



**KEYS COVE II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 12, 2025
12:00 P.M.**

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

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 24th Place
Homestead, Florida 33035
REGULAR BOARD MEETING
February 12, 2025
12:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation of Janine Ferreiro (Seat #5).....Page 2
- E. Consider Resolution No. 2025-01 – Election of Officers.....Page 3
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
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 - 2. Update Regarding Playground Installation Project
 - 3. Update Regarding Lake Fountain
 - 4. Update Regarding Pavers/Asphalt Repairs and Tree Installation
 - 5. Update regarding installation of Speed Humps – Towns at Seascape
- J. New Business
 - 1. Consider Resolution No. 2025-02 – Designating Registered Agent.....Page 20
 - 2. Discussion Regarding Playground Rules.....Page 22
- K. Administrative & Operational Matters
- L. Board Member & Staff Closing Comments
- M. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142130	593917	Print Legal Ad-IPL01948530 - IPL0194853		\$881.26	2	50 L

Attention: Laura J. Archer

Keys Cove II Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2024/2025
 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 9, 2024**
- November 13, 2024**
- February 12, 2025**
- March 12, 2025**
- April 9, 2025**
- May 14, 2025**
- June 11, 2025**
- September 10, 2025**

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 ensure 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
 IPL0194853
 Sep 20 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

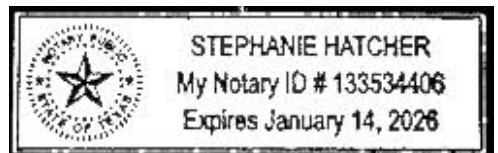
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 20th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

11/13/2024

Dear Armando Silvia.

I am writing to formally resign from my position on the Keys Cove II Community District Development effective 12/1/2024. This decision was made after careful consideration, and it is not one I make lightly.

It has been a privilege to serve on the Board and to work alongside such dedicated individuals. I am grateful for the opportunity to contribute to our community's development and growth, and I look forward to seeing the Board continue to achieve its goals.

Thank you for the opportunity and support during my time on the Board.

Sincerely,

Janine Ferreiro

RESOLUTION NO. 2025-01

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 12th day of February, 2025.

ATTEST:

**KEYS COVE II
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 13, 2024**

A. CALL TO ORDER

November 13, 2024, Regular Board Meeting of the Keys Cove II Community Development District (the “District”) was called to order at 12:06 p.m. in the Palm Breeze Clubhouse located at 1427 SE 24th Place, Homestead, Florida 33035.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* June 20, 2024 & June 27, 2024 as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Melony Fogelstrom, Vice Chairperson Janine Ferreiro and Supervisors Cynthia Portillo (via phone) and Irene De Leon Martinez constituted a quorum.

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. July 10, 2024 Regular Board Meeting

The minutes of the July 10, 2024 Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. De Leon Martinez, seconded by Ms. Ferreiro and passed unanimously approving the minutes of the July 10, 2024 Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Maverick Security and Decal Registration Update

Ms. De Leon Martinez had requested the resident information sheets from the Towns at Seascape Property Management firm so that she could upload to information herself to the SOS access control system. She received about 40 to 60 information sheets and stated that many had errors, were illegible, and had 4 or 5 cars registered. The Towns at Seascape Association will use a new property management company,

starting December 1, 2024 and she hopes that the new management firm will assist with the registration of resident information into the SOS access control system.

2. Update Regarding Playground

Mr. Jerez provided an update on the completion of the playground. Per, PlaygroundUSA, the installation of the fence was nearly completed but missing three fence panels that arrived damaged from the manufacturer. Pick up and installation of the missing fence pieces was scheduled for this week and the permit should be closed by the following week. Ms. Fogelstrom brought up that the slide is missing a cover which Mr. Jerez will bring to the attention of Playground USA.

3. Update Regarding Driveway Pavers and Asphalt repair and Tree Installation

Mr. Jerez provided an update on the completion of the first phase of the pavers and asphalt repair. There are approximately 10 driveway approaches left and US Brick and Block is awaiting the assistance from Landscape Workshop (formerly Trimscape Corp.) to grind the roots and they should be finished within the next few days. The asphalt repairs will commence the following week.

Mr. Silva added that once the repairs of the pavers and asphalt have been completed the trees will be installed by Landscape Workshop (formerly Trimscape).

4. Discussion Regarding Lake Fountain and License Agreement

Mr. Silva reminded the Board we are awaiting an update on the license agreement from the Master Homeowner's Association with regard to the allowing the District to install fountains. The Master Homeowner's Association requested additional time to sort through their current transition before signing the license agreement.

