



**KEYS COVE II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 10, 2022  
6:30 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.keyscove2cdd.org](http://www.keyscove2cdd.org)  
786.303.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
Palm Breeze Clubhouse  
1427 SE 24<sup>th</sup> Place  
Homestead, Florida 33035  
**REGULAR BOARD MEETING**  
March 10, 2022  
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. February 9, 2021 Special Board Meeting.....Page 2
- G. Old Business
  - 1. Maverick Security – Performance Update
- H. New Business
  - 1. Discussion Regarding Porter Services Proposals.....Page 5
  - 2. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 13
  - 3. Consider Resolution No. 2022-03 – Election of Officers.....Page 20
  - 4. Ratify District Actions: First Amendment to Security Services Agreement.....Page 21
- I. Administrative & Operational Matters
  - 1. Discussion Regarding General Election Qualifying Period (Seat #3 #4 & #5): **Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022**
- J. Board Member & Staff Closing Comments
- K. Adjourn

## MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

10/01/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

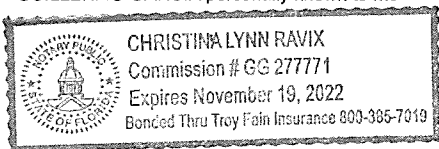


Sworn to and subscribed before me this  
1 day of OCTOBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



### KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Keys Cove II Community Development District (the "District") will hold Regular Meetings in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035 at 12:00 p.m. on the following dates:

October 13, 2021  
November 10, 2021  
March 9, 2022  
April 13, 2022  
May 11, 2022  
June 8, 2022  
August 10, 2022  
September 14, 2022

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

[www.keyscove2cdd.org](http://www.keyscove2cdd.org)

10/1

21-42/0000553809M

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
FEBRUARY 9, 2022**

**A. CALL TO ORDER**

District Manager Armando Silva called the February 9, 2022, Special Board Meeting of the Keys Cove II Community Development District (the “District”) to order at 12:15 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24<sup>th</sup> Place, Homestead, Florida 33035.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on February 9, 2022, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Vice Chairperson Janine Ferreiro and Supervisors Melony Fogelstrom and Cynthia Portillo constituted a quorum and it was in order to proceed with the meeting

Staff in attendance: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance was Jose Fabregas of Property Keepers Management, LLC, Ft. Lauderdale, Florida; Allen Llodra

**D. CONSIDER RESIGNATION OF RAQUEL CASTANEDA (SEAT #1)**

Mr. Silva stated that he was in possession of resignation letter from Raquel Castaneda with an effective date of January 13, 2022; and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A **motion** was made by Ms. Ferreiro, seconded by Ms. Fogelstrom and unanimously passed to accept the resignation of Raquel Castaneda with an effective date of January 13, 2022.

Mr. Silva stated that he was also in possession of resignation letter from Grant Johnson an effective date of February 7, 2022; and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A **motion** was made by Ms. Ferreiro, seconded by Ms. Fogelstrom and unanimously passed to accept the resignation of Grant Johnson with an effective date of February 7, 2022

Mr. Silva then stated that there is now a vacancy in Seat #1 & #4 the District’s Board of Supervisors and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. Allen Llodra, a qualified person, stated that he was interested in serving on the Board. A discussion ensued after which;

A **motion** was made by Ms. Ferreiro, seconded by Ms. Fogelstrom and unanimously passed appointing Allen Llodra to fill the vacancy of the unexpired 4-year term of office in Seat #1, which term of office shall expire in November 2024.

Mr. Silva, Notary Public of the State of Florida, administered the Oath of Office to Raquel Castaneda. In addition, Mr. Silva advised Mr. Llodra of his duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2021 Form 1 must be completed and mailed to the Supervisor of Elections' Office in the County of residency within thirty {30} days of appointment; and the Code of Ethics for Public Officials.

#### **E. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Llodra asked the Board if they would consider changing the meeting date/time to 6:30 P.M. on the 2<sup>nd</sup> Thursday of select months. A discussion ensued after which;

A **motion** was made by Mr. Llodra, seconded by Ms. Ferreiro and unanimously passed amending the fiscal year 2021/2022 meeting schedule to reflect the meeting time change from 12:00 P.M. to 6:30 P.M. and the meeting dates from Wednesday to Thursday of select months.

#### **F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

#### **G. APPROVAL OF MINUTES**

##### **1. January 12, 2022, Special Board Meeting**

Mr. Silva presented the minutes of the January 12, 2022, Special Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Fogelstrom, seconded by Ms. Portillo and unanimously passed to approve the minutes of the January 12, 2022, Special Board Meeting, *as presented*.

