at intersections [where contractor trailer tires scuff the curb].		
	An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.		
	*		
	We cannot guarantee the rust / fertilizer / irrigation stains will be removed. Even if we could remove these stains they would reoccur within a short period of time.		
	*		
	We will use water from the neighborhood Fire Hydrants as we have a Manatee County water meter.		
	This quote includes Charleston St, Edmonston Cir, Spring Marsh Dr, Planters Knoll Ter, Drayton Cir, Ashley Ct, Halleston Pl, Tabbystone Dr, Ashley Ct, Alston Ct, Indigo Ridge Ter, 7 Oaks Dr, Green St, Sea Island Ln and Heyward Ct		

Payment Terms: Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL

PAYMENTS
BALANCE

Thank you for your business

Gorilla Kleen LLC
P.O. Box 25427
Sarasota, FL 34277



Estimate

Date	Invoice #
	27211

Billing Inquiries (941) 952-1000

Bill To

University Place CDD
2501A Burns Road
Palm Beach Gardens, FL 33410

Service Location

8103 Planters Knoll Terrace
Bradenton, FL 34201

Quantity	Description	Price	Amount
*	Discount to schedule both sidewalks and gutters.	-500.00	-500.00
*	A deposit of 25% (\$4,260.00) is required, and must be received prior to the first day of service. Remaining balance of \$12,780.00 is due within 15 days after all service, including punchout completed. Service will be scheduled to start November 2023.		

Payment Terms: Payment is due 15 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	\$500.00
SUBTOTAL	
TAX	
TOTAL	\$17,040.00
PAYMENTS	\$0.00
BALANCE	\$17,040.00

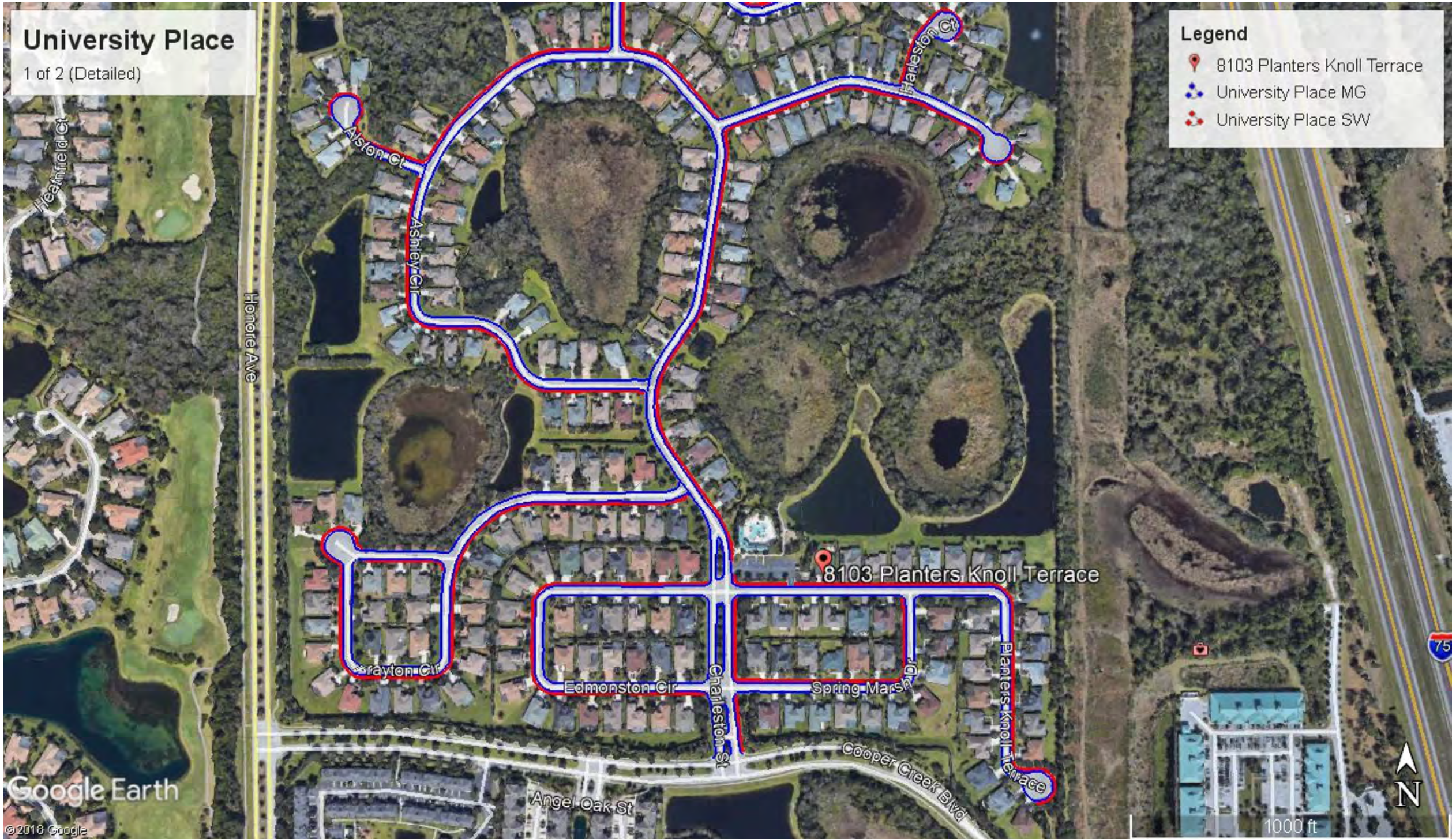
Thank you for your business

University Place

1 of 2 (Detailed)

