



**KEYS COVE II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 11, 2026
12:00 P.M.**

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

www.keyscoive2cdd.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 11, 2026
12:00 p.m.

- A. Call to Order
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- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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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	Cols	Depth
57951	IPL0273365	Legal Ad - IPL0273365		1.0	83.0L

ATTENTION: Keys Cove II Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, AK 33410
 larcher@sdsinc.org

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

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

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 me on



KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 8, 2025
November 12, 2025
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

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

**KEYS COVE II COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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

**KEYS COVE II COMMUNITY
DEVELOPMENT DISTRICT**

www.keyscove2cdd.org
IPL0273365
Sep 24 2025

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 12, 2025**

A. CALL TO ORDER

November 12, 2025, Regular Board Meeting of the Keys Cove II Community Development District (the “District”) was called to order at 12:05 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* September 24, 2025 as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Melony Fogelstrom and Supervisors Tomas Simonson 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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESIGNATION OF CARIDAD VARGAS (SEAT #4) EFF. 10.15.2025

Mr. Silva

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. April 13, 2025 Special Board Meeting & Public Hearing Minutes

The minutes of the April 13, 2025 Special Board Meeting & Public Hearing were presented for consideration.

A **motion** was made by Ms. De Leon Martinez, seconded by Ms. Fogelstrom and passed unanimously approving the minutes of the April 13, 2025 Special Board Meeting & Public Hearing, as presented.

H. OLD BUSINESS

1. Update Regarding Security Services

Mr. Silva informed the Board that the virtual guard gate system has been installed and is currently operational. He explained that the system is undergoing a trial period this month while resident contact information is being collected; therefore, virtual guards are not yet calling households or property owners directly. Full functionality is expected to begin on December 1st. Additionally, rover patrol services are scheduled to commence on December 17th.

Mr. Silva further noted that the Security Services Agreement has already been executed and was included in the meeting book for ratification. A discussion ensued after which;

A motion was made by Ms. Fogelstrom, seconded by Mr. Simonson, and unanimously passed, ratifying District Management's actions related to the execution of the Security Services Agreement between the District and Regions Security for the virtual guard gate system and rover services.

2. Update Regarding Lake Fountain

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.

3. Update Regarding Additional Speed Humps

Mr. Jerez reported that he will be contacting each respective sub-association property manager to obtain their feedback on the proposed locations for additional speed humps. He noted that further information will be presented at the next meeting.

I. NEW BUSINESS

1. Consider Ratification of Services Agreement with Regions Security Services, Inc. for the Virtual Guard System and Roving Security Services

This item was discussed under agenda item H.1.

2. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. Silva presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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, 2025. 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. De Leon Martinez, seconded by Ms. Fogelstrom and unanimously passed adopting Resolution No. 2025-07, adopting a Fiscal Year 2024/2025 Amended Budget.

3. Consider Resolution No. 2025-08 – Goals and Objectives

Mr. Silva presented Resolution No. 2025-08, entitled:

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva explained that new legislation states that starting October 1, 2024 the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievements of these goals and objectives. Mr. Silva further explained that the goals and objectives of the resolution are items that are currently requirements of the District per Florida Statues. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **motion** was made by Ms. Fogelstrom, seconded by Ms. De Leon Martinez and unanimously passed accepting resolution No. 2025-08, further establishing the Keys Cove II Community Development District's goals, objectives, and performance measures.

4. Consider Resolution No. 2025-09 – Goals and Objectives Annual Report

Resolution No. 2025-09 was presented, entitled:

Mr. Silva presented Resolution No. 2025-09, entitled:

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the goals and objectives adopted by the District in 2025 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and unanimously passed accepting Resolution No. 2025-09, as presented, further adopting the Keys Cove II Community Development District's Goals and Objectives Annual Report, further authorizing the publication on the District website

5. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website

Mr. Silva presented the County Interlocal Access Agreement the “ILA”) discussed during the previous Regular Board Meeting for access to advertising the District’s legal publications on the County’s website. Mr. Silva executed the ILA; however, the County is now requesting that the District provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel has prepared a resolution to adhere to the County’s request

6. Consider Resolution No. 2025-10 – Interlocal Access Agreement and Authorized Signatories

Mr. Silva presented Resolution No. 2025-10, entitled:

RESOLUTION NO. 2025-10

A RESOLUTION OF THE KEYS COVE IIS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Melony Fogelstrom as Chairperson, and Tomas Simonson as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Simonson, seconded by Ms. Fogelstrom and unanimously passed to approve and adopt Resolution No. 2025-10; thereby authorizing Armando Silva as District Manager, Melony Fogelstrom as Chairperson, and Tomas Simonson as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

Before adjourning, the Board noted the vacancy created by Carrie Vargas’ resignation and how it should be filled as soon as practically possible. The Board also expressed concern that Board Member Cynthia Portillo has not attended a meeting in over a year and a half, making it difficult to obtain a quorum. District Management was directed to contact Ms. Portillo to advise her of the Board’s discussion and request that she either begin attending meetings or submit her resignation.

The Board further noted that landscaping services have declined since the Trimscape sold the company to Landscape Workshop and requested that District Management continue monitoring performance and consider going out for RFP at the start of the New Year.

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. De Leon Martinez, seconded by Ms. Fogelstrom and passed unanimously adjourning the Regular Board Meeting at 1:57 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



POST ORDERS

SPECIFICALLY PREPARED FOR:

Keys Cove II CDD
1140 SE 24th Road, Homestead, FL, 33035



Regions Security Services, Inc. • 1100 NW 72nd Ave, Miami, FL 33126
Telephone: (305) 517-1266 • Fax: (305) 517-1267 • www.RegionsSecurity.us

Confidential: Post Orders contain proprietary and confidential information of Regions Security Services, Inc.
and may not be copied or reproduced without prior and expressed consent.