#### **H. OLD BUSINESS**

##### **1. Discussion Regarding Maverick Security – Rate Increase**

Mr. Silva presented the Board with a proposed rate increase sheet from Maverick Security. The rate increase would amount to an approximate hourly wage increase of \$1.00 bringing the annual security services expense to approximately \$136,269. A discussion ensued after which;

A **motion** was made by Ms. Fogelstrom, seconded by Ms. Ferreiro and unanimously passed conditionally approving the \$1.00 hourly wage increase for Maverick Security; based upon the following conditions: (1) security personnel must ask all visitors for identification; (2) security personnel must review post orders; (3) security personnel must provide visitor passes to all visitors (passes to be provided by District Manager).

#### **I. NEW BUSINESS**

##### **1. Discussion Regarding Scope of Services for Porter Services**

Mr. Silva presented the Board with the following Scope of Services for the Porter Services:

- Janitorial Services will be performed 5 days a week between the hours of 7:00 A.M. and 5:00 P.M
- Janitorial Services will include the collection of casual trash on District owned roads, sidewalks, commons areas and lake banks.
- Palm fronds will be collected and placed in a designated area assigned by the client for the disposal by the landscape maintenance contractor.
- Golf Cart will be supplied by Contractor
- Empty Doggy Waste Stations within District owned right-of-way

A discussion ensued after which the Board consensus was to authorize District Management to gather at least three (3) proposals to present at the next meeting.

**Note:** *Ms. Ferreiro excused herself from the meeting at approximately 1:15 P.M.*

#### **J. ADMINISTRATIVE & OPERATIONAL MATTERS**

Since Chairperson Grant Johnson resigned and Vice Chairperson Janine Ferreiro had excused herself from the meeting, Mr. Silva recommended that the Board elect a Chairperson for the purpose of executing District documents. A discussion ensued after which: A **motion** was made by Mr. Llodra, seconded by Ms. Fogelstrom and unanimously passed appointing Allen Llodra as Chairperson for today's meeting for the purpose of executing District documents required for recordkeeping purposes.

#### **K. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board Member or Staff closing comments.

#### **L. ADJOURNMENT**

There being no further business to conduct, a **motion** was made by Ms. Fogelstrom, seconded by Ms. Portillo and passed unanimously to adjourn the Regular Board Meeting at 1:35 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



# COMMERCIAL CLEANING PROPOSAL

Prepared for:

**KEYS COVE II CDD**

**FEBRUARY 22,2022**

Submitted by:

**ANGEL CAMACHO  
MANAGER**

**PH: 305-726-1273**

**OFFICE: 1-855-494-0855**

**Email: [INFO@ATPROCLEAN.COM](mailto:INFO@ATPROCLEAN.COM)**



FEBRUARY 4,2022

KEY COVE CDD II  
Canal dr sw 152th ave  
Miami FL

RE: Commercial Cleaning Proposal

Dear Armando Silva

Thank you for your interest in ATPROCLEAN and for taking time to meet with me to discuss your commercial cleaning requirements for your facility. It was a pleasure meeting you, and I hope that I am able to further illustrate the benefits ATPROCLEAN can provide to you through this proposal.

ATPROCLEAN focuses exclusively on customers that require quality cleaning services, and we have built our client base and reputation on that premise. Approximately ninety-nine percent of our customers renew with us year after year. In this proposal, we will detail how these benefit you!

In our initial meeting, we identified the following areas of concern regarding your current cleaning program. ATPROCLEAN will take special care to ensure these areas receive the highest priority:

- Will pay special attention to detail in all areas of cleaning designed to maintain your facility in top condition.
- A crew who routinely performs all tasks WITHOUT being reminded.
- Will perform FREQUENCY inspections to oversee the condition of the facility.

I will call you to confirm your receipt of this information and answer any questions you may have. Please do not hesitate to contact me should you have any questions in the meantime.

Best Regards,

ANGEL CAMACHO  
MANAGER  
CELL:305-726-1273  
INFO@ATPROCLEAN.COM



## **KEYS COVE II CDD**

### **Why Choose ATPROCLEAN ?**

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#### **WHY CHOOSE ATPROCLEAN ?**

It is simple – we provide **Measurable Cleaning. Guaranteed Results™**. ATPROCLEAN focuses exclusively on clients that require quality-cleaning services, and we have built our client base and reputation on that premise. ATPROCLEAN operating systems, branded processes and outstanding client service have formed the foundation for delivering exceptional cleaning services.