Legend




-  8103 Planters Knoll Terrace
-  University Place MG
-  University Place SW

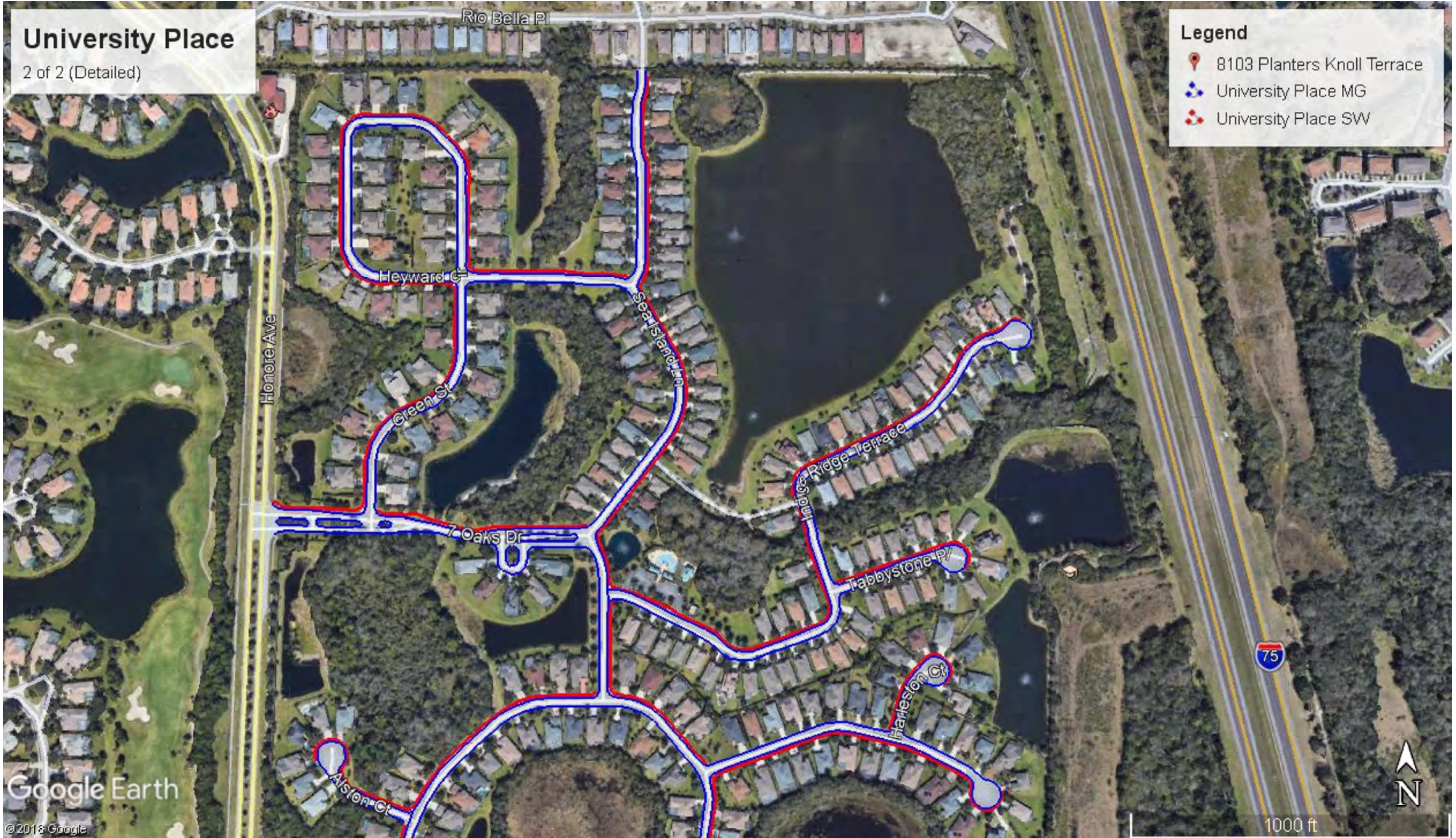


University Place

2 of 2 (Detailed)

Legend

-  8103 Planters Knoll Terrace
-  University Place MG
-  University Place SW



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

University Place CDD
Roadway Depression Remediation

3/30/2023

Remediate depressions in NW and NE quadrants of roadway at intersection of Charleston Street and Planters Knoll Terrace.