Contact List

Regions Security Services, Inc.:

1100 NW 72nd Ave
Miami, FL 33126
www.RegionsSecurity.us
(305) 517-1266 – Office
(305) 517-1266 - 24/7 Dispatch
Operations@RegionsSecurity.us

Special District Services (CDD)

786-347-2711

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
MAP



Regions Security Post Orders Updated: November 20, 2025

Client Signature: _____ [2] Agency Signature: _____

Access Control

Access to Visitors

Keys Cove II uses the SOS VMS system. All virtual guards are trained on this system.

All visitors must be properly processed before being granted access to the community. Visitors must clearly identify which address they are visiting. You are to input the visitor's driver's license using our Visitor Management System application in addition to the license plate number.

You should carefully monitor the flow of people/vehicles through the gatehouse and other points of access that can be seen from the CCTV system. You will learn the normal patterns of traffic and for what purposes people regularly enter the property. When assisting someone who is visiting a resident, follow proper protocol as listed below:

1. Greet politely, Ask for their name and a photo ID.
Individuals without ID must still provide some form of identification (whether physical or digital) in order to gain access to the community.
2. Ask what resident they are visiting
3. Contact the resident and ask for approval.
4. Process the visitor in the Visitor Management System. If the resident information is still not updated in the system, you must still record their information before granting access.
5. Provide access to the visitor and once again greet visitor with a "have a good day".



If the individual(s) attempting to enter through the visitor lane are residents of the community, follow proper protocol as listed below:

1. Greet politely, Ask for their name and a photo ID
2. Make sure the name in the Visitor Management System matches the name on the driver's license.
3. Return the resident their ID and greet them with "have a good day".

Public Right-of-Way Challenge Protocol

In the event that a virtual guard is challenged by an individual stating that the roads are public right-of-ways and that access cannot legally be denied, the virtual guard **must allow the individual entry**. Before granting access, the guard should document the **license plate, vehicle description, and any additional identifiable information** possible via incident report.

Public Services

Officer will allow automatic access to public service vehicles which include:

- DHL
- U.P.S
- FEDEX

- USPS
- AMAZON
- FPL
- BELLSOUTH
- AT&T
- COMCAST XFINITY
- SCHOOL BUSSES
- WASTE MANAGEMENT
- PUBLIC UTILITY VEHICLES (POWER, GAS, ELECTRIC, WATER, SEWER ETC...)

Residents Entering Via Visitor Lane

Residents should always use the resident lane. If a resident attempts to enter via the visitor lane, they must be processed as if they were any other visitor.

Visitors Entering More Than Once Per Day

Visitors entering more than once per day should be processed each time without fail.

Gate Damage

When damage to a gate arm or property occurs, the officer will get a vehicle description, license plate number, time of incident and direction of travel. The officer will notify the shift supervisor of the situation immediately in addition to an incident report. If the officer does not observe the damage, he/she is to report a timeframe in the incident report. In all cases, **POLICE MUST BE CALLED**, and a case number must be received and logged in an incident report.

- If gate damage occurs during rover hours, Security Officer is to notify the rover so that they can remove the damaged gate arm and document the damage.

Rover Procedures

- Security Officer(s) shall complete the required patrol rounds, observe (front, back, and sides) and report any and all findings. It is imperative that the roving officer patrols the community and stays away from the guardhouse unless he/she is taking over the guardhouse due to a virtual guard system failure, is on his/her lunch break or is attending to an incident.
- Security Officer shall note and follow through with anyone who appears to be suspicious after the hours of midnight. Should the roving officer feel safe to do so, he/she may approach and question the suspicious person. If the officer feels unsafe doing so, he/she may call police to report the suspicious activity.
- Security Officer will inspect the floors, walls, fire equipment and outside premises and report any unusual condition.

- Security Officer will conduct a lighting check every night and report any light poles that are not functional. Note, all light poles are numbered. If a non-functioning light pole is reported, the light pole number must be included in the report.
- Security Officer will sticker and report any vehicles found parked on the street, grass, or sidewalk.
- Security Officer will inspect the playground located between Palm Breeze and Palm Cove hourly. After sundown, nobody is allowed within the playground. If anyone is observed within the playground after sundown, Security Officer will remove them and submit an incident report accordingly.
- Will respond immediately to fire alarms, burglar alarms and medical emergencies reported by a resident or pedestrian within the community.
- Things to look for/assist with:
 - Water Leaks/Floods
 - Lights Out
 - Smoke/Fire
 - Fire Hazards
 - Expired Fire Extinguishers
 - Defective equipment
 - Trespassers
 - Security Breaches
 - Unauthorized vehicles
 - Inoperable Vehicles
 - Nonfunctional or malfunctioning fountains

In any case, an Incident Report must be submitted.

Access by Emergency Responders

Emergency Vehicles

Ambulance, fire rescue, fire vehicle, and police are all to be allowed automatic access in an emergency. Always ask where they are going so the Field Supervisor may be dispatched to the location to assist emergency team as needed.

**DO NOT ATTEMPT TO CHALLENGE ANY SUCH EMERGENCY VEHICLE OR CREATE ANY DELAY WHEN. THEY ARE RESPONDING TO LIVE THREATENING EMERGENCIES
EVERY SECOND COUNTS!**



Incident Reports

Your job is to observe and report. Including report writing is very important because, among other things, it protects you as well as others involved. **Incident Reports** are often used in the court of law as a legal document. Incident reports **must** be taken for any complaint, injury, vandalism, theft, crime, or potentially dangerous situation whether it has occurred or may occur. Call the corporate office to report what happened.

All incidents that become public matters should have a case or alarm #. Ask the Police Officer or Fire Fighter to give you a case or alarm #.

All complaints received must be directed to Regions Security Services Inc, immediately. Make sure to listen to the persons issue until the very end. Do not cut the person off or prevent them from finishing what they need to say. Even if you know the person is wrong here them out to the very end than offer your assistance and advice. Make sure to always obtain the persons full name, contact number and address or vehicle info depending on the situation.