#### **GUARANTEED SATISFACTION**

We are so confident of our services that we actually **guarantee** your satisfaction with us. ATPROCLEAN guarantees to respond to and promptly resolve any specific service issues within one business day. If for any reason, ATPROCLEAN should fail to meet either of these obligations, you are entitled to a complimentary cleaning service call.

#### **THE ATPROCLEAN WAY**

A consistently clean facility should be viewed as an *investment*, as it provides a real dollar return by not only projecting an image of professionalism and quality to customers but also creating a safe, healthy working environment for your employees. In addition, ATPROCLEAN increases your return on investment by providing the following:

- A well-trained and experienced cleaning crew that you know and trust because they are bonded
- A comprehensive cleaning schedule designed specifically for your facility
- The expertise and ability to provide additional services when needed
- Proactive communication and a ready response any time the need arises
- Quality assurance processes that consider your point of view
- Top-of-the-line cleaning equipment that removes dust and dirt, rather than redistributing it
- “Green” cleaning chemicals that promote improved air quality
- Hospital-grade disinfectants that kill bacteria and germs
- Material safety data sheets
- Monitoring supplies and informing you when they are low, or restocking them if that is your preference
- The ability to disinfect your entire facility to prevent a bacterial or viral outbreak
- A partner who helps you manage your facility

## **KEYS COVE II CDD**

### **SCOPE OF SERVICES**

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- Janitorial Services will be performed   5   days a week between the hours of 7:00 A.M.
  - and 5:00 P.M.
- Janitorial Services will include the collection of casual trash on District owned roads,
  - sidewalks, commons areas and lake banks.
- Palm fronds will be collected and placed in a designated area assigned by the client for the disposal by the landscape maintenance contractor.
- Golf Cart will be supplied
- Empty Doggy Waste Stations within District owned rights-of-way.



## KEYS COVE II CDD

### Pricing Agreement

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**CLIENT:** KEYS COVE II CDD

**CLEANING LOCATION:** Canal dr sw 152th ave  
Miami FL

**DESCRIPTION OF CLEANABLE AREA:** \_\_\_\_\_

**FREQUENCY:** 5 days per week in accordance with  
Cleaning Schedule specifications  
The price includes the trash bags & one gulf cart

**START DATE:** \_\_\_\_\_

**PRICE – Regular Service:** \$4116.66 per month (Tax not included)

**NOTE:** Pricing is valid for 30 days from the proposal date (March 2, 2022) unless specifically extended by ATPROCLEAN at its sole discretion.

**PAYMENT TERMS:** UPON RECEIPT OF INVOICE. Billing occurs at the beginning of every month.

**HOLIDAYS (Days Not Serviced):**

New Year's	Labor Day
Memorial Day	Thanksgiving
Independence Day	Christmas Day

**OTHER CONDITIONS:**

By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth in the accompanying Cleaning Agreement.

**LAS CASCADAS HOA**

**AT PROFESSIONAL CLEANING INC**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATPROCLEAN

701 S HOMESTEAD BLVD SUITE 8 HOMESTEAD FL 33030 PH: 1-855-494-0855 www.atproclean.com



## KEYS COVE II CDD

### Cleaning Agreement

This Agreement, dated \_\_\_\_\_, 20\_\_\_\_, is made between **AT PROFESSIONAL Cleaning INC** ("**atproclean**") and **keys cove II cdd** ("**CLIENT**"). Both **atproclean** and **CLIENT** agree that **atproclean** will begin service on \_\_\_\_\_, 20\_\_\_\_, with the following terms and conditions:

1. **CLIENT** agrees to contract **atproclean** to perform cleaning services 2 days per week.
2. **Atproclean** will provide all chemicals, equipment, labor and supervision. **CLIENT** will provide all restroom paper products, hand soap, and trashcan liners.
3. This business contract agreement is obtained by **atproclean** who hereby agrees to comply with the terms and conditions of this agreement.
4. **CLIENT** agrees to verbally notify **atproclean** of any non-performance prior to written notification.
5. **CLIENT** agrees that during the term of this agreement and within ninety (90) days after termination of this agreement, will not employ directly or indirectly any employees, agent representatives of **atproclean**.
6. This agreement term is for one year, and shall be automatically renewable on the anniversary date, with the same terms and conditions, unless either party shall give written notice of termination, at least thirty (30) days prior month. A 3% increase over the monthly fee will commence upon renewal. Atproclean reserves the right to further realize fee increases, with previous written notification, should the federal minimum wage increase. Otherwise, this agreement may be terminated for non-performance only, and the terminating party must give the other party written notice specifying in detail the nature of any defect in performance. The non-terminating party shall have five (5) serviceable days to cure, to the reasonable satisfaction of the terminating party. If satisfaction is not achieved at the end of the fifth (5) serviceable day, the terminating party shall notify the non-terminating party in writing of failure to cure, and the agreement shall terminate twenty-five (25) days from date of said notice. All written notices must be timely and via certified mail.
7. Terms: Invoices are sent out on the 1<sup>st</sup> of each month, with current payment due upon receipt, delinquent by the 5<sup>th</sup> of the following month. A finance charge of 1.5% per month (minimum \$15.00) will be assessed on all delinquent accounts.
8. In addition to any other rights **Atproclean** may have, **Atproclean** is entitled to all costs of collection, including reasonable attorney fees, paralegal fees, collection agency fees, that **Atproclean** incurs to collect any outstanding invoice amount that is past due.
9. **Atproclean** annually observes the following federally recognized holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