H. NEW BUSINESS

1. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mr. Silva presented Resolution No. 2023-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year's budget for past year's expenses) and will serve as the Board's final approval/ratification of the District's expenditures for the past fiscal year.

A **motion** was made by Ms. Ferreiro, seconded by Ms. Fogelstrom and unanimously passed adopting Resolution No. 2024-06, adopting a Fiscal Year 2023/2024 Amended Budget.

2. Update Regarding Landscaping

Mr. Silva provided an update regarding the Landscaping company, Trimscape. Mr. Silva explained that Trimscape has merged with Landscape Workshop. No changes outside of the company name will occur. Patrick Deery will still remain the account manager and the District's main point of contact for landscaping services Trimscape was contracted for. A discussion ensued after which the Board acknowledged that the District will assign the District Landscaping Contract between the District and Trimscape to Landscape Workshop.

3. Discussion Installation of Speed Humps at Seascope and Towns of Seascope

Mr. Silva presented a proposal from Lega Striping of twenty three (23) locations. Due to budget constraints the Board decided it would be best trim down the locations and approved a not to exceed amount of \$15,000.00

4. Certification of Financial Capability for Perpetual Operations and Maintenance Entities

Mr. Silva presented the Certification of Financial Capability for Perpetual Operations and Maintenance Entities formally handing over the operating and maintenance expenses of the stormwater management system located at the Towns of Seascope from D.R. Horton to the Keys Cove II Community Development District. A discussion ensued after which;

A **motion** was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and unanimously passed to ratify the actions of District Management, thus approving the Certification of Financial Capability for Perpetual Operations and Maintenance Entities.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Silva announced for the record that he was recessing the Regular Board Meeting and simultaneously calling to order at approximately 12:50 p.m., a meeting of the **Audit Committee**. The purpose of the **Audit Committee** meeting is to rank and recommend in order of preference no fewer than three (3) firms to perform the required auditing services for three (3) fiscal years commencing with the 2023/2024 audit and to include a two (2) year renewal option. However, since the District received only one (1) proposal, the **Audit Committee** recommends waiving the criteria to recommend no fewer than three (3) firms and to continue with the ranking of the one (1) proposing audit firm. The District Manager ("DM"), previously appointed to the **Audit Committee**, provided to the **Audit Committee** members the ranking summary of the audit proposal received in response to the request for proposals; and provided copies of the proposal from the participating audit firm. A discussion ensued after which;

A **motion** was made by Ms. Fogelstrom, seconded by Ms. Ferreira and unanimously passed to rank the following firm deemed to be most qualified to perform the auditing services: Grau & Associates ranked as number 1.

There being no further **Audit Committee** business to conduct, Mr. Silva adjourned the **Audit Committee** meeting at approximately 12:53 p.m. and simultaneously reconvened the Regular Board Meeting so the

that Board of Supervisors could consider and select one of the firms recommended by the **Audit Committee**. A discussion ensued after which;

A **motion** was made by Ms. Fogelstrom, seconded by Ms. Ferreiro and unanimously passed to engage the auditing firm of Grau & Associates, the highest ranked and qualified auditing firm, to perform audits for the three (3) fiscal years 2023/2024, 2024/2025 and 2025/2026; and the fees for each fiscal year will be \$3,400, \$3,500 and \$3,600 respectively; and to provide in the engagement a two (2) year renewal option for the fiscal years 2026/2027 audit and 2027/2028 audit; and provides for the District Manager to negotiate a fee of not to exceed \$3,700 for the 2026/2027 fiscal year audit and \$3,800 for the 2027/2028 fiscal year audit.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative or Operational Matters to come before the Board.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no closing comments at this time.

L. ADJOURNMENT

There being no further business to conduct, a **motion** was made by Ms. Ferreiro, seconded by Ms. Fogelstrom and passed unanimously adjourning the Regular Board Meeting at 1:05 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



SEASCAPE
P O I N T E

**Keys Cove II CDD
Homestead, FL**

Virtual Guard Services

**Confidential Proposal
February 3, 2025**

**Regions Security Services
1100 NW 72nd Ave
Miami, FL 33126
(305) 517-1266
www.RegionsSecurity.us
technology@RegionsSecurity.us**

About Us

Regions Security' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the top fastest growing companies, Regions Security continues to expand rapidly in all major vertical markets. Our business extends throughout the state of Florida, Georgia, and Texas. Regions Security offers innovative technology, highly trained security professionals and best-in-class customer service and support. We meet your needs, your budget and help you and your organization accomplish your security goals.

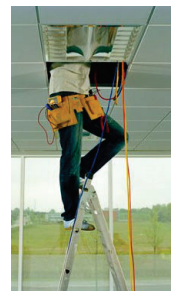


Regions Security has earned the confidence of our valued customers by providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport.



Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives has completed comprehensive training on all our products and has extensive knowledge of product application and equipment troubleshooting. Regions can help you understand your technological security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We will help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest customized solution that addresses the evolving security needs of your organization in the most effective way possible.

Digital video surveillance helps deter crime, theft, vandalism, and employee theft. Security cameras and digital video recording may reduce fraudulent liability claims with clearly documented incidents. Video surveillance may also improve employee productivity and business efficiency. Access Control systems help protect valuable assets and sensitive areas by restricting and managing all entry points. These systems help increase employee safety and eliminate costly re-keying and lock changes. Experienced installation technicians guarantee your system will be trouble-free. Each system includes a full 100% one-year warranty on parts and labor. Our technicians are available 24 hours a day, seven days a week. We are focused on customer satisfaction, which is an integral part of our past success and the cornerstone of our future growth. Our goal is 100% customer satisfaction.



Regions Security is a Veteran-Owned Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red-tape and service delays often offered by other companies. Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a highly recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

Intelligent Video Management Software

Hanwha Techwin America (formerly Samsung Techwin) is a precision technology company that has sustained stable growth for over 40 years, and is part of the Hanwha Group, a Fortune 500 company based in South Korea. The Hanwha Group has accumulated manufacturing expertise with over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality and precision products.



Hanwha's Wave Video Management Software (VMS) is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Compatible with all mayor video cameras and operating systems (Windows, Linux).



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



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



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

Video Management Hardware



We enable a smarter and safer world by creating network solutions to improve security and to find new ways of doing business. The world is changing fast, and we make sure we stay ahead of those changes. While security is still our focus, we are gradually expanding into related markets using new network-based products and solutions. Our experience working with network video, analytics and audio contributes to the protection of people and property, process optimization, and increases business efficiency and information access.



Hikvision video surveillance products are based on innovative technologies that are unique in the security industry. Based on optical and image processing technologies accumulated over 30 years, Hikvision has solidified its leadership position in the field of security solutions by developing and manufacturing cutting-edge security systems, including the world's best performing security cameras, video recorders, and network control systems



Gigabit PoE+ Switch features PLANET intelligent PoE functions to improve the availability of critical business applications. It provides IPv6/IPv4 dual stack management and built-in L2/L4 Gigabit switching engine along with 10/100/1000BASE-T ports. Managed PoE switch for surveillance and wireless networks.



Virtual Guard Service



Regions Virtual Operations Center, with its highly trained professional staff, excels in delivering top-notch security services. Operating around the clock, every day of the year, our center utilizes High-Definition video cameras and advanced software analytics for vigilant monitoring. We work closely with you to establish customized rules for various scenarios, leveraging the latest advancements in security technology for superior resolution and intelligent software analysis. This not only enhances

security efficiency but also makes it a more cost-effective solution. Our Virtual Guard Services extend beyond just monitoring buildings, communities, open lots, and construction sites. We offer comprehensive solutions that include the sale, installation, servicing, and maintenance of your entire security system. Additionally, we tailor our guard services to meet the specific needs of your business. Our Virtual Guard Kiosk is equipped with a two-way intercom, a proprietary Driver's License reader, and advanced technology to meticulously document visitor information and vehicle data.

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

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



Vehicle License Plate Data Capture & Decoding



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

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

Visitor LPR	ATME53	Blue Volkswagen Sedan	Entering	Mar 21 7:37:29 pm
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Resident / Visitor Management Application


My Property Access (MPA) is a user-friendly and easy to use application that may integrate with your existing access control system. Through the Property Manager’s portal, managers will be able to update/validate resident information and activate or deactivate transponders (optional) at any time and from wherever they are.

MPA is always at your residents' fingertips with the residents iPhone and Android app. Residents will be able to update their contact information, vehicle information, and pre-register visitors needing access to the property. Pre-registered visitors can receive a QR Visitor Invitation by text message or email to streamline access times and expedite community visitor's registration.

EASILY MANAGE YOUR PROPERTY

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

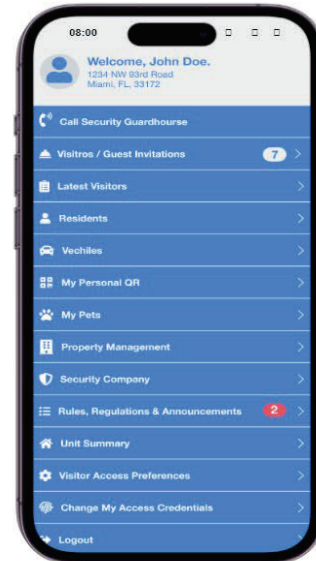
scroll



DOWNLOAD APP




Access Online





Mail & Packages

Get notified when a package is addressed to you




Unit Summary

Check any details related to your property




Security Control

Call Security Company from the App




QR Code Access

Grant Access to your visitor with QR invitation




Vendor Management

Register the vendors related to your property




Pets

Register the cutest family members in the app




Visitors

Visitors report related to your property.