When writing an Incident Report, it is important that you include Who, What, Where, When, Why, and How details to submit a proper report.

All reports will be written and submitted via SOS. If the system is down use your backup physical reports.

Instrument Prepared By and Return to:

Gabriella A. Fernandez Perez, Esq.
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Ft. Lauderdale, Florida 33301

Folio Nos. 10-7921-029-2180, 10-7921-029-2250, 10-7921-029-2240, 10-7921-029-2230, 10-7921-029-2220, 10-7921-029-2260, 10-7921-029-2270, 10-7921-029-2210, 10-7921-029-2200, 10-7921-029-2190, 10-7921-029-2280, 10-7921-029-2170, and 10-7921-029-2160

LANDSCAPE MAINTENANCE EASEMENT

THIS LANDSCAPE MAINTENANCE EASEMENT (the “Easement”), made this ____ day of _____, 2025, between **THE TOWNS AT SEASCAPE HOMEOWNERS’ ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 381 N. Krome Avenue, Suite 205, Homestead, Florida 33030 (the “Grantor”) and **KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Homestead, Miami-Dade County, Florida, and whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“CDD” or “Grantee”).

WITNESSETH:

WHEREAS, Grantor is the fee simple owner of real property situated in unincorporated Miami-Dade County, Florida, which property is referred to herein as the “Grantor Property” and is more particularly described as:

Tract “D”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “K”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “J”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “I”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida

(the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “H”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “L”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “M”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “G”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “F”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “E”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “N”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Common Areas”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “C”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030; and

Tract “B”, TOWNS AT SEASCAPE, according to the plat thereof, as recorded in Plat Book 175, Page 040, of the Public Records of Miami-Dade County, Florida (the “Landscape Ingress-Egress Area”), together with FAU 10-7921-026-4045 and 10-7921-026-4030.

WHEREAS, the Easement Area is located within the common areas of the Association, and the Association desires to grant an easement to the CDD, as the intent of

the parties is for the CDD to provide for the regular and routine maintenance of the landscaping improvements within the “Easement Area”, as more particularly described on composite Exhibit A attached hereto, and for the Association to grant the CDD an easement over the common areas of the Association to allow the CDD to perform such maintenance, utilizing funds collected from assessable lands within the CDD for purposes of the operation and maintenance of the CDD; and

WHEREAS, Grantor is willing to grant such Easement for purposes of installation, replacement, repair and maintenance of landscaping, including, but not limited to, sod, trees, bushes, shrubs, mulch, ground cover and plantings located within the Easement Land upon and subject to the terms and conditions hereof;

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and other good and valuable considerations:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.
2. **Grant of Easement.** Grantor does hereby grant unto the CDD a non-exclusive easement over the Easement Area to repair, maintain, and replace the landscape improvements including but not limited to, trees, bushes, flowers, plantings, sod, ground cover, and irrigation systems (including irrigation lines, facilities, pumps and timers) appurtenant thereto (hereinafter the “Improvements”) contained in the Easement Area. Grantor hereby reserves all rights of ownership in and to the Easement Area that are not inconsistent with this Easement, including, without limitation, the right to grant further easements on, over and across the Easement Area and the right to use the Easement Area for all uses not interfering with the uses permitted under this Easement.

3. Maintenance Responsibility.

- a. CDD shall maintain, repair, and replace the Improvements within the Easement Area, at its sole cost and expense, in a manner consistent with its maintenance of similar improvements throughout the jurisdictional boundaries of the CDD (the “Maintenance Services”).
- b. The Maintenance Services shall be provided by the CDD in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the Improvements are properly maintained and continue to function with their intended purpose. In addition, since each of the Improvements may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the CDD shall be flexible and adjusted

periodically depending on the condition of each of the Improvements and particular maintenance needs, as reasonably determined by the CDD.

- c. The Maintenance Services shall be provided by the CDD in strict compliance with all governmental entities' and agencies' permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions.
- d. CDD shall have the authority, in its sole discretion, to modify, change, add to, or remove any Improvements within the Easement Land, provided such action is not inconsistent with the intent of this Easement for the District to maintain and have control over the Easement Land for landscaping purposes.
- e. The Maintenance Services shall be provided by the CDD without interfering in any way with or encumbering the use, ownership, or other right or interest of any party in the Easement Area, except to the extent reasonably necessary, on a temporary basis, for the CDD to perform its obligations under this Easement.
- f. The CDD shall timely pay all invoices, or other manner of billing, for all persons or entities with whom the CDD may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Easement.

4. **Excluded Events.** The Maintenance Services to be performed by the CDD shall not include, by way of example but not limitation, the repair or replacement of Improvements that are damaged as a result of (i) a force majeure event, including without limitation, a hurricane, tornado, windstorm, freeze damage, fire, drought or flooding or (ii) the acts or omissions of Grantor or any of its contractors, agents, officers, employees, volunteers, or representatives (an "Excluded Event"). Grantor shall be solely responsible for all aspects of repair or replacement of the Improvements that are damaged as a result of an Excluded Event. As soon as practicable, but no later than thirty (30) days from any the occurrence of an Excluded Event, the CDD shall submit written notice to Grantor regarding any such damage to the Improvements due to the Excluded Event. However, the CDD's failure to provide said notice shall not negate Grantor's responsibilities pursuant to this paragraph. If, as a result of an Excluded Event, the CDD is delayed in the performance of any obligation under this Easement that it is otherwise responsible for, then the period of time to perform such obligation shall be extended for a reasonable period of time corresponding to the degree of the delay caused by the Excluded Event.