**Keys Cove II CDD**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**AT Professional Cleaning INC**

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATPROCLEAN

701 S HOMESTEAD BLVD SUITE 8 HOMESTEAD FL 33030 PH: 1-855-494-0855 [www.atproclean.com](http://www.atproclean.com)



## ***SADIE'S PAWS PATROL, LLC***

**Litter Abatement and Dog Station Maintenance**

**305-340-9939**

**sadiespawspatrol@gmail.com**

To : Armando Silva

From : Grant Johnson

RE : Porter Services for Palm Breeze, Palm Cove, Seascape and Towns of Seascape.

Date : 2/22/22

Armando,

In answer to the attached bid proposal and map you sent out please review the attached proposal..

SPP will patrol the entire property 5 days a week 2 times a day once in the morning and once in the evening for as long as it takes to clean the agreed area. Scheduled patrol days will be Thursday Friday Saturday Sunday and Monday. We will work the weekend as we have noticed that that is when there is a lot of trash left on the ground.

SPP will patrol and pick up all trash on the properties in the CDD right of way as determined by the attached map including palm leaves that have fallen. We will keep the lake shores clean. Also, we will patrol and pick up the outside fence line on South Canal. We will also service and clean up all Dog Stations on the properties. SPP will purchase all material associated with the Dog Station Maintenance, pass the invoice to the CDD for payment with a 15% processing and handling fee added to the material invoice. SPP will provide all vehicles and tools needed to perform all scheduled tasks. The golf cart type vehicle will also have an LED sign that can convey messages to the community such as pick up after your pet.... care for your community ..... please don't litter..... keep Florida Fabulous..... We can also have a message like brought to you by your Property Management Team or your CDD or anything you want!!

Trash will be put in one of the many dumpsters located on the property. We will not put trash in a dumpster that is full or near full.

Cost of Services mentioned will be \$525.00 per week to be invoiced weekly.

Thank you for the opportunity.

Sadie's Paws Patrol, LLC

Grant Johnson

3053409939

Date	Estimate #
3/2/2022	775

Bill To
Keys Cove II CDD C/o Special District Services, Inc. 2501A Burns Road Palm Beach Gardens, FL 33410

Description	Quantity	Rate	Amount
Porter Services to include collecting of litter and Debris located within district boundaries.  1. Schedule: 52 weeks : Monday - Friday between 7 am - 5 PM until outlined areas are free of debris.  2. All vegetation debris, will be piled in designated areas for landscape company's retrieval.  3. Bulk trash items will be disposed with prior approval from field manager at an additional cost.  4. Collection of trash along District owned roads, sidewalks, common areas and lake banks.  5. Empty doggy Waste stations within district owned right of ways. Bags will be provided by District.  Golf cart can be provided at an additional expense.  Employees will be uniformed and vehicles will be clearly marked.  Litter will be hauled daily at no additional cost to district.	52	750.00	39,000.00
	52	125.00	6,500.00
<b>Total</b>			\$45,500.00

Phone #
PH: 305-989-8446

E-mail
Trimscap@hotmail.com

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Keys Cove II Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 11, 2022 at 12:00 p.m. in the Palm Breeze Clubhouse, 1427 SE 24<sup>th</sup> Place, Homestead, Florida 33035, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 10<sup>th</sup> day of March, 2022.