Work Orders

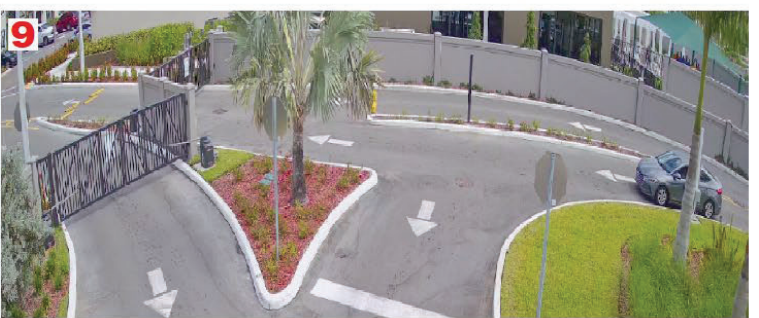
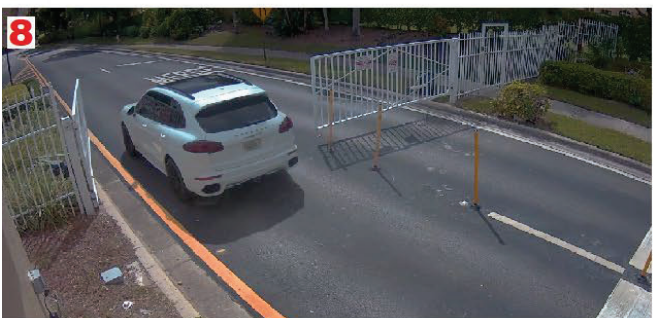
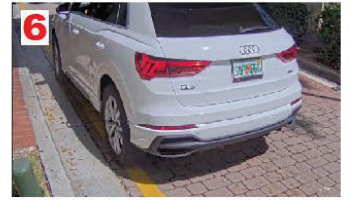
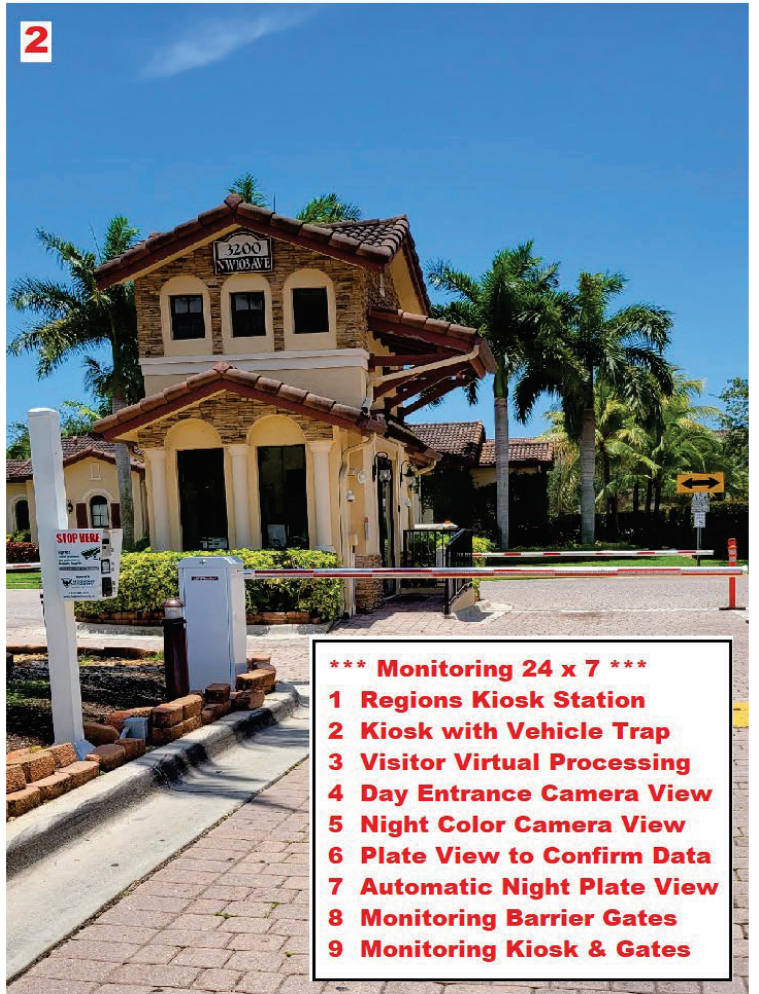
Create & track work orders & Architectural Modifications



Announcements

Receive important information from the community

Virtual Kiosk Images



Virtual Guard Solution Key Features & Benefits

Welcome to Regions Virtual Guard Solution, your trusted partner in advanced security solutions. In a rapidly evolving world, safeguarding your assets, property, and peace of mind is paramount. Our innovative virtual guard services, offered by Regions Security Services, provide a comprehensive solution that combines cutting-edge technology with real-time monitoring by skilled professionals.