5. **Emergency Intervention by Grantor.** In the event of an emergency, such as a hurricane or other event requiring emergency action, as determined by

Grantor in its reasonable discretion, and regardless of any language in this Easement to the contrary or any language in any contract or arrangement that the CDD may have with third parties concerning the Maintenance Services for the Improvements, Grantor reserves the unilateral and exclusive right to implement or initiate, upon twenty-four (24) hour advance written notice to the CDD and if the CDD does not initiate appropriate action within twenty-four (24) hours of receipt of notice, the following, to the extent necessary to address such emergency and in a manner consistent with the Maintenance Services described under this Easement: (a) the provision of any of the Maintenance Services and (b) the removal, modification, relocation, or replacement, as the case may be and in Grantor's reasonable discretion, of one or more of the Improvements. Following termination of the emergency event and conclusion of emergency remedial actions, if any, Grantor shall so notify the CDD and the CDD shall thereupon be obligated to resume the provision of Maintenance Services under this Easement. For the purpose of clarity, the CDD's failure to initiate any actions within the foregoing twenty-four (24) hour period shall not be considered a default under this Easement.

6. **Binding Effect.** Grantor states that this Easement shall be and constitute a covenant running with the land, fully binding upon Owner, its successors, successors-in-title, and assigns hereof. CDD states that the obligations, covenants and restrictions shall constitute covenants that run with the land, and shall be binding upon all successors, successors-in-title, and assigns of CDD.

7. **Default.**

- a. In addition to any other remedies available in law or equity, and any other rights of Grantor expressly provided in this Easement, if the CDD should fail, refuse or neglect to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default from Grantor, then in that event Grantor, at its sole discretion and with prior notice, may elect to (i) provide such Maintenance Services and thereby assume full maintenance responsibility as to the applicable Improvements, or (ii) remove, modify, relocate, or replace, as the case may be and in the Grantor's reasonable discretion, one or more of the Improvements, to the extent the same would be required under the scope of the Maintenance Services, or (iii) terminate this Easement by providing written notice to the CDD and recording a termination of this Easement executed solely by Grantor in the Public Records of Miami-Dade County, Florida. At such time as Grantor should commence performing any of the Maintenance Services pursuant to this section, and upon receipt of written notice from Grantor, the CDD shall promptly discontinue the provision of such Maintenance Services until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the CDD may have entered to perform such Maintenance Services; however, nothing

contained herein shall be construed to limit or otherwise modify the either parties' rights to terminate this Easement in accordance with Section 8. Further, in such event, the CDD shall reimburse Grantor for the reasonable out-of-pocket costs incurred by the Grantor in providing such Maintenance Services (the "Reimbursement Payments") until such time as this Easement has been terminated (such obligation shall survive the termination of this Easement). In connection with any request by Grantor for Reimbursement Payments, Grantor shall provide to the CDD copies of invoices for the Maintenance Services provided by Grantor and the request for Reimbursement Payments shall not exceed the amount of the invoices for the applicable Maintenance Services.

- b. Before any breach by the CDD of its obligations under this Easement shall constitute a default, Grantor shall first provide the CDD with written notice of such breach and the CDD shall have a period of thirty (30) days to cure the same; however, such cure period shall be extended to the extent reasonably necessary to effectuate such cure as long as the CDD has promptly commenced the appropriate actions to cure the breach within the initial thirty (30) day cure period and thereafter continues to diligently pursue such cure.
- c. Except as expressly provided in Section 7(a) above, any costs incurred by Grantor in performing the Maintenance Services for any reason, shall be borne solely by Grantor.
- d. At the sole discretion of Grantor, a default by the CDD under this Easement shall entitle Grantor to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the CDD's default under this Easement, the parties agree and stipulate as to the irreparable harm of such default and as to the absence of adequate remedies at law; therefore, the Grantor shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, the CDD's obligations hereunder. Notwithstanding the foregoing, any claim to damages under this Easement by Grantor shall be limited to (a) the costs of any actual damage to the Easement Area or the Improvements resulting from the CDD's failure to perform the Maintenance Services in the manner required under this Easement, (b) any amounts owing in connection with the CDD's indemnification obligations, and (c) any enforcement costs due to Grantor under Section 12(f). For the purpose of clarity, in accordance with Section 5(c), Grantor shall not be entitled to any damages for the costs incurred by Grantor to simply perform the Maintenance Services in lieu of the CDD.

8. **Authority.** Each of Grantor and CDD does hereby warrant that this document has been duly executed.

9. **Miscellaneous.**

- a. This Easement shall be governed by the laws of the State of Florida without giving effect to its conflict of laws principles. Venue and jurisdiction for any dispute arising under this Easement shall be exclusively in the courts located in Miami-Dade County, Florida.
- b. All notices under this Easement shall be in writing and shall be sufficiently made or given only when delivered in person, sent by recognized overnight courier, or mailed by certified mail, return receipt requested, to the party's address provided in the initial paragraph to this Easement. Notice given by hand delivery shall be deemed received on the date delivered if delivered on a business day during business hours, otherwise it shall be deemed delivered on the next business day. Notice given by certified mail, return receipt requested, postage pre-paid, shall be deemed delivered three days following the date mailed. Notice sent by nationally recognized overnight courier (such as Federal Express) with request for next business day delivery, shall be deemed received on the next business day. Any notice refused shall be deemed to be accepted on the earlier of the time frame set forth in this notice provision or when actually refused. Grantor and Grantee may modify their respective notice address by providing ten (10) days' prior written notice to the other.

DISTRICT:

Keys Cove II
Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attention: District Manager

With copy to:

District Counsel
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

GRANTOR:

**The Towns at Seaside Homeowners
Association, Inc.**
381 N. Krome Avenue, Suite 205
Homestead, Florida 33030
Attention: c/o Alton Madison
Property Management

- c. In the event that either party is required to enforce this Easement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.
- d. CDD shall not commit or suffer to be committed any waste or nuisance upon the Easement Area and shall take such action necessary to terminate any nuisance or waste, except CDD shall not be liable to take such action to terminate any nuisance or waste to the extent an act or omission of Grantor is a substantial factor in the causation of such nuisance or waste.

