



MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC.
3501 SW CORPORATE PARKWAY
PALM CITY, FL 34990
(772) 283-4746

MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC.

EXECUTIVE COMMITTEE MEETING

MARTIN DOWNS POA CONFERENCE ROOM

January 22, 2025 AT 1:30 PM

A G E N D A

- 1) Call To Order**
- 2) Quorum**
- 3) Approve Minutes – November 20, 2024**
- 4) Budget Committee Report –**
- 5) Surface Water Management Committee Report – A) Lake Re-slopping Proposals B) West Village Surface Water Committee Representative – Todd Rosenhaus**
- 6) Landscape Committee Report – A) Meadow's Landscape Committee Representative -Clair Liebert**
- 7) President's Report -**
- 8) Old Business – A) Gate Access Maintenance Company B) LPR / Bar Code Systems C) Review of Security Gate Proposed Amendment Changes**
- 9) New Business – A) Member Representative Meeting Date**
- 10) Comments -**
- 11) Next Meetings –
Executive Meeting – February 26, 2025**
- 12) Adjournment**



MARTIN DOWNS PROPERTY OWNERS' ASSOCIATION, INC.
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(772) 283-4746
Fax: (772) 283-9894

UNAPPROVED
EXECUTIVE COMMITTEE MEETING MINUTES
November 20, 2024

PRESENT:	Laura Cardinale	President (Zoom)
	Patricia Brimlow	Vice President
	Bernie Carmell	Secretary
	Timothy Graham	Treasurer
	Karen Bevis	East Villages
	Rick Ammon	Meadows
	Jay Mahoney	Commercial Property
	Barbara Howard	Monarch (Zoom)
	Krista Singleton	West Villages
	Todd Rosenhaus	Administrator, MDPOA
	Liz Bonan	Ross Earle & Bonan, PA
ABSENT:	Rose Wright	Meadows

1) Call to Order: The meeting was called to order at 2:00 p.m. by President Laura Cardinale.

2) Quorum Called: President Cardinale stated there was a quorum.

3) Approval of Minutes: A Motion was made by Karen Bevis to approve minutes for the September 25, 2024, Executive Meeting, second by Krista Singleton. All were in favor. Motion passed.

4) Budget Committee Report: Timothy Graham reviewed the September 2024 financials for both Martin Downs POA and the West Villages. Timothy Graham reviewed our current reserve balances as well as the dollar amounts in our CD accounts.

5) Presidents Report: No Report

6) Surface Water Management Committee Report: Todd Rosenhaus reported all open repairs and improvements found during our annual system inspection have been completed. We currently have no open work orders.



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7) Landscape Committee Report: Todd Rosenhaus reported there will be 5 islands down Martin Downs Boulevard that will have some areas in need of new landscape material. These are due to either failing plant materials or changes needed for sight of line issues at the bullnoses. This work will be completed in the next two weeks by Yellowstone.

8) Old Business:

- A) LPR System:** Todd Rosenhaus updated the Board on the issues that are occurring with the license plate readers. He stated due to Florida having such a large variety of custom plates, the camera readers are not accurately reading the plates. The additional designs and letters on plates are adding or changing the actual true plate numbers. For this reason, we are having a larger percentage of failed plate readings which is causing the gate system to not open gate arms and allow residents to enter community. Todd will be working on different solutions to this issue which he will present to the Board at the January meeting.
- B) Security Gate Proposed Amendment:** Liz Bonan updated the Executive Committee on the proposed document changes to allow the three gated communities to self-manage the gate houses and systems themselves. Liz Bonan will update the suggested changes to wording and present again at the January meeting.

9) New Business:

- A) Corporate Transparency Act:** Liz Bonan reviewed the requirements passed by the state on July 1st, 2024, for HOA & COA Boards. She informed the Board that each person on the Executive Committee will need to have their information entered into this state program to satisfy the new requirements.
- B) Meadows Budget Committee Representative:** Proposed Meadow Representative withdraw their name from consideration. Item has been tabled.
- C) ARB Submittal for Village Center Out Parcel:** BRE Throne Martin Downs Village Center LLC submitted an ARB application for two new restaurants (Wendy's & Chipotle) to be built in the Village Center. A motion was made by Krista Singleton to approve the plans as submitted and seconded by Karen Bevis. All were in favor. Motion passed.