What sets us apart is our commitment to efficiency and cost-effectiveness. By harnessing the power of virtual monitoring, we can save you between 40% and 60% on your security budget compared to traditional physical guard services, without compromising on quality.

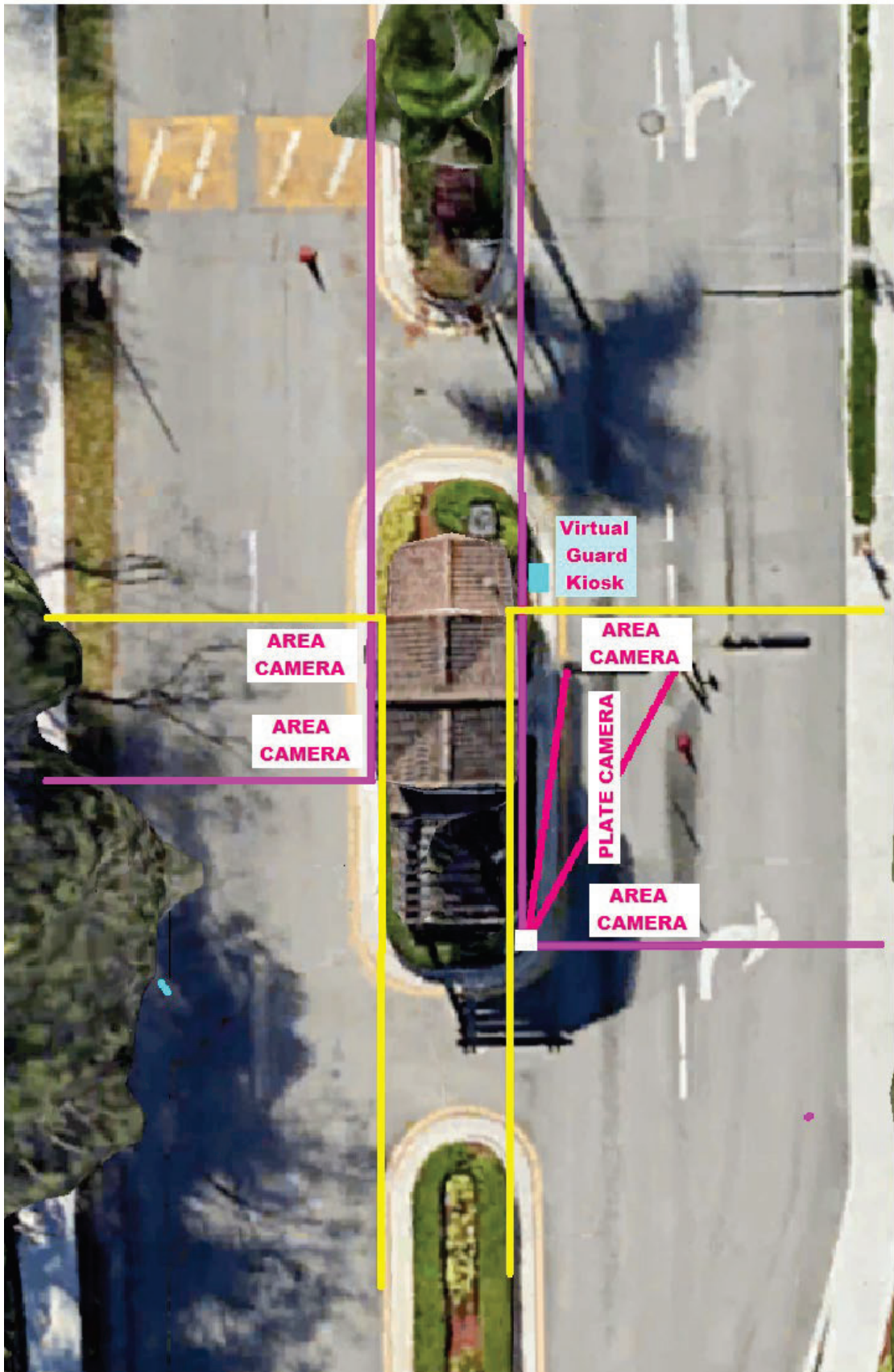
Regions Security's Virtual Guard Service and systems help communities improve security and public safety, increase staff efficiency, and create a seamless experience for visitors and residents alike. Regions Virtual Guard Solution delivers comprehensive protection tailored to your specific requirements. Discover a proactive approach to security that transcends boundaries and ensures your safety, no matter where you are.