**ATTEST:**

**KEYS COVE II  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Keys Cove II Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**



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- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	101,973
MAINTENANCE ASSESSMENTS	627,447
DEBT ASSESSMENTS	365,519
OTHER REVENUES	0
INTEREST INCOME	840
<b>TOTAL REVENUES</b>	<b>\$ 1,095,779</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
ENGINEERING/INSPECTIONS	3,000
ANNUAL LANDSCAPE & IRRIGATION MAINTENANCE SERVICES	210,000
LANDSCAPING UPKEEP	45,000
IRRIGATION MAINTENANCE & UPKEEP	28,000
STREET/ROADWAY MAINTENANCE & UPKEEP	18,000
SECURITY SERVICES/ENTRANCE	138,000
PARKING ENFORCEMENT SERVICES	5,000
GUARD HOUSE UTILITIES & GATE MAINTENANCE	30,000
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	30,000
STREET LIGHT MAINTENANCE	18,000
PAVER RESTORATION & TREE ROOT REMOVAL	0
MISCELLANEOUS MAINTENANCE	64,800
MAINTENANCE CONTINGENCY	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 589,800</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	8,000
PAYROLL TAXES (EMPLOYER)	612
MANAGEMENT	34,308
SECRETARIAL & FIELD OPERATIONS	9,000
LEGAL	9,500
ASSESSMENT ROLL	10,000
AUDIT FEES	3,600
ARBITRAGE REBATE FEE	650
INSURANCE	8,000
LEGAL ADVERTISING	900
MISCELLANEOUS	1,700
POSTAGE	425
OFFICE SUPPLIES	775
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,650
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,900
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 96,695</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 686,495</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 409,284</b>
BOND PAYMENTS	(343,588)
<b>BALANCE</b>	<b>\$ 65,696</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(21,898)
DISCOUNTS FOR EARLY PAYMENTS	(43,798)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	90,309	91,273	101,973	Expenditures Less Interest & Carryover (35%)/.94
MAINTENANCE ASSESSMENTS	634,368	634,362	627,447	Expenditures Less Carryover (65%)/.94
DEBT ASSESSMENTS	377,608	367,461	365,519	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	1,608	840	840	Interest Projected At \$70 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,103,893</b>	<b>\$ 1,093,936</b>	<b>\$ 1,095,779</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
ENGINEERING/INSPECTIONS	1,625	3,000	3,000	No Change From 2021/2022 Budget
ANNUAL LANDSCAPE & IRRIGATION MAINTENANCE SERVICES	241,971	190,000	210,000	\$20,000 Increase From 2021/2022 Budget
LANDSCAPING UPKEEP	18,855	55,200	45,000	Landscaping Upkeep
IRRIGATION MAINTENANCE & UPKEEP	14,785	25,200	28,000	\$2,800 Increase From 2021/2022 Budget
STREET/ROADWAY MAINTENANCE & UPKEEP	16,133	18,000	18,000	No Change From 2021/2022 Budget
SECURITY SERVICES/ENTRANCE	128,475	138,000	138,000	No Change From 2021/2022 Budget
PARKING ENFORCEMENT SERVICES	0	0	5,000	Parking Enforcement Services
GUARD HOUSE UTILITIES & GATE MAINTENANCE	31,448	30,000	30,000	No Change From 2021/2022 Budget
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	22,282	60,000	30,000	\$30,000 Decrease From 2021/2022 Budget
STREET LIGHT MAINTENANCE	13,833	35,000	18,000	\$17,000 Decrease From 2021/2022 Budget
PAVER RESTORATION & TREE ROOT REMOVAL	1,500	10,000	0	Line Item Eliminated
MISCELLANEOUS MAINTENANCE	12,073	18,000	64,800	Miscellaneous Maintenance
MAINTENANCE CONTINGENCY	3,310	13,900	0	Line Item Eliminated
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 506,290</b>	<b>\$ 596,300</b>	<b>\$ 589,800</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	1,600	0	8,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	53	0	612	Supervisor Fees * 7.65%
MANAGEMENT	32,856	33,312	34,308	CPI Adjustment (Capped At 3%)
SECRETARIAL & FIELD OPERATIONS	9,000	9,000	9,000	No Change From 2021/2022 Budget
LEGAL	7,865	9,500	9,500	No Change From 2021/2022 Budget
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2020/2021 Audit
ARBITRAGE REBATE FEE	650	650	650	No Change From 2021/2022 Budget
INSURANCE	7,265	7,500	8,000	FY 2021/2022 Expenditure Was \$7,519
LEGAL ADVERTISING	288	1,000	900	\$100 Decrease From 2021/2022 Budget
MISCELLANEOUS	1,291	1,700	1,700	No Change From 2021/2022 Budget
POSTAGE	125	450	425	\$25 Decrease From 2021/2022 Budget
OFFICE SUPPLIES	206	800	775	\$25 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	4,634	4,650	4,650	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
ADMINISTRATIVE CONTINGENCY	0	1,900	1,900	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 81,908</b>	<b>\$ 86,637</b>	<b>\$ 96,695</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 588,198</b>	<b>\$ 682,937</b>	<b>\$ 686,495</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 515,695</b>	<b>\$ 410,999</b>	<b>\$ 409,284</b>	
BOND PAYMENTS	(359,753)	(345,413)	(343,588)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 155,942</b>	<b>\$ 65,586</b>	<b>\$ 65,696</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(10,598)	(21,862)	(21,898)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(42,440)	(43,724)	(43,798)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 102,904</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover Balance From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 102,904</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21	25	25	Projected Interest For 2022/2023
Prepaid Bond Collection	22,635	0	0	Prepaid Bond Collection
NAV Tax Collection	359,753	345,413	343,588	2023 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 382,409</b>	<b>\$ 345,438</b>	<b>\$ 343,613</b>	
<b>EXPENDITURES</b>				
Principal Payments	150,000	155,000	165,000	Principal Payment Due In 2023
Extraordinary Principal Payments	55,000	0	0	Extraordinary Principal Payments
Interest Payments	203,638	190,438	178,613	Interest Payments Due In 2023
<b>Total Expenditures</b>	<b>\$ 408,638</b>	<b>\$ 345,438</b>	<b>\$ 343,613</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (26,229)</b>	<b>\$ -</b>	<b>\$ -</b>	