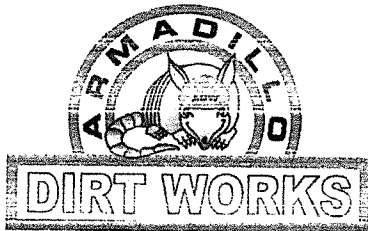
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10) Comments: None

11) Next Executive Meeting: January 22, 2025, at 2:00 p.m.

12) Adjournment: Motion was made by Krista Singleton and seconded by Karen Bevis to adjourn the meeting. All were in favor. Motion passed. The meeting was adjourned at 3:14 p.m.

Respectfully Submitted,
Todd Rosenhaus
Todd Rosenhaus, LCAM
Administrator



UTILITY • SITE WORK • ASPHALT • LAKE EXCAVATION State Lic. #CUC1224597

P.O. Box 12100, Ft. Pierce, FL 34979-2100 • Office: (772) 466-9856 • Cell: (772) 370-5073 • Fax: (772) 466-9862 • armadillodw@bellsouth.net

PROPOSAL
MARTIN DOWNS PROPERTY OWNERS ASSOC. INC
REPAIR LAKE SLOPES TO MEET SFWM 4:1 CRITERIA
LAKES # 20 , # 22 & # 23

Contact: Patrick Paparella

Submitted to:
 MARTIN DOWNS POA

DATE: 12/17/2024

Address:
 3501 SW CORPORATE PARKWAY
 PALM CITY FL 34990

PHONE : 772-283-4746
FAX: 772-283-9894
JOB NAME: REPAIR ERODED
 LAKE SLOPES

Contact: TODD ROSENHAUS

LOCATION : # 20 # 22
 # 23

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
SCOPE OF WORK				
PROVIDE LABOR EQUIPMENT AND MATERIALS TO REPAIR EROSION ON LAKE SLOPES TO MEET SFWM CRITERIA				
* EXISTING LAKE SLOPES ARE TOO STEEP MAND NO LONGER MEET 4:1 SLOPE REQUIREMENTS.				
MOBILIZE LONG STICK EXCAVATOR TO EACH OF THE LAKES. ON AND OFF SITE.				
RESHAPE LAKE SLOPES UTILIZE MATERIAL IN LAKE PLACE BACK ON SLOPE TO RESTORE 4:1 SLOPE. AFTER MATERIAL IS DRY PLACE SOD ON SLOPE IN ALL AREAS WHERE SLOPE WAS DISTURBED.				

LAKE # 20	1	LS	\$ 72,000.00	\$ 72,000.00
LAKE # 22	1	LS	\$ 135,000.00	\$ 135,000.00
LAKE # 23	1	LS	\$ 192,000.00	\$ 192,000.00
GRAND TOTAL				\$ 399,000.00

NOTES:

- 1) Items not specifically included are excluded , subject to negotiation and clarification.
- 2) This Proposal is for specific lakes (# 20 # 22 & # 23).
- 3) Excludes relocation of any existing utilities that may conflict with proposed work.
- 4) Excludes replacement of any landscape.
- 5) Excludes irrigation of newly installed sod.
- 6) Excludes density testing.
- 7) Excludes jetting or cleaning of any storm drain pipes.
- 8) This proposal is valid for 10 days and void thereafter at the option of ArmadilloDirt Works LLC.