Key features and benefits of our Virtual Guard Solution for managing your community include:

- **Advanced Technology Integration:** Our system employs the latest advancements in surveillance technology, offering broader and more precise coverage. Advanced data capturing and verification through proprietary technology.
- **Access Control:** . Screening visitors, deliveries, and vendors requests for access (permit or deny). Opening of visitor and resident gates remotely for emergency responders or service providers.
- **Visitor Identification Recording:** The system will also capture and record visitors' identifications, further enhancing our ability to monitor and control access to the property.
- **License Plate Capture:** The new system is equipped with advanced license plate recognition technology, adding an extra layer of security and accountability.
- **24/7 Monitoring:** Constant monitoring around the clock over critical areas, offering a level of constant supervision that is tough for human guards to match. of your property through a network of high-definition cameras, ensuring constant.
- **Real-Time Incident Response:** Immediate identification and response to security incidents, with protocols in place to escalate situations to local authorities or emergency services as necessary.
- **Comprehensive Reporting:** Regular reporting on security events, system status, and incident responses, providing insights into security trends and areas for improvement.
- **On-Demand Video Retrieval:** Reviewing video footage and retrieving video data for property management purposes, assisting in investigations, incident resolution, and liability management.
- Optional use of powerful loud horns to confront trespassers, either through direct communication or prerecorded messages, including police sirens
- **Reduced Risk:** Unlike physical guards, who may be subject to fatigue or human error, virtual guards are always vigilant, making them in many ways more reliable.
- **Cost Efficiency:** Virtual guards are often less expensive than their human counterparts. The cost savings could be invested back into the property, potentially increasing its value.
- **Peace of Mind:** Knowing that your property is being monitored by security professionals around the clock provides invaluable peace of mind to business owners and property managers.
- **Scalability:** Easily scalable to meet changing security needs, whether it involves expanding surveillance coverage or integrating additional security technologies.


Our Virtual Guard Solution represents a modern, effective approach to security management, combining technological innovation with expert human oversight. By choosing our service, you're not just investing in a security solution; you're ensuring a safer, more secure future for your property and stakeholders.


Virtual Guard Equipment Design





Virtual Guard System Equipment


Description	QTY
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	Hp Hanwha Wave Dedicated Video Management Server Intel i5 Processor, 16GB RAM, Windows 11, Solid State 240GB DRIVE, 8TB Hard Disk for Video and Data Storage, DVD Video Recordable, HD Graphics board, License Plate capture and decoding, driver's license barcode scanning and processing.	1
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	Planet Switch 8-Port 10/100/1000T 802.3at PoE + 2-Port 10/100/1000T Uplink ports with 120W PoE budget, 10/100/1000T, Unmanaged, 8 PoE Ports, 802.3af/at Total PoE Budget 120W, Max. Power 124W (PoE Full Loading), 13.4Mpps@ 64Bytes Operating Temperature: 0 to 50°C, TAA Compliant.	1
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	Wave Intelligent Video Management System (Per Camera License) Wave is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Deploy any type of project with any video camera. H.265 H.264 support.	5
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	Hikvision IP 4MP Outdoor WDR Bullet Camera – Day/Night Area Camera Indoor/Outdoor Mounting Bracket 4 Megapixel, 24/7 Full Time Color, 30fps, 2.8mm, 4mm, 6mm Fixed Lens, H.265+, H.264+, 120dB WDR, 0.0014 Lux @ (f/1.0, AGC On), 0 Lux with Light, 12VDC, PoE (802.3af), MicroSD/SDHC/SDXC Slot 128GB, IP67, BLC/3D DNR/ HLC.	4 4
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	AXIS License Plate Recognition (ALPR) Bullet Camera AXIS License Plate Camera delivers clear and sharp license plate images from vehicles moving at speeds of up to 81 mph, day and night. Sharp license plates in HDTV 2MP Optimized IR range up to 164 ft, 8x optical zoom. Designed for third-party software.	1
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Professional Services

Equipment Installation Services



Installation of new server, switches, cameras, cabinets, brackets, and housings. Includes all cables, cabling, materials, labor, cable terminations and certifications. Does not Includes any electrical work, underground conduits required at entrance visitor and resident lanes, poles, city permits, engineering plans, processing costs or fees. System requires internet service at 100Mbps upload or higher.