Scope of work includes:

- maintenance of traffic devices
- sawcut and remove approx. 10' x 15' depressed areas
- remove road base material
- compact subgrade soil to achieve stability
- replace soil if necessary for suitable quality
- replace road base material with compaction
- restore roadway with 2" of hot-mix asphalt

TOTAL \$14,800

NOTES:

- Scope of roadway remediation includes only soil/subgrade related issues as cause of surface depressions. If any other deficiencies are discovered during course of roadway repairs, the District Engineer will provide recommendation of appropriate additional action.
- If District Engineer determines additional scope of work is necessary, a "Change Order Proposal" for additional services will be submitted for approval by "the Board", prior to execution of additional work.
- Construction /Materials Testing services are not included in this proposal.
- Scope of work does not include dewatering due to high groundwater.
- Any costs for work related to any unknown conditions (i.e.-utility conflicts, etc) are not included

Tamara Cash

dotloop verified
04/01/23 8:46 AM EDT
ST8A-ROEC-44AE-ILOM

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING A SECURITY CAMERA VIDEO POLICY; PROVIDING FOR CONFLICTS AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, University Place Community Development District (the “District”) owns and/or utilizes certain video surveillance cameras at its gates and in other locations throughout the District; and

WHEREAS, the aforementioned cameras record and store footage which is maintained by the District and/or its vendors; and

WHEREAS, the District is the responsible entity for implementing policies for the use of the aforementioned video cameras and video footage; and

WHEREAS, the District wishes to formalize a policy with regards to the video cameras and video footage.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The District shall be governed by the Security Video/Footage Policy attached hereto, which is incorporated herein by reference.

SECTION 2. This Resolution shall amend and supersede any previous Resolution and/or policy in conflict therewith.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall be effective as of its adoption on the date listed below.

PASSED AND ADOPTED this 12th day of April, 2023.

ATTEST:

**BOARD OF SUPERVISORS OF
UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair

POLICY REGARDING SECURITY VIDEO/FOOTAGE

Background

Section 190.011, Fla. Stat., provides that the District has the following powers:

To adopt rules and orders pursuant to the provisions of chapter 120 prescribing the powers, duties, and functions of the officers of the district; the conduct of the business of the district; the maintenance of records; and the form of certificates evidencing tax liens and all other documents and records of the district. The board may also adopt administrative rules with respect to any of the projects of the district and define the area to be included therein. The board may also adopt resolutions which may be necessary for the conduct of district business.

Additionally, pursuant to Section 190.012, the District has authority, but not the obligation, to provide security systems and facilities. The District currently maintains a security system which includes video cameras.

Chapter 119, Florida Statutes, establishes the policy of this State to allow public access to certain governmental records, including the records of the District. Notwithstanding this State policy, there are statutory exceptions which limit the public's right of inspection.

Pursuant to §§119.071(3)(a)(1) and 281.301(1), the District's security and firesafety system plans, including videos and photographs, are confidential and exempt from disclosure pursuant to a public records request. Notwithstanding this exemption, a local government "may" disclose security footage when that disclosure is "[i]n furtherance of the official duties and responsibilities of the [District]" or if that disclosure is to another agency in "furtherance of that agency's official duties or responsibilities. . . ." *Id.* at 119.071(3)(a)(3) (emphasis added). The District may be required to release security video upon a showing of good cause and the entry of an appropriate order of the court.

Request of Security Video by Law Enforcement

If a law enforcement agency of this State or the U.S. Government requests access to the District's security footage in the furtherance of its official duties or responsibilities, the District personnel receiving the request is to ask whether the request is an emergency (i.e., because of ongoing or suspected criminal activity) or if it is a nonemergency request (i.e., part of an ongoing investigation).

1. Emergency requests for security footage will be promptly addressed by the District and the footage provided as soon as reasonably practical.
2. Nonemergency requests for security footage from law enforcement will be promptly addressed and the requested security footage provided within three (3) business days.
3. Questions about requests from law enforcement are to be directed to the District's legal counsel.

Requests or Subpoenas for Security Footage

Under certain circumstances, the District's security videos may be produced to the public. If the District receives a request for security footage, whether by letter or subpoena, that request is to be provided to the District's legal counsel.

In the event of ongoing litigation, the requesting or subpoenaing party must provide the District a court order, finding good cause for the release of the security footage/video, before the District may release the requested video. See State Attorney's Office of the 17th Judicial Circuit & School Bd. v. CNN, Inc., 251 So.3d 205 (Fla 4th DCA 2018).

In the event there is no ongoing litigation, the District's legal counsel will respond to the request and, if appropriate, refer the requestor to the applicable provisions of Chapter 119 and 281, Florida Statutes.

RESOLUTION 2023-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE

WHEREAS, University Place Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, District records are available for public review and inspection at the offices of District Manager at _2501A Burns Road, Palm Beach Gardens, Florida 3341; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Section 190.006(7), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT:

1. The District’s local records office shall be located at

2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF APRIL, 2023.