10. This Easement shall be and constitutes a covenant running with the Easement Area, and shall inure to the benefit of, and be binding upon, the parties hereto and on Grantor's successors in title to the Easement Area.
11. This Easement supercedes and replaces any prior Landscape Maintenance Easement granted to the CDD by the Grantor with respect to the Easement Land.
12. Each of Grantor and CDD does hereby warrant that this document has been duly executed.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Landscape Easement and further agree that it shall take effect as of the date first above written.

**THE TOWNS AT SEASCAPE
HOMEOWNERS'
ASSOCIATION, INC., a Florida
not-for-profit corporation**

By: _____

Print Name

Print: _____

Title: _____

day of 2025

Print Name

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this ____ day of _____, 2025, by _____, as _____ of **THE TOWNS AT SEASCAPE HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, who is personally known and/or produced _____ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his/her knowledge.

Notary Public

Print Name

Commission Expires: _____

**KEYS COVE II COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government established
pursuant to Chapter 190, Florida Statutes

Signed, sealed and delivered
In the Presence of:

Witness

Print Name

Witness

Print Name

By: _____

Print name: _____

Chairperson/Vice Chairperson Board of Supervisors

Dated: _____, 2025

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by _____, as Chairperson/Vice Chairperson of the Board of Supervisors of the **KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose of government established pursuant to Chapter 190, Florida Statutes. He/she is _____ personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this _____ day
of _____, 2025.

Notary Public

Print Name

Commission Expires: _____

EXHIBIT “A”

Easement Area

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE KEYS COVE II COMMUNITY DEVELOPMENT
DISTRICT ADOPTING A POLICY LIMITING REMOTE
OR TELEPHONIC ATTENDANCE AT PUBLIC MEETINGS
TO CERTAIN CIRCUMSTANCES WHEN A QUORUM OF
THE BOARD IS PHYSICALLY PRESENT; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Board of Supervisors (the “Board”) of the Keys Cove II Community Development District (the “District”) recognizes that, from time to time, circumstances may arise in which a member of the Board is unable to physically attend a public meeting of the Board; and

WHEREAS, the Board further recognizes that attendance by telephonic or electronic media technology may be appropriate in limited circumstances, provided that a quorum of the Board is physically present at the meeting and the public is afforded access to the meeting; and

WHEREAS, the Board desires to adopt a policy establishing reasonable limitations and conditions under which a Board member may attend a public meeting telephonically or by electronic media technology in order to promote in-person attendance while maintaining flexibility for unforeseen circumstances.

**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 true and correct and are hereby incorporated into and made a part of this Resolution.

Section 2. Provided that a quorum of the Board of Supervisors is physically present at a duly noticed public meeting, a member of the Board may attend the meeting telephonically or by means of electronic media technology approved by the Board, including, but not limited to, telephone, digital audio, or videoconference, only under one or more of the following circumstances: (1) illness or medical condition; (2) required work-related travel or personal travel that prevents physical attendance; (3) emergency or unforeseen circumstance; (4) a qualifying disability requiring reasonable accommodation; or (5) other good cause as approved by the Board.

Section 3. A Board member seeking to attend a meeting telephonically or by electronic media technology shall provide advance notice to the District Manager or the Board when reasonably practicable, stating the reason for remote attendance.

Section 4. A Board member attending a meeting pursuant to this Resolution may participate in discussion and vote on matters properly before the Board, provided that the remote participation allows for clear communication and compliance with applicable public meeting laws.

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 take effect immediately upon adoption.

PASSED, ADOPTED and EFFECTIVE this 11th day of February, 2026.

ATTEST:

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman



**Homestead
Barrier Gates
Service Program**

**Confidential Proposal
October 18, 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 tops fastest growing companies in South Florida, Regions Security continues to expand rapidly in all major vertical markets. Our business extends throughout the tri-county area with contracts from north of Jupiter in Palm Beach County to south of Homestead in Miami-Dade County. Regions Security offers cutting-edge 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 have completed comprehensive training on all our products and have 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 level of uninterrupted operation. Regions collaborates with you to design a 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 efficiencies. 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 service 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 Small Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red tape and service delays often offered by other companies. Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

Gate Automation Support Maintenance & Support Services

REGIONS Gate Barriers and Operators



LiftMaster

LiftMaster, a Chamberlain Owned company, designs and engineers residential garage door openers, commercial door operators, and gate entry systems. Swing or slide, LiftMaster Gate Operators will provide long-lasting operation you can count on, day in and day out. There are a wide variety of automated gate operators with smooth start and stop operations, as well as easy integration with LiftMaster access control technology.

REGIONS Extended Warranty Program



REGIONS offers a comprehensive Extended Warranty Program to support the motors currently installed at Seascape Pointe. This service contract includes all motor parts, and quarterly maintenance, mirroring the coverage provided during the initial 12-month warranty period following installation. Any motor part that cannot be repaired will be replaced with the same model, an equivalent or upgraded version.

Program Exclusions



Damages caused by vehicles, unauthorized service personnel, wind, lightning, theft, or vandalism are not covered under this agreement. Repairs to ground loops and other external sensors are also excluded. REGIONS's responsibility is limited to the barrier and operator's internal components. Any damages to poles or swing gates should be documented through a police report and submitted for reimbursement as customarily done. These incidents should not result in any additional expenses..

OPTION 1

Equipment Quarterly Maintenance Services	Qty	\$260.00 / Quarter
Liftmaster Pole Barrier + Swing Gate Operators	4 Motors	Quarterly Maintenance Service

OPTION 2

Equipment Extended Warranty Program	Qty	\$284.00 / Month
Liftmaster Pole Barrier + Swing Gate Operators	4 Motors	Includes Quarterly Maintenance

Includes quarterly maintenance + 100% all motor parts and labor costs for motor repairs.
Barrier operators need to be repaired to full functionality before service contract commences.