Engineering and Programming Services



Regions will deploy a local and remote secured network infrastructure to manage all installed equipment in this proposal. We will program each device as required and for optimum performance. This includes setting camera angle view, resolution, video quality for peak bandwidth usage.

ACCEPT: **Customer Initials** _____

Regions Virtual Kiosk



VISITRAK Virtual Guard Kiosk is proprietary technology and therefore, leased not sold. The Kiosk will always remain the property of Regions for the duration of the agreed period of service and beyond. Upon service termination, Regions will remove the Kiosk from premises within 14 days after cancelation. Regions Virtual Guard Services requires the Regions System Support program listed below.

Regions System Support



During the Virtual Guard contracted period, Regions will include continual technical, engineering and application support to maintain the system and all equipment and software applications, fully operational. Services include remote application assistance and on-site visits as needed to diligently restore the Virtual Guard System. Non-Billable Services: Weekdays 8AM-5PM. Billable Services: After-hours & holidays: \$225 per hour, minimum 2 hours.

Regions Equipment Warranty



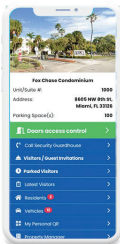
Regions will repair or replace any new equipment sold and installed for a period of One Year, including labor. Equipment Warranty excludes accidents, vandalism, theft, water, lightning, fire damage, intrusion, abuse, misuse, any casualty, unauthorized repair service, modification, or any other cause beyond the control of Regions Security, including interruption of electrical power or internet service. Billable Services: Weekdays 8AM-5PM: \$188 per hour. After-hours & holidays: \$225 per hour, minimum 2 hours.

Regions Virtual Guard Service 24/7



Regions will provide an efficient and reliable gated entrance monitoring service that is staffed 24 hours a day, 365 days a year, using trained operators responsible for using commercially reasonable efforts in greeting and screening guests; contacting residents if needed; granting or denying access; maintaining traffic flow; enforcing property's access control rules and regulations; identifying and reporting gate malfunctions and incidents.

Resident & Visitor Management Application Integration with SOS



MyPropertyAccess.com (MPA) is a user-friendly and easy to use application that may integrate with your existing access control system. Through the Property Manager's portal, managers will be able to update/validate resident information and activate or deactivate transponders (optional) at any time and from wherever they are. MPA is always at your residents' fingertips with the residents iPhone and Android app.

Residents will be able to update their contact information, vehicle information, and register preauthorized visitors. Residents can send QR invitations via text message to streamline access to preauthorized visitors.

Payment Terms



Payment 1: 50% Deposit with Contract
 Payment 2: 50% Balance with Project Completion
 Delivery: 2-4 Weeks from Contract Date

Project Cost Summary

One-Time Investment Total: \$8,314.00 (Equipment/Labor)
 Plus, Applicable Sales Tax

Monthly Investment Total: \$7,539.00 (24-Hour Virtual)
 Plus, Applicable Sales Tax