ATTEST:

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

SECRETARY/ASSISTANT SECRETARY

CHAIR

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RECORDS RETENTION POLICY; PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, authorizes the University Place Community Development District (“District”) to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of University Place Community Development District (“Board”), has through its district manager followed a records retention policy consistent with state law; and

WHEREAS, the Board finds that it is in the best interest of the District to create a more formal, written Records Retention Policy as described hereinbelow.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Findings. The Board hereby incorporates the above-stated Recitals as legislative findings of the Board into this Resolution.

Section 2. Adoption of District Records Retention Policy. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), Florida Statutes, the rules adopted by the Division of Library and Information Services of the Department of State (“Division”) pursuant to Section 257.36, Florida Statutes, and the General Records Schedules established by the Division as well as all requirements of applicable law, including the Florida Administrative Code. The District hereby determines that electronic records shall be considered the official record of all public records relating to District business and any paper originals are designated as duplicates which may be disposed of unless prohibited by any law, rule, or ordinance. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District’s Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

Section 3. Conflicts. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and

repealed. To the extent of any conflict between the provisions herein and applicable law, the applicable law shall prevail.

Section 4. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption by the Board of Supervisors.

PASSED, ADOPTED, AND EFFECTIVE THIS 26th DAY OF APRIL 2023.

ATTEST:

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson, Board of Supervisors

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ADOPTION OF THE REVISED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the University Place Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Manatee County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to ratify the adoption of the revised Fiscal Year 2022/2023 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby ratified and approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of April, 2023.

ATTEST:

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

**NOTICE OF REVISED FISCAL YEAR 2022/2023 WORKSHOP SCHEDULE
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the University Place Community Development District ("District") will hold Workshops at **4:30 P.M. in person** in the Community Room located at 7805 Charleston Street, Bradenton, Florida on the following dates:

March 15, 2023
April 12, 2023
May 10, 2023
June 14, 2023
July 19, 2023
August 9, 2023
September 13, 2023

The Workshops are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agendas for these Workshops may be obtained by contacting the District Manager by email at mkrozen@sdsinc.org or by telephone at 561-630-4922. Workshops may be continued to a date, time, and place to be specified on the record at the Workshop.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these Workshops is asked to advise the District Office at least forty-eight (48) hours prior to the Workshop by contacting the District Manager at 561-630-4922. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these Workshops is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

University Place Community Development District

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

PUBLISH: SARASOTA HERALD TRIBUNE 03/03/23

University Place
Community Development District

**Financial Report For
March 2023**

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1 & 2	General Fund Monthly Financial Report - March 2023
3, 4, 5 & 6	Expenditures - February 2023 - March 2023
7	Debt Service Fund Monthly Financial Report - March 2023
8	Tax Collections - Fiscal Year 2022/2023

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Mar-23	Year To Date Actual 10/1/22 - 3/31/23
REVENUES			
O&M Assessments	764,125	13,636	733,012
Debt Assessments	290,016	4,654	270,336
Other Income	0	0	1,358
Interest Income (GF)	9,500	0	1,901
Total Revenues	\$ 1,063,641	\$ 18,290	\$ 1,006,607
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	1,000	9,800
FICA Taxes	1,530	98	1,172
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	11,000	3,093	16,460
Management Fees	49,226	3,000	24,937
Website Fee	0	125	438
Legal Fees	5,000	3,861	16,807
Field Operations Management	3,250	500	1,750
Audit Fees	6,500	0	1,000
Insurance	8,891	0	8,773
Legal Advertisements	1,000	0	3,061
Miscellaneous	5,000	1,106	4,161
Postage and Delivery	300	17	994
Office Supplies	250	42	96
Printing & Binding	300	0	0
Dues, Licenses & Subscriptions	750	0	316
Annual District Filing Fee	175	0	175
Conference & Seminars	1,960	0	1,428
Assessment Fee - PA	11,462	0	282
Assessment Fee - TC	11,462	0	282
Trustee Fee	4,865	0	4,041
Assessment Cost - Miscellaneous	0	0	0
Landscaping (GF)	0	0	6,800
Irrigation Maintenance	0	5,002	32,904
Miscellaneous Maintenance	0	3,557	24,736
R&M - Landscaping	0	0	2,295
R&M - Common Area	0	0	4,148
Cable/Internet/Phone	0	591	3,697
Landscape	81,600	0	0
Settlement Payment	0	0	10,000
Other Public Safety			
Electricity	5,000	5,533	13,205
Security	75,204	6,267	43,869
Roving Patrols	2,500	0	0
Utility - Water & Sewer	498	35	197
R&M - Gatehouse	7,500	0	3,425
Reserve - Gate	7,326	0	2,863
Insurance - Other Public Safety	500	0	0