## Series 2005 Bond Information

Original Par Amount =	\$11,745,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2005		
Maturity Date =	May 2036		
<b>Principal Balance As Of 1/1/22 =</b>	<b>\$3,485,000</b>		

## Keys Cove II Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative For Townhome Condominiums	\$ 96.39	\$ 96.64	\$ 98.57	\$ 110.13
Maintenance For Townhome Condominiums	\$ 685.14	\$ 682.85	\$ 685.06	\$ 677.59
<u>Debt For Townhome Condominiums</u>	<u>\$ 797.70</u>	<u>\$ 799.17</u>	<u>\$ 782.66</u>	<u>\$ 778.53</u>
<b>Total</b>	<b>\$ 1,579.23</b>	<b>\$ 1,578.66</b>	<b>\$ 1,566.29</b>	<b>\$ 1,566.25</b>
Administrative For Executive Townhomes	\$ 96.39	\$ 96.64	\$ 98.57	\$ 110.13
Maintenance For Executive Townhomes	\$ 685.14	\$ 682.85	\$ 685.06	\$ 677.59
<u>Debt For Executive Townhomes</u>	<u>\$ 968.64</u>	<u>\$ 970.42</u>	<u>\$ 950.38</u>	<u>\$ 945.36</u>
<b>Total</b>	<b>\$ 1,750.17</b>	<b>\$ 1,749.91</b>	<b>\$ 1,734.01</b>	<b>\$ 1,733.08</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

### Community Information:

Townhome Condominiums	520
<u>Executive Townhomes</u>	<u>406</u>
Total Units	926

### Townhome Condominiums Information

Total Units	520
<u>Prepayments</u>	<u>314</u>
Billed For Debt	206

### Executive Townhomes Information

Total Units	406
<u>Prepayments</u>	<u>189</u>
Billed For Debt	217

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT  
("DISTRICT") ELECTING THE OFFICERS OF THE DISTRICT  
AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the "Board") of the Keys Cove II Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 10<sup>th</sup> day of March, 2022.

**ATTEST:**

**KEYS COVE II  
COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

## **FIRST AMENDMENT TO SECURITY SERVICES AGREEMENT**

**THIS FIRST AMENDMENT TO SECURITY SERVICES AGREEMENT** ("First Amendment") is made and entered into effective this 28 day of May, 2020 (the "Effective Date"), by and between:

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Homestead, Miami-Dade County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"),

and

**MAVERICK SECURITY SERVICES LLC**, a Florida limited liability company, whose address is 12250 SW 132 Court, Suite 108, Miami, Florida 33186 (hereinafter "Contractor").

### **Recitals**

**WHEREAS**, the District and Contractor acknowledge and agree that they are parties to the Security Services Agreement dated July 6, 2000 (the "Agreement"); and

**WHEREAS**, on October 14, 2020, the District adopted Rules for Parking on District Property ("Parking Rules"); and

**WHEREAS**, the Contractor provided the District with a proposal to provide parking enforcement services to the District in accordance with the District's Parking Rules (the "Proposal"); and

**WHEREAS**, District and the Contractor agree to amend the Agreement to provide for additional parking enforcement services on District property; and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary labor and services to perform those parking enforcement services, as set forth in this First Amendment.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1. Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2.** The Agreement, Section 2. Duties, is hereby amended to provide parking enforcement duties as set forth in the Proposal, attached hereto and incorporated herein as Exhibit A.

**Section 3.** The Agreement, Section 3. Compensation, is hereby amended to include additional costs as set forth in Exhibit A.