ON CALL SERVICES

Equipment Support On-Call	\$ 168.00 / Hour Regular
Liftmaster Pole Barrier + Swing Gate Operators	\$ 252.00 / Hour Emergency Call

Service Schedule Details

Service calls are reported to our Service Desk to provide timely technical response by qualified personnel. REGIONS' service desk operates from 7:00AM to 11:00PM during regular business hours. REGIONS will respond remotely by phone to software and/or hardware issues within one hour. If required, we will dispatch a technician or engineer on average to be on site within a 4-6hour time window. Regular service hours are from 8:00AM to 6:00PM Eastern Time Monday thru Friday excluding Holidays. Emergency technical services required outside regular hours will be billed at \$252/hour with a minimum of one hour per incident charge for on-site service.

Barrier Poles – 12' & 17' Pricing (POLE – LED - Controller)



Below are the prices for the purchase of gate arm options, including available sizes, LED lighting, and controller. Please note that barrier arm replacement labor is not included. Quoted Prices are good for 30 Days due to tariffs volatility.



Complete 12ft Kit" - 12' arm with pole LED

Includes Arm, LED, Wiring Harness, Installation Kit, and LED Controller

Replacement Cost - \$684.00 (Plus Installation and Sales Tax)



Complete 17ft Kit - 17ft gate arm with pole LED (15ft over roadway)

Includes Arm, LED, Wiring Harness, Installation Kit, and LED Controller

Replacement Cost - \$892.00 (Plus Installation and Sales Tax)



Barrier Arm 12ft gate arm pole

Includes Arm, LED, Wiring Harness, Installation Kit, and NO Controller

Replacement Cost - \$523.00 (Plus Installation and Sales Tax)



Barrier Arm Pole 17ft LED & Wiring Harness (15ft over roadway)

Includes Arm, LED, Wiring Harness, Installation Kit, and NO Controller

Replacement Cost - \$639.00 (Plus Installation and Sales Tax)



Gate Arm 12ft pole-No LED

Includes Arm

Replacement Cost - \$416.00 (Plus Installation and Sales Tax)



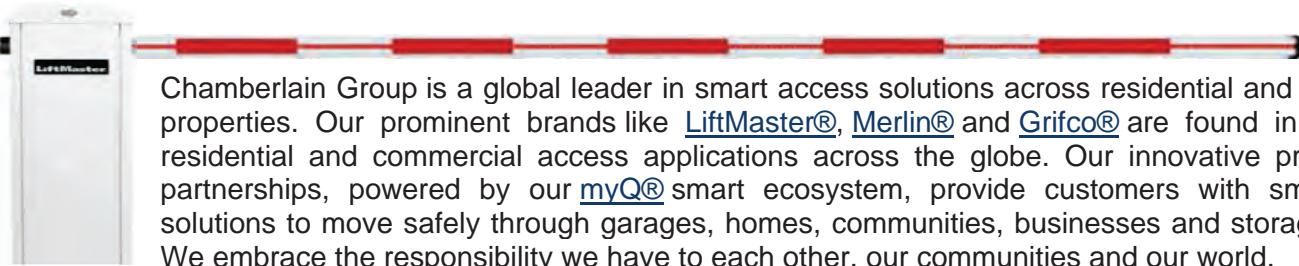
Gate Arm 17ft pole – No LED (15ft Over roadway)

Includes Arm

Replacement Cost - \$475.00 (Plus Installation and Sales Tax)

Note: Pole replacement will carry a 1-hour minimum labor charge. Additional damages will be quoted separately.
 Due to fluctuating Import Duty charges, listed prices are honored for 15 Days.

LiftMaster Gate Systems



Chamberlain Group is a global leader in smart access solutions across residential and commercial properties. Our prominent brands like LiftMaster®, Merlin® and Grifco® are found in millions of residential and commercial access applications across the globe. Our innovative products and partnerships, powered by our myQ® smart ecosystem, provide customers with smart access solutions to move safely through garages, homes, communities, businesses and storage facilities. We embrace the responsibility we have to each other, our communities and our world.

Description	QTY
 GateArms Barrier Pole 17' Feet Gate Arm GateArms Green/ Red LED Managed LED Strip & Controller	_____
Increased visibility at night, Highly durable and weatherproof, Stainless Steel and aluminum, kits include all components, 3" round LED-illuminated barrier gate arms. Programmable LED Controller collaborates with any operator	
GateArms Barrier Pole with LED Control System Total \$ (Plus, applicable Taxes)	

Regions Security Initials _____ Customer Initials _____

Project Summary

Payment Terms



Payment Schedule

Payment: With Project Completion

Delivery: Installation will be completed in 1 day

**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL &
LAWN & LANDSCAPE MAINTENANCE SPECIFICATIONS**

The Keys Cove II Community Development District (the “District”) is seeking a qualified and responsible Lawn and Landscape Maintenance Contractor (the “Contractor”) to submit a maintenance proposal (the “Proposal”) for the maintenance of the District’s grounds. The Contractor shall provide its Proposal in accordance with the specifications and information provided herein. The Contractor shall be responsible for researching the existing conditions and matters that affect the cost or performance of the services.

The Contractor’s Proposal shall include costs to furnish all labor, equipment, tools, services, skills, etc., required to maintain the landscape in an attractive, healthy condition and appearance. Maintenance of plant materials and grounds shall include but not be limited to mowing, edging, trimming, litter and debris pick-up, weeding, mulching, pruning, fertilizing, disease and pest control, irrigation system maintenance and repair, watering and cleanup.

Insurance Requirements

Insurance requirements for the consideration of the Contractor’s Estimate.

i. Commercial Comprehensive General Liability Insurance to cover liability bodily injury, property damage, premises and property damage and contractual liability with the following limits of liability:

\$1,000,000 Combined Single Limit – each occurrence

\$2,000,000 Combined Single Limit – general aggregate

ii. Comprehensive Automobile Liability Insurance to cover the use of and any owned, non-owned, scheduled or rented automotive equipment to be used on District’s grounds with minimum limits of \$1,000,000 combined single limit per occurrence.

iii. Workers Compensation Insurance coverage as required by Florida law and Federal law, including, where applicable, the United States Longshoreman’s and Harbor Worker’s Act, the Federal Employers’ Liability Act and the Jones Act. Employer’s Liability Insurance shall be provided with a minimum of One Hundred Thousand and xx/100 dollars (\$100,000.00) per accident.