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Mar-23	Year To Date Actual 10/1/22 - 3/31/23
Landscape			
Lawn Maintenance	0	520	72,575
R&M - General Landscape	15,000	0	0
R&M - Renewal & Replacement	14,000	0	194
R&M - Streetlights	500	0	668
R&M - Wetland	1,000	0	0
Reserve - Culverts	3,664	0	0
Reserve - Ponds	10,988	0	0
Irrigation Services			
Utility - Irrigation Water	28,000	0	4,443
R&M - Irrigation	40,000	0	6,702
R&M - Pump Station	40,000	1,554	7,236
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,240	287	5,512
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	822	0	0
Workers Comp - Irrigation	850	0	0
Contracts - Irrigation	77,796	0	0
Insurance - Irrigation	1,809	0	0
Roads and Street Facilities			
R&M - Roads & Alleyways	7,500	0	0
R&M - Street Sweeping	720	0	0
Reserve - Roadways	101,571	0	0
Reserve - Streetlights	1,832	0	0
Common Area			
R&M - General Common Area	18,000	0	0
Reserve - Fence/Monuments	18,311	0	0
Holiday Décor	1,500	0	0
TOTAL EXPENDITURES	\$ 743,060	\$ 36,188	\$ 341,442
REVENUES LESS EXPENDITURES	\$ 320,581	\$ (17,898)	\$ 665,165
Bond Payments	(269,715)	(4,470)	(252,240)
Balance	\$ 50,866	\$ (22,368)	\$ 412,925
County Appraiser & Tax Collector Fee	(20,301)	(543)	(28,477)
Discounts For Early Payments	(30,565)	(183)	(38,205)
EXCESS/SHORTFALL	0	(23,094)	346,243
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (23,094)	\$ 346,243

Bank Balance As Of 3/31/23*	\$ 2,125,675.37
Accounts Payable As Of 3/31/23	\$ 38,210.75
Reserves As Of 3/31/23	\$ 1,626,154.72
Other Current Liabilities As Of 3/31/23	\$ 7,935.72
Other Assets As Of 3/31/23	\$ -
Accounts Receivable As Of 3/31/23	\$ -
Available Funds As Of 3/31/23	\$ 453,374.18

*Bank Balance includes two \$500,000 CD's

<u>Reserves As Of 3/31/23</u>	
Operating	\$ 133,068.17
Culverts	\$ 47,770.00
Fence/Monuments	\$ 210,403.20
Gate	\$ 825.38
Irrigation System	\$ 263,788.53
Ponds	\$ 127,512.00
Roadways	\$ 826,923.45
Streetlights	\$ 15,863.99
	\$ 1,626,154.72

**University Place Community Development District
Expenditures
February through March 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1301 · Payroll - Board of Supervisors					
	02/07/2023	PR 02/10/23		supervisor fees 01/30/2023	1,000.00
	02/23/2023	PR 02/15/23		supervisor fees 2/15/23 & 2/22/23	1,800.00
	03/20/2023	PR 3/15/23		supervisor fees 3/15/23	1,000.00
Total 01-1301 · Payroll - Board of Supervisors					<u>3,800.00</u>
01-1302 · Payroll - Irrigation Staff					
	02/07/2023	PR 02/10/23		operations payroll (1/21/23 - 2/03/23)	518.75
	02/23/2023	PR 02/15/23		operations payroll (02/04/23 - 2/17/23)	168.75
	03/20/2023	PR 3/15/23		operations payroll (02/22/23 - 03/18/23)	287.50
Total 01-1302 · Payroll - Irrigation Staff					<u>975.00</u>
01-1303 · FICA Taxes					
	02/07/2023	PR 02/10/23		payroll taxes 02/10/23	116.20
	02/23/2023	PR 02/15/23		payroll taxes 02/24/23	150.60
	03/20/2023	PR 3/15/23		payroll taxes 3/24/23	98.49
Total 01-1303 · FICA Taxes					<u>365.29</u>
01-1304 · Paymaster - Processing fee					
	02/07/2023	PR 02/10/23		payroll processing fee 02/10/23	62.40
	02/23/2023	PR 02/15/23		payroll processing fee 02/24/23	62.40
	03/20/2023	PR 3/15/23		payroll processing fee 3/24/23	62.40
Total 01-1304 · Paymaster - Processing fee					<u>187.20</u>
01-1310 · Engineering					
	02/10/2023	1020	Brietic Dvorak, Inc	Engineer Services 01.30-02.01.23	2,200.00
	03/03/2023	1030	Brietic Dvorak, Inc	Engineer Services Feb 2023	3,092.50
Total 01-1310 · Engineering					<u>5,292.50</u>
01-1311 · Management Fees					
	02/28/2023	2023-0209	Special District Services	Management Feb 2023	3,000.00
	03/31/2023	2023-0319	Special District Services	Management March 2023	3,000.00
Total 01-1311 · Management Fees					<u>6,000.00</u>
01-1313 · Website Fee					
	02/28/2023	2023-0209	Special District Services	Website Feb 2023	125.00
	03/31/2023	2023-0319	Special District Services	Website March 2023	125.00
Total 01-1313 · Website Fee					<u>250.00</u>
01-1315 · Legal Fees					
	03/01/2023	3247	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- Feb 2023	2,629.38
	03/31/2023	3419	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- March 2023	1,232.00
Total 01-1315 · Legal Fees					<u>3,861.38</u>
01-1316 · Field Operations Management					
	02/28/2023	2023-0209	Special District Services	Field Operations Management prorated	500.00
	03/31/2023	2023-0319	Special District Services	Field Operations Management prorated	500.00
Total 01-1316 · Field Operations Management					<u>1,000.00</u>
01-1480 · Legal Advertisements					
	02/28/2023	2023-0209	Special District Services	Gannet Legal Ad	140.25
Total 01-1480 · Legal Advertisements					<u>140.25</u>
01-1512 · Miscellaneous					