ACCEPT: Customer Initials _____

Terms & Conditions

- Client will be responsible for all required electricity and internet lines with minimum of 100 Mbps upload speed for most systems to operate. This may require multiple primary and backup lines throughout the property. Regions' team will work with internet providers to assist Client, as necessary.
- Client will be responsible for providing adequate power at all head-end locations.
- Minimum 36-month agreement is required for Virtual Guard Service. This agreement may not be terminated during the initial term.
- VisiTrak is a proprietary technology for lease use only. The Kiosk will remain the property of Regions Security during the agreed service period and will be removed upon termination. Access to the Kiosk equipment and application is only allowed to authorized Regions Security personnel.
- If purchasing or subscribed to a Virtual Gate Guard or Access Control System, Client will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- Once the system is activated and on-line, Regions will conduct a "soft opening" giving residents 15 days to get acclimated (guests will be asked where they are going but no guest will be denied entry).
- After the soft opening period expires, all guests will be verified before being granted entry into the property.
- Client acknowledges and agrees that Regions is not providing twenty-four (24) hour monitoring of the Client's Premises.
- Billing rates are subject to applicable sales and use tax rates.
- Customers will not incur charges for any period during which the virtual system is down, provided that a physical security guard is deployed to cover the affected timeframe; however, the billable rate for the physical security guard will be 1.5 times the standard rate.
- Services provided on holidays shall be billed at a rate of time and one half of the standard billing rates on the following holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day.
- AGENCY shall invoice monthly for the services rendered, which invoice shall be payable upon receipt. Payment not received by the 15th day after receipt of invoice shall accumulate interest on the unpaid balance at the rate of 1.5% per month, but in no event to exceed the maximum lawful rate.
- It is agreed and understood that AGENCY is not an insurer of property or persons guarded. AGENCY makes no warranty, express or implied, that the services it furnishes will avert or prevent occurrences, or the consequences there from, which may result in loss or damage.
- In no event shall AGENCY be liable to Client for any claim other than one which arises during the performance of services under this Agreement and which is caused by the negligence of AGENCY its employees or agents while acting within the scope of their duties and authority, in no event shall AGENCY be liable for any claim caused in whole or in part by the acts or omissions of Client or third parties or their respective employees or agents, or for consequential or incidental damages or loss of profits.
- In the event of any claim for which AGENCY is liable, Client agrees that AGENCY liability shall be limited to a maximum amount, not to exceed the lesser of (i) the amount invoiced to and paid by Client for services rendered within the 12-month period immediately preceding the date of the occurrence giving rise to the claim, or (ii) \$1,000,000.00.
- Client shall immediately notify Regions of any malfunctions of the communication link or power outages for lines used by the Security System.
- Client agrees that in no event shall there be any right of offset or setoff, and that it shall not be entitled to retain any sums due to AGENCY against any claims or potential claims against AGENCY.
- Client understands that, due to the nature of the method used for communicating signals to the central station facility, there may be times when that communication method is not able to transmit signals and consequently, the central station facility will not receive any signals. There will be times when communication method (cellular, public or private radio systems), cannot transmit a signal due to lack of signal strength or availability of a communication channel. Similarly, any other type of communication method (i.e., DSL, BPR, or other broadband or Internet based telephone service) installed under this Agreement can also experience an interruption in service resulting in failure of communication signals to transmit. Client understands that all such transmission methods are wholly beyond the control of Regions and Regions shall have no responsibility for the failure of any of such transmissions.
- Regions assumes no liability for delays in the installation or interruptions of Service due to strikes, riots, floods, fires, act of God or any causes beyond the control of Regions, including interruption of communication methods, and will not be required to supply service to the Client while such cause continues. Client will immediately notify Regions of any discovered malfunction or interruption of the communication transmission method(s) utilized by the Security System. The Services do not include provision of utilities for the Security System. During the term of this Agreement, the Client agrees to exclusively use Regions for Monitoring Services and Repair and Maintenance Services, and to provide at Client's sole expense electricity and an electrical connection for operation of the Security System.
- I, as the authorized Client representative, have read this agreement and understand what is being purchased and/or subscribed to. I agree that there are no verbal commitments, promises, etc., for additional products and/or services, and the only products and/or services being provided are listed in this agreement. I am aware that during the sales process, many products and/or services are discussed and only those listed in this agreement are actually being purchased and/or subscribed to.

Agreed To and Accepted By:

Client Signature: _____ Date: _____

Client Name: _____ Client Title: _____



Keys Cove II CDD Security Cost Projection

Security Cost Projection Summary

Description	Monthly	Annually	Savings	Savings %
Physical Guard 24/7	\$18,472.14	\$221,665.65	\$0.00	0.00%
Virtual Guard 24/7 Only	\$8,066.73	\$96,800.76	\$124,864.89	56.33%
Virtual Guard 24/7 & Rover 24/7	\$26,538.87	\$318,466.41	(\$96,800.76)	-43.67%
Virtual Guard 24/7 & Rover 10/7	\$14,732.20	\$176,786.40	\$44,879.25	20.25%
Virtual Guard 24/7 & Rover 12/7	\$16,170.84	\$194,050.08	\$27,615.57	12.46%
Virtual Guard 16/7 & Physical Guard 8/7	\$12,146.88	\$145,762.59	\$75,903.06	34.24%
Virtual Guard 8/7 & Physical Guard 16/7	\$16,227.04	\$194,724.42	\$26,941.23	12.15%

Security Services Selection

Description	Annually	Check	Initials	Date Approved
Physical Guard 24/7	\$221,665.65	[]	_____	_____
Virtual Guard 24/7 Only	\$96,800.76	[]	_____	_____
Virtual Guard 24/7 & Rover 24/7	\$318,466.41	[]	_____	_____
Virtual Guard 24/7 & Rover 10/7	\$176,786.40	[]	_____	_____
Virtual Guard 24/7 & Rover 12/7	\$194,050.08	[]	_____	_____
Virtual Guard 16/7 & Physical Guard 8/7	\$145,762.59	[]	_____	_____
Virtual Guard 8/7 & Physical Guard 16/7	\$194,724.42	[]	_____	_____

Security Services Rates

Description	Rate	Frequency
Security Guard Regular	\$23.52	Hourly
Security Guard Holiday	\$35.28	Hourly

(Costs above already include Sales Tax & Holiday Pay)

RESOLUTION 2025-02

A RESOLUTION OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Keys Cove II Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF FEBRUARY, 2025.

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

DISCUSSION REGARDING PLAYGROUND RULES

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**