DISTRICT SERVICE AREA

The areas owned and to be maintained by the District are depicted within the Service Area attached herein as **Exhibit A**.

LAWN AND LANDSCAPE MAINTENANCE SPECIFICATIONS

Lawn Service

Lawns shall be mowed at the appropriate height to keep a neat appearance. Contractor is required to use the proper mowing equipment to provide a high quality cut and minimize the occurrence of unnecessary scalping due to uneven terrain. Mowers shall be of a type that causes clippings to be distributed evenly over the cut area. Contractor shall remove remaining grass clippings from sidewalks, planted areas, roads, etc. at the end of each visit. Contractor is responsible for any damage incurred as a result of mower damage to trees, shrubs, sprinkler improvements and must repair or replace any such damage at no cost to the District. Mowing is to be performed in accordance with the following schedule:

Mowing Schedule

Mowing is to be performed thirty (30) times per year

January- 2 services

February-2 services

March- 2 services

April- 2 services

May- 3 services

June- 3 services

July- 3 services

August- 3 services

September- 3 services

October- 3 services

November- 2 services

December- 2 services

Grass Trimming

Grass trimming shall be carefully performed by the Contractor at each mowing for all lawn areas not reachable by a mower. Trimming shall be conducted at the same height as the lawn. All grass around buildings, drain ways, guardrails, medians, light poles or any other structure on the property shall be trimmed with each mowing cycle. Care should be taken to avoid damaging trees, tree supports, shrubs, plantings, structures, etc. Resultant debris from this operation shall be swept or blown from hardscapes; sweeping is encouraged.

Edging

With each mowing cycle all bed edges shall be trimmed with a blade edger. All sidewalks, curbs, road islands or other hardscape areas will be edged with a blade edger only. Edges shall be maintained as clean lines or curves, without scalping of adjacent turf or detriment to other plant material or structures. Resultant debris from this operation shall be swept or blown from hardscapes; sweeping is encouraged.

Weed Control

Contractor shall keep planter beds, tree wells, and paver areas, free of weeds and debris; this service is expected to be completed during each mowing cycle. Weed control can be established manually, mechanically or chemically. All chemical application will follow the industry and corresponding product safety guidelines, standards and application methods and shall use green tracker dye. Special care shall be taken to prevent herbicide contact with shrubs, ground covers and trees. In the event of damage caused to the turf or landscape from chemicals, the Contractor is responsible for plant replacement costs.

Landscape Debris and Trash Removal

Removal of landscape related debris and trash shall be performed by the Contractor in concurrence with each mowing (prior to mowing) and hedge trimming/detail cycle. The Contractor will be responsible for patrolling the Service Area (including but not limited to sidewalks, open space areas, swales, planters) to remove landscape debris such as branches, fallen palm fronds, plastic bottles, paper, and any other form of debris or trash not inclusive of illegal dumping i.e. tires, shopping carts. Contractor shall change garbage bags at the trash receptacles located throughout the District (replacement bags for trash receptacles including doggy waste stations to be provided by the District).

Shrub Pruning

This incorporates all work to properly prune and maintain hedge rows, upright shrubs etc. Throughout the District's grounds through the use of mechanical shears. Shrub Pruning shall be conducted at least once a month or as needed to promote proper health and growth particular to the plant material/species. Shearing work shall use sharp blades and create a smoothly defined edge of cut. The upper sides of hedges or individual shrubs shall be gently rounded with an outward slope towards the ground. No "square" boxes are allowed unless specifically requested by the District. All pruning debris is the responsibility of the Contractor and shall be disposed within the same service day. Contractor shall monitor shrubs for signs of disease and insect infestations. Shrubs shall be kept free and clear of encroaching or invasive plants. If plants are affected, appropriate recommendations for treatment shall be submitted to the District.

Blowing

Grass clippings, leaf drop or debris caused by mowing, trimming or edging shall be removed from adjacent walks, curbs, beds and roadway areas as turf is mowed, trimmed or edged. Under any circumstances the grass clippings shall be directed in to the storm water management system catch basins. Grass clippings or debris shall be removed in such a way as to not cause dirt into roadways or adjacent property.

Irrigation Systems

Monthly wet check and maintenance of irrigation systems shall include the adjustment or replacement of heads, cleaning of nozzles and valves, monitoring of irrigation schedules and

systems to ensure these are operating effectively. Contractor shall be responsible for any damage done to irrigation system during the course of grounds maintenance. Contractor shall monitor natural rainfall and South Florida water restrictions and adjust irrigation schedule accordingly in order to at all times minimize irrigation costs for the District. Irrigation repairs outside of head replacements, including clocks, valves, pumps, main lines or other irrigation equipment shall be billed separately and presented to the District for prior approval before any repairs are done; the invoicing procedure shall include a before and after photo and location of the repair. Grasses or landscape material that is damaged as a result of improper management of the Irrigation Systems will be responsibility of the Contractor to replace at no additional cost to the District. Unapproved costs will not be reimbursed. Contractor shall fully cooperate and respond to assist and repair malfunctioning sprinkler systems on a 24 hour basis, seven days a week.