**University Place Community Development District
Expenditures
February through March 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	02/28/2023	2023-0209	Special District Services	Travel Jan 2023	104.80
	02/28/2023	2023-0209	Special District Services	Chargeback: Bass Pro catalog	563.94
	03/31/2023	2023-0319	Special District Services	Travel Feb 2023	104.80
	03/31/2023	2023-0319	Special District Services	Chargeback: Meeting Room, Cable Payment	939.02
Total 01-1512 · Miscellaneous					1,712.56
01-1513 · Postage and Delivery					
	02/28/2023	2023-0209	Special District Services	FedEx Jan 2023	439.02
	03/16/2023	909	Bridger CDD	reimbursement for FedEx charges Nov 2022	-18.42
	03/31/2023	2023-0319	Special District Services	FedEx Feb 2023	35.96
Total 01-1513 · Postage and Delivery					456.56
01-1514 · Office Supplies					
	02/28/2023	2023-0209	Special District Services	Copier Jan 2023	22.20
	02/28/2023	2023-0209	Special District Services	Meeting Books Jan 2023	12.00
	03/31/2023	2023-0319	Special District Services	Copier Feb 2023	30.30
	03/31/2023	2023-0319	Special District Services	Meeting Books Feb 2023	12.00
Total 01-1514 · Office Supplies					76.50
01-1550 · Trustee Fees (GF)					
	02/24/2023	6840701	U.S. Bank (Trustee Fees)	Subtotal Administration Fees - 02/01/2023 - 01/31/2024 Account Number: 251090000	4,040.63
Total 01-1550 · Trustee Fees (GF)					4,040.63
01-1802 · Lawn Maintenance					
	02/28/2023	35039	Total Landscape Care Inc.	Monthly Landscape MaintenanceMonthly Irrigation Management & InspectionsFeb 2023	13,283.00
	03/28/2023	11421	Total Landscape Care Inc.	Replace damaged sod areas damaged from the new irrigation pump install. yds of top soil	520.00
Total 01-1802 · Lawn Maintenance					13,803.00
01-1808 · Irrigation Maintenance					
	02/17/2023	15634	Total Landscape Care Irrigation Inc.	Replaced bad decoder	422.30
	02/28/2023	21604	Water Equipment Technologies	Recharge Well #4 Field service to furnish and install additional conduit and wireout into lake s...	1,428.57
	03/01/2023	21598	Water Equipment Technologies	Recharge Well #3 Field service to furnish and install new wide angle float switch inpond #13 for...	714.29
	03/13/2023	15650	Total Landscape Care Irrigation Inc.	Replaced bad decoder	593.60
	03/18/2023	15674	Total Landscape Care Irrigation Inc.	Replaced bad decoder	504.10
	03/18/2023	15673	Total Landscape Care Irrigation Inc.	Replaced bad decoder	273.29
	03/18/2023	15761	Total Landscape Care Irrigation Inc.	Performed March irrigation inspection.	640.85
	03/20/2023	15690	Total Landscape Care Irrigation Inc.	Replaced bad decoder	496.00
	03/20/2023	15687	Total Landscape Care Irrigation Inc.	Replaced bad decoder	473.60
	03/28/2023	15721	Total Landscape Care Irrigation Inc.	Reconnect irrigation at Cooper Creek	230.10
	03/29/2023	15725	Total Landscape Care Irrigation Inc.	Replace irrigation wiring that was causing a 2-wire short	128.30
	03/30/2023	15734	Total Landscape Care Irrigation Inc.	Replaced bad decoder	438.50
	03/31/2023	15748	Total Landscape Care Irrigation Inc.	Replace bad decoder	509.50
Total 01-1808 · Irrigation Maintenance					6,853.00
01-1814 · Electricity					
	02/01/2023	10125-44514	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	28.55
	02/01/2023	28184-53512	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	154.39
	02/01/2023	80884-58453	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	88.24
	02/01/2023	28666-94512	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	131.90
	02/01/2023	61184-59301	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	622.19
	02/01/2023	53322-87308	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	259.85