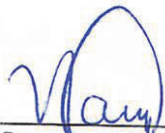
**Section 4.** In all other respects not specifically amended by this First Amendment, the Agreement shall remain in full force and effect.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

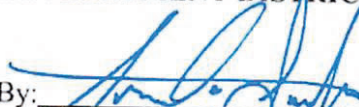


IN WITNESS WHEREOF, the parties execute this First Amendment to the Security Services Agreement and further agree that it shall take effect as of the Effective Date first above written.



Attest:

  
\_\_\_\_\_  
Secretary/Assistant Secretary

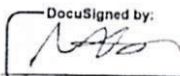
KEYS COVE II COMMUNITY  
DEVELOPMENT DISTRICT

By:   
\_\_\_\_\_  
DISTRICT MANAGER - ON BEHALF OF  
KEYS COVE II CDD  
28 day of MAY, 2021

Witnesses:

  
\_\_\_\_\_  
Name: Amanda Rodriguez  
  
\_\_\_\_\_  
Name: ARMANDO SILVA

MAVERICK SECURITY SERVICES LLC, a  
Florida limited liability company

By:   
\_\_\_\_\_  
DocuSigned by:  
Print Name: Marcos Villanueva  
Print Title: President

(CORPORATE SEAL)

\_\_\_\_ day of 5/25/2021 | 2:28 PM EDT, 2020

**EXHIBIT A**

**PROPOSAL**

# MAVERICK SECURITY SERVICES



**Keys Cove II CDD**

**C/o Special District Services, Inc.**

**2501A Burns Road Palm Beach Gardens, FL 33410**

**PARKING ENFORCEMENT SECURITY GUARD SERVICES**

**Proposal:**

**Solicitation:** Keys Cove II CDD

**Services:** Unarmed Access Control Security Officer

**Submitted Date:** November 5<sup>th</sup> 2020

**Company Name:** Maverick Security Services

**Point of contact:** Kevin D. McIntyre, VP

**Email:** [Kmcintyre@mavericksecurity.org](mailto:Kmcintyre@mavericksecurity.org)

**Phone:** 786 770 0621

**Main Address:** 12250 S.W. 132<sup>nd</sup> Court Miami, FL 33186

Maverick Security Services  
12250 S.W. 132<sup>nd</sup> Court  
Miami FL 33186  
[www.mavericksecurityinc.com](http://www.mavericksecurityinc.com)

Nov. 5<sup>th</sup>. 2020  
Julian Romero  
Field Operations Manager

**Subject:** Parking Enforcement

Dear Mr. Romero,

Our company was designed in order to deliver the operational capabilities of the large firms, while offering the direct communication models found in small firms. We believe by bridging that gap, we are able to offer a better level of service, with a higher degree of efficiency. Thus, Maverick Security is pleased to respond to your request for proposal for Security Officer Services.

Being a small business, we feel that we offer several strengths that uniquely qualify us to provide the requested security services. Our training and quality assurance programs, strive to meet the highest standards of personnel and services, a direct reflection of the same values the Keys Cove embraces. Our proprietary H.I.T.S. (Highest Individual Training Standards) program assures that we are constantly developing and mentoring additional officers, so that at no time complacency becomes a factor.

We hope to demonstrate both our commitment to our clients, but also our passion to "raising the bar", and to evolve to be better each and every day than we were the day before. It was in Police work that taught us, no matter how well we deal with a situation or how positive the outcome is, you always need to step back afterwards and ask yourself: "**How could I have made that outcome better**". That statement has become a keystone in our development towards integrating security, safety, and customer service with cost effectiveness. Our training, our values, and our people have garnered a reputation for quality security services.

We thank you for considering our proposal, and hope you will find our submission comprehensive and compelling.

**Sincerely,**  
Kevin McIntyre  
Vice President  
Maverick Security Services  
[kmcintyre@mavericksecurity.org](mailto:kmcintyre@mavericksecurity.org)

## PARKING ENFORCEMENT SECURITY GUARD SERVICES

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### PRICE SHEET

**Contractor Trade Name:** Maverick Security Services  
**Address:** 11250 S.W. 132 court Miami FL 33186

Breakdown	Weekly Inspections	Monthly Inspections	Total Monthly Cost	Total Annual Cost
<b>Project Manager</b>	40	\$ 0.00	\$ 0.00	\$ 0.00
<b>Account Manager</b>	40	\$ 0.00	\$ 0.00	\$ 0.00
<b>Field Supervisor</b>	80	\$ 0.00	\$ 0.00	\$ 0.00
<b>Parking Enforcement</b>	3 Random	12 Random	<b>\$360.00</b>	<b>\$4,320.00</b>

#### Parking Enforcement:

- A. **Software:** We will deploy the SOS Parking Enforcement, which will allow us to track, document, and issue violation reports on violations.
- B. **Random Inspection Procedures:** Officer will arrive on property, conduct a full inspection of the property, and document violations using our online reporting system.
- C. **Monthly Status Report:** Management will receive a statistical report on number of violations issued, number of cars towed, number of warnings issued.