SUBMITTED BY:

ACCEPTED BY:

PATRICK J. PAPARELLA

DATE: _____

DATE: _____

1888 NW 22nd Street
(954) 975-0098



SHENANDOAH

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069
shenandoahus.com

DATE: October 02, 2024
 SUBMITTED TO: Martin Downs Property Assoc.
 STREET: 3501 SW Corporate Parkway
 CITY, STATE & ZIP: Palm City, FL 34990
 PHONE: (772) 283-4746
 FAX: (772) 283-9894
 EMAIL: Jody@mdpoa.org
 JOB NAME: Lake Bank Re-shaping
 ATTENTION: Jody Armstrong

PROPOSAL #P36554

We propose to furnish a crew and all necessary equipment to lake bank re-shaping on lake 20, 22 and 25. Restore banks to a gradual slope of 4:1, furnish and install turf reinforcement mat and install sod to water line at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

1-Lake 20 Perimeter Restoration	(at \$110.00 Per L.F.)	545 L.F.	\$59,950.00
2-Lake 22 Perimeter Restoration	(at \$95.00 Per L.F.)	1015 L.F.	\$96,425.00
3-Lake 25 Perimeter Restoration	(at \$90.00 Per L.F.)	1655 L.F.	\$148,950.00

Estimated Total: \$305,325.00

NOTES: permitting excluded from this proposal. Client to facilitate access to all lake areas for performance of work

Note: Shenandoah Construction is not an engineering firm nor does it assume responsibility for any engineering design; therefore, we offer this proposal as our professional recommendation and interpretation of what could potentially work for the client or owner needs. By accepting this proposal, the client or owner accepts Shenandoah Construction recommendations to proceed with the work as described above.

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.

(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

Materials and Workmanship: All materials will meet the specified standards, and all work will be done professionally according to industry practices.

Estimate and Conditions: The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah Construction may adjust the estimate, as necessary.

Exclusions: Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

Insurance: The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

Waiver of Claims: Both parties waive all tort claims against each other and limit any claims to breach of contract only.

1888 NW 22nd Street
(954) 975-0098



SHENANDOAH

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069
shenandoahus.com

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION CO.

Robson Lima

TITLE

Estimator

DATE

10/02/2024

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

COMPANY NAME:

REPRESENTATIVE:

DATE:

TITLE:



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:

Martin Downs

SOLitude Contact:

Chaz Tuohy

772-595-4406
chaz.tuohy@solitudelake.com

LOCATION:

Lake #20: 505' of shoreline repair.
\$48,400.00

Lake #22: 754' of shoreline repair.
\$69,776.00

Lake #23: 1,350' of shoreline repair.
\$134,685.00 (\$126,409.00 without riprap)

Lakes #20, #22, and #23: 2,609' of shoreline repairs.
\$248,472.00 (\$240,309.00 without riprap)

Estimate Date:

November 1, 2024

Expires On:

December 31, 2024

Grand Total (USD): Based on Selection

PRODUCT / SERVICE

- Traditional excavation and grading repair for shoreline to return to a 4:1 slope
- Estimated Footage: 505 - 2,609 linear feet
- 4:1 from below waters edge for 4 feet and above water unto existing slope
- Above the water slope to be left machine ready for sod
- Rake slope and install new sod on newly created lake bank
- Installation of turbidity curtains by outfall pipes

SPECIAL PROJECT / SITE NOTES

- Lakes #20 and #22 include removal of fountain, and marking of conduit.
- Lake #23 includes riprap installation by the structure between Lakes #23 and #22.

CUSTOMER RESPONSIBILITIES

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

ACCEPTANCE OF ESTIMATE

- Customer signature to this non-binding estimate, if agreeable, and based on selection, SOLitude will provide a formal contract document for signature.