**University Place Community Development District
Expenditures
February through March 2023**

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
02/01/2023	23503-29302	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	1,033.17
02/01/2023	53322-87308	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	259.85
02/01/2023	28184-53512	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	154.39
02/01/2023	61184-59301	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	622.19
02/01/2023	10125-44514	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	28.55
02/01/2023	28666-94512	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	131.90
02/01/2023	23503-29302	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	1,033.17
02/01/2023	80884-58453	FPL	For: Jan 3, 2023 to Feb 1, 2023 (29 days)	88.24
03/02/2023	61184-59301	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	685.12
03/02/2023	10125-44514	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	28.10
03/02/2023	23503-29302	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	1,148.23
03/02/2023	28666-94512	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	126.80
03/02/2023	80884-58453	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	77.05
03/02/2023	53322-87308	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	443.64
03/02/2023	28184-53512	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	216.94
03/02/2023	53322-87308	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	443.64
03/02/2023	61184-59301	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	685.12
03/02/2023	85676-20409	FPL	For: Jan 3, 2023 to Mar 2, 2023	312.71
03/02/2023	28184-53512	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	216.94
03/02/2023	23503-29302	FPL	For: Feb 1, 2023 to Mar 2, 2023 (29 days)	<u>1,148.23</u>
Total 01-1814 - Electricity				10,169.10
01-1815 - Miscellaneous Maintenance				
02/03/2023	10288	Complete I.T. Corp	Email account 30GB. Priced per user, per month. 3-yearcontract. Google Vault audit functionality...	104.65
02/23/2023	10362	Complete I.T. Corp	Hourly Labor Service Minimum 1-hour Transfer domain to new vendor, Provide copies of emails	125.00
02/27/2023	22040243	Red Stake Surveyors Inc	SKETCH AND DESCRIPTION FOR TRACTS C AND D AS DESCRIBED SIGNATURE AND SEAL	750.00
03/02/2023	23-1180	Sarasota Gate Access	Coppercreek gate not functioning properly. Troubleshootand reset the photo beam. Board on order....	1,284.50
03/06/2023	23-1190	Sarasota Gate Access	Old gate had been hit by a vehicle. Replaced the barrierarm at the residence entrance.	1,072.00
03/16/2023	10312	Lowes Commercial Painting	Includes labor and material- paintedgraffiti area	<u>1,200.00</u>
Total 01-1815 - Miscellaneous Maintenance				4,536.15
01-1816 - Security				
02/01/2023	724171	Envera Systems	Alarm Monitoring ServicesEnvera Kiosk System 03/01/2023-03/31/2023	6,267.00
03/01/2023	725166	Envera Systems	Alarm Monitoring ServicesEnvera Kiosk System 04/01/2023 - 04/30/2023	<u>6,267.00</u>
Total 01-1816 - Security				12,534.00
01-1818 - Utility - Water & Sewer				
02/15/2023	188583-112606	Manatee County Utilities Department	Water Usage 01/11 to 02/10	59.69
03/20/2023	188583-112606	Manatee County Utilities Department	Water Usage 2/10- 02/14	<u>34.61</u>
Total 01-1818 - Utility - Water & Sewer				94.30
01-1824 - R&M - Pump Station				
03/17/2023	21674	Water Equipment Technologies	Field service to furnish and install new 1/2" brass ball valve uncoupling system feed lines to is...	148.17
03/17/2023	21673	Water Equipment Technologies	Pump Station #5 Field service to check out pump station #5, found system trippedon low pressure ...	250.00
03/30/2023	21746	Water Equipment Technologies	Pump Station #3	187.50
03/30/2023	21743	Water Equipment Technologies	Pump Station #2	187.50
03/30/2023	21744	Water Equipment Technologies	#5 Panel	600.00
03/31/2023	21777	Water Equipment Technologies	Pump Static #1	<u>181.00</u>
Total 01-1824 - R&M - Pump Station				1,554.17

**University Place Community Development District
Expenditures
February through March 2023**

01-1826 - Cable / Internet / Phone	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	02/04/2023	94135801721231085	Frontier Communications of Florida	Local Service from 02/04/23 to 03/03/23Account Number 841-358-0172-123108-5	77.01
	02/13/2023	9413590004	Frontier Communications of Florida	Local Service from 02/13/23 to 03/12/23Account Number 9413590004	603.97
	02/17/2023	0045133021723	Spectrum	Service from 02/17/23 through 03/16/23Account Number 8338 12 013 0045133	108.94
	02/17/2023	0008164021723	Spectrum	Service from 02/17/23 through 03/16/23Account Number 8338 12 013 0008164	108.94
	02/17/2023	0008164021723	Spectrum	Acct #8338 12 013 0008164 Service from 02/17/23 through 03/16/23	108.94
	02/17/2023	0045133021723	Spectrum	Acct # 8338 12 013 0045133Service from 02/17/23 through 03/16/23 013	108.94
	02/19/2023	94135900091116115	Frontier Communications of Florida	Local Service from 02/19/23 to 03/18/23 Account Number 941-359-0009-111611-5	667.85
	02/28/2023	94135853401001085	Frontier Communications of Florida	Local Service from 02/28/23 to 03/27/23Account Number 94135853401001085	143.74
	03/04/2023	94135801721231085	Frontier Communications of Florida	Local Service from 03/04/23 to 04/03/23Account Number 94135801721231085	137.08
	03/17/2023	0045133031723	Spectrum	Service from 03/17/23 through 04/16/23 Account Number: 8338 12 013 0045133	226.83
	03/17/2023	0008164031723	Spectrum	Service from 03/17/23 through 04/16/23 Account Number: 8338 12 013 0008164	226.83
Total 01-1826 - Cable / Internet / Phone					<u>2,519.07</u>
Total Expenditures					<u>80,220.66</u>