**Additional Security Coverage:** Maverick charges time and half the usual rate for officers working during additional hours for emergency coverage and special events, if client management is unable to provide at least 48 hours advance notice of a required increase in manpower deployment.

#### Also Included in the Price:

- A. Online Reporting System (SOS)
- B. CPR/ First Aid training& Certification
- C. Parking Enforcement Certification
- D. Self Defense Level 1 (De-escalation)
- E. Monthly Statistical Reporting

## SECTION: CLIENT SERVICE REFERENCES

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### Current & Former Client:

**Customer Name:** OCEAN BANK

**Address:** 780 NW 42nd Ave, Miami, FL 33126

**Phone:** (305) 442-2660

**Contract Title:** Local Guard Services, Armed/Un-Armed

**Period of Performance:** August 2018 - Present



**Number and Type of Guards:** 32 Unarmed Guards

**Customer Contacts:** Carlos Martinez (Security Operations Manager) **Email:** cmartinez@oceanbank.com

**Description:** Ocean Bank requires the services of approximately 32 unarmed guard personnel for the protection of Employees and assets at several branches throughout Dade, Broward, and Palm Beach Counties. Maverick personnel perform all security functions required at Ocean Bank and related properties, to include access control, security screening, security patrols (vehicle and foot patrols), static posts, and incident response functions. All duties are performed in accordance with Ocean Bank contract specifications, SGIM, Post Orders and SOP'S.

**Customer Name:** Park Place

**Address:** 17600 NW 5th Ave Miami, FL 33169

**Phone:** 305-652-7858 TTY: 711

**Contract Title:** Local Guard Services, Armed/Un-Armed

**Period of Performance:** September 2018 - Present



**PARK PLACE**

**Number and Type of Guards:** 8 Unarmed Guards

**Customer Contacts:** Tiana Coach (Property Manager) **Email:** parcplacemanager@gmail.com

**Description:** Park Place requires the services of approximately 8 unarmed guard personnel for the protection of residents and assets at their residential community. They needed a strong focus security patrols (vehicle and foot patrols), HOA violations, and parking enforcement procedures.

**Customer Name:** Pinnacle housing Group

**Address:** 9400 S Dadeland Blvd, Miami, FL 33156

**Phone:** (305) 854-7100

**Contract Title:** Un-Armed Guard Services

**Period of Performance:** August 2018 - Present



**PINNACLE**  
COMMITTED TO EXCELLENCE

**Number and Type of Guards:** 16 Unarmed Guards

**Customer Contacts:** Michael Montgomery (Manager) **Email:** mmontgomery@pinnaclehousing.com

**Description:** Pinnacle requires the services of approximately 16 unarmed guard personnel for the protection of pre-construction properties in Dade, Broward, and Palm Beach counties. They required construction, Access Control, and Rover Patrol.

**Customer Name:** County Wide Investigations  
**Address:** 12250 SW 132nd Ct Ste 113, Miami, FL 33186  
**Phone:** (305) 234-5858  
**Contract Title:** Un-Armed Guard Services  
**Period of Performance:** August 2018 - Present



**Number and Type of Guards:** 22 – Unarmed/ Armed Guards  
**Customer Contacts:** Ralph Vidal (Manager) **Email:** rvidal@countypi.com

**Description:** County Wide requires the services of 22 unarmed/ armed guards to provide physical protection of it's clients on a case to case basis. The assigned officers provide protection for clients that have been victims of crimes (theft, robberies, attempted extortion and attempted kidnappings).

**Customer Name:** American Concrete Restoration, Inc.  
**Address:** 10880 SW 68th Dr Miami, FL 33173-2003  
**Phone:** (786) 346-6397  
**Contract Title:** Local Guard Services, Armed/Un-Armed  
**Period of Performance:** September 2019 - Present



**Number and Type of Guards:** 12 Unarmed Guards  
**Customer Contacts:** Andy Valdes (CEO) Email: andy@aamericanpaintingcontractors.com

**Description:** American requires the services of approximately 12 unarmed guard personnel for the protection of project sites in Miami Dade, Broward, and Coral Springs. They needed a strong focus access control to ensure that materials do not go missing.