Regular Tree & Palm Care

The contractor shall perform general maintenance of all trees as required to provide proper clearance for sidewalks, roadways, remove tree suckers, remove dead, broken, and/or decaying branches while conforming, as much as possible, to the general shape and height of the tree species. Pruning shall be in accordance with the generally accepted standards of the Industry and municipality/state. Tree limbs shall be kept at a safe height for the users anticipated in the vicinity: eight feet (8') for pedestrian clearance (including turf areas) and twelve feet (12') for vehicular street clearance; if pruning to these standards would result in permanent disfiguration of a tree, the Contractor shall not prune the tree and a Contractor arborist shall be consulted for proper course of action. Palm trees measuring up to twelve feet (12') of wood shall be maintained free of dead and/or low hanging palm fronds and seed pods. **See Exhibit B – Tree and Palm Maintenance Area.**

Pest Control

Integrated Pest Management (IPM), weed/insect/disease control, and any other procedures consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of turf and landscape plantings. All plant materials shall be thoroughly inspected for damage, disease or pest infestations during all maintenance activities. Contractor is responsible for proper application of all treatments or cultural controls to maintain plant material in a disease and pest free condition.

ADDITIONAL SERVICES

Please provide pricing for the items below as indicated under the Lawn & Landscape Maintenance Price Sheet, Page 6.

Fertilization and Weed Control

Well-balanced fertilizer shall be used to maintain and ensure that all plant material is in a healthy, vigorous growing condition.

Fertilization Schedule is as follows:

Turf Fertilization – 3 times a year (See **Exhibit C – Fertilization Areas**)

Ornamental/Hedges – 3 times a year (See **Exhibit C – Fertilization Areas**)

Royal Palm Tree – 3 times a year (See **Exhibit C – Fertilization Areas**)

Fertilizers to be applied to turf, grounds, shrubs, flower beds, palms, trees throughout the District's grounds to maintain a green healthy growing condition.

Tree Pruning

Provide cost for annual pruning of trees located within the areas specified in **Exhibit B – Tree and Palm Maintenance Areas**. Work shall be performed to specifications written in accordance with the most current version of the ANSI A300 Pruning Standards which accomplish the following objectives:

Reduce risk from falling branches; Reduce risk from major structural defects; Reduce disease and pests; Reduce density of live branches; Provide clearance; Increase light levels below & reduce wind resistance; Restore damaged trees; Improve view or aesthetics.

Palm Pruning

Provide cost for annual pruning of palms located within the areas specified in **Exhibit B – Tree and Palm Maintenance Areas**. Work shall be performed to specifications written in accordance with the most current version of the ANSI A300 Pruning Standards. The removal of seed pods shall be included in the cost.

Mulch

Provide cost for annual application of mulch to installed one time the week before thanksgiving. Contractor shall provide bagged Red/Brown Mulch (color to be approved by District Board of Supervisors), mulch shall be used in the landscape beds within **Exhibit D – Mulch Areas**. Mulch shall be applied at two inches (2") depth. Mulch must not contact stems, branches or trunk as this can cause damage to plant material. Keep mulch a distance of three (3") inches from trunks or stems of plants.

LAWN AND LANDSCAPE MAINTENANCE PRICE SHEET

Annual Total Price for Base Contract \$_____

Base Contract Price to include: Lawn Service, Shrub Pruning, Irrigation Wet Checks, Pest Control, Debris Removal Service, Tree Care.

1. Fertilization Price per Application to Turf, Ornamentals & Palm Trees \$_____
2. Tree Pruning Price per Service \$_____
3. Palm Pruning and Seed Pod Removal Price per Service \$_____
4. Mulching Price per Application \$_____
5. Individual Price per Mowing \$_____



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.comWebsite www.alvarezeng.com

June 10, 2025

Keys Cove II CDD
 Attn: District Manager
 Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, FL 33410

Via: Email Only: asilva@sdsinc.org

Reference: **Digitization of Existing Infrastructure Data into ArcGIS for Keys Cove II Community Development District**

Dear Armando and CDD Board of Supervisors,

We are pleased to submit this proposal to Keys Cove II Community Development District (the “District” or “CDD”) for the preparation and implementation of a comprehensive infrastructure maintenance program utilizing Geographic Information Systems (“GIS”) as a management tool.

1. Comprehensive Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Regular Reporting:** Routine reporting on the condition and upkeep of infrastructure ensures accountability and supports compliance with internal standards and community expectations.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of lighting, landscaping, roadway, common areas, and other infrastructure to streamline asset management.
 - ii. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and optimize the use of District resources.



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2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:

- a. **Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:**
 - i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure.
 - ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance.
 - iii. Upload the latest maintenance record of each asset.
- b. **Digitization of additional existing CDD-owned and operated infrastructure data into ArcGIS.** Scope of work includes compiling, verifying, and integrating existing infrastructure records for ongoing asset management and planning. This effort includes:
 - i. **Roadway**
Digitize roadways and right-of-way boundaries. Include attributes such as ownership and maintenance responsibility.
 - ii. **Lighting**
Map lighting infrastructure. Include attributes such as associated as-built plans, ownership and maintenance responsibility.
 - iii. **Landscaping & Irrigation**
Digitize landscaping tracts and irrigation areas. Include attributes such as associated as-built plans, ownership and maintenance responsibility.
 - iv. **Common Area Tracts**
Identify and digitize all common area tracts owned or maintained by the CDD. Include attributes such as associated as-built plans, boundaries, tract ID, and maintenance responsibility.

3. Compensation

Total compensation for the work detailed in the Scope of Services will be as follows:

- a. Stormwater Infrastructure: \$12,500.00
- b. Additional Infrastructure: \$ 8,000.00

Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.



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Website www.alvarezeng.com

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District

Date:



Juan R. Alvarez, PE

President, Alvarez Engineers, Inc.

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BILLING COCHRAN
ESTABLISHED 1977

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WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

February 2, 2026

VIA E-MAIL ONLY– asilva@sdsinc.org

Mr. Armando Silva
District Manager
Special District Services
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Keys Cove II Community Development District
Our File: 638.05013**

Dear Armando:

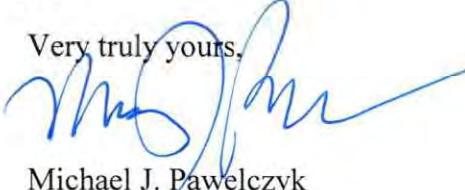
This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Armando Silva
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)