University Place CDD
Debt Service (Series 2022) Profit & Loss Report March 2023

	Annual Budget 10/1/22 - 9/30/23	Actual Mar-23	Year To Date Actual 10/1/22 - 3/31/23
Revenues			
Interest Income	0	0	3
NAV Tax Collection	269,715	4,470	259,240
Bond Prepayments	0	0	0
Total Revenues	\$ 269,715	\$ 4,470	\$ 259,243
Expenditures			
Principal Payments	207,700	0	0
Interest Payments	60,049	0	30,025
Bond Redemption	1,966	0	0
Total Expenditures	\$ 269,715	\$ -	\$ 30,025
Excess/ (Shortfall)	\$ -	\$ 4,470	\$ 229,218

Debt Service Fund Balance As Of 9/30/22	\$ 114,819.86
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Revenue Fund Balance As Of 3/31/23	\$ 305,597.22
Reserve Fund Balance As Of 3/31/23	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 3/31/23	\$ 4,469.75
Total Debt Service Fund Balance As Of 3/31/23	\$ 337,038.47

Series 2022 Bond Balance As Of 3/31/23	\$ 2,382,900
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**UNIVERSITY PLACE CDD
TAX COLLECTIONS
2022-2023**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$ 1,054,141.00	\$764,125.00	\$ 290,016.00	\$764,125.00	\$ 290,016.00	
									\$ 980,351.00	\$710,636.00	\$269,715.00	\$710,636.00	\$ 269,715.00	\$ 269,715.00
1	1	Manatee County Tax Collector	11/17/22	NAV Taxes	\$ 3,196.14		\$ (92.14)	\$ (124.86)	\$ 2,979.14	\$ 2,291.96	\$ 904.18	\$ 2,136.00	\$ 843.14	\$ 843.14
2	2	Manatee County Tax Collector	11/23/22	NAV Taxes	\$ 23,940.43		\$ (689.48)	\$ (957.62)	\$ 22,293.33	\$ 17,315.88	\$ 6,624.55	\$ 16,127.60	\$ 6,165.73	\$ 6,165.73
3	3	Manatee County Tax Collector	12/02/22	NAV Taxes	\$ 243,801.94		\$ (7,021.49)	\$ (9,752.07)	\$ 227,028.38	\$ 180,121.69	\$ 63,680.25	\$ 167,729.32	\$ 59,299.06	\$ 59,299.06
4	4	Manatee County Tax Collector	12/19/22	NAV Taxes	\$ 608,111.00		\$ (17,513.60)	\$ (24,324.44)	\$ 566,272.96	\$ 437,687.84	\$ 170,423.16	\$ 407,574.92	\$ 158,698.04	\$ 158,698.04
5	5	Manatee County Tax Collector	01/23/23	NAV Taxes	\$ 91,155.24		\$ (2,740.33)	\$ (2,734.66)	\$ 85,680.25	\$ 65,915.71	\$ 25,239.53	\$ 61,932.38	\$ 23,747.87	\$ 23,747.87
6	6	Manatee County Tax Collector	02/17/23	NAV Taxes	\$ 22,397.24		\$ (658.48)	\$ (447.94)	\$ 21,290.82	\$ 16,058.39	\$ 6,338.85	\$ 15,265.07	\$ 6,025.75	\$ 6,025.75
7	7	Manatee County Tax Collector	03/17/23	NAV Taxes	\$ 18,290.71		\$ (543.24)	\$ (182.91)	\$ 17,564.56	\$ 13,636.26	\$ 4,654.45	\$ 13,094.81	\$ 4,469.75	\$ 4,469.75
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
					\$ 1,010,892.70	\$ -	\$ (29,258.76)	\$ (38,524.50)	\$ 943,109.44	\$ 733,027.73	\$ 277,864.97	\$ 683,860.10	\$ 259,249.34	\$ 259,249.34

Assessment Roll Total:
\$1,054,143.15

O&M Assessment
Roll Total:
\$764,126.04

Debt Assessment
Roll Total:
\$290,017.11

Note: \$1,054,141, \$764,125 and \$290,016 are 2022/2023 Budgeted assessments before discounts and fees.
\$980,351, \$710,636 and \$269,715 are 2022/2023 Budgeted assessments after discounts and fees.

\$ 1,010,892.70	
\$ -	\$ 943,109.44
\$ (733,027.73)	\$ (683,860.10)
\$ (277,864.97)	\$ (259,249.34)
\$ -	\$ -