Signature

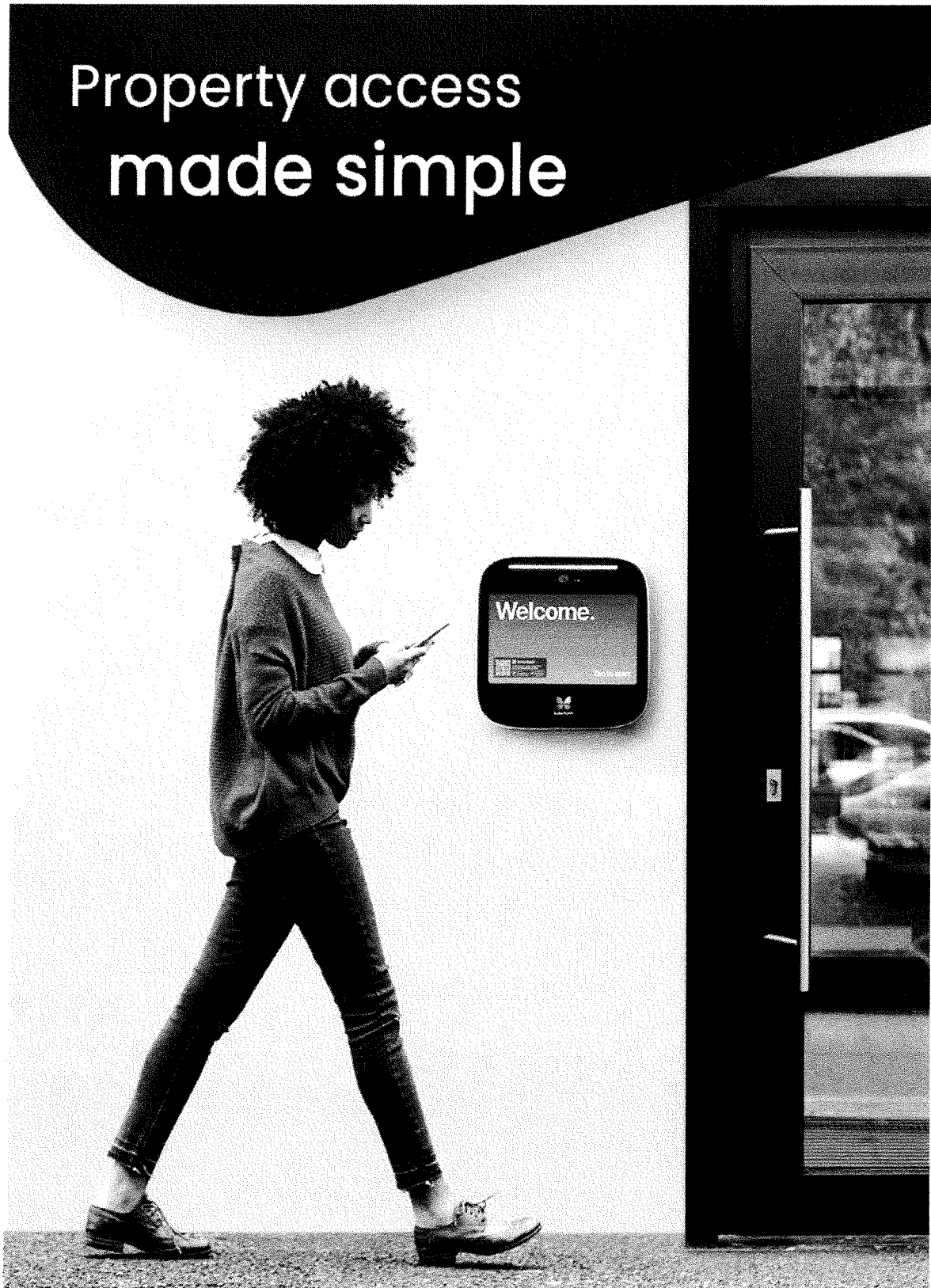
Date

Notes / Terms

This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.

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- ✓ 365 days of cloud storage
- ✓ Time- and date-stamped entry photos
- ✓ Property management system integrations
- ✓ Access control integrations
- ✓ Smart lock integrations
- ✓ Package management
- ✓ Elevator controls
- ✓ New features & updates
- ✓ 24/7 support



Company Address 44 West 28th Street, 4th Floor, New York, NY 10001
Opportunity Name Martin Downs Vehicle Access Hardware
Prepared By Jack Macnee
Email jack.macnee@butterflymx.com

Created Date Dec 27, 2024
Quote Number IrzdHw7AxRyMrizX
Company Name
Company Name
Phone
Email

Product	Sales Price	Quantity	Terms (Yrs)	Total Price	Item Description
2 Year Hardware Warranty	\$0	6	2	\$0	
2-Door Controller	\$399	3	-	\$1,197	
Wiegand-OSDP Converter	\$49	3	-	\$147	
Shipping: Small Accessory	\$12	6	-	\$72	

One-Time Total \$1,416

This Order Form is entered into pursuant to the Standard Terms and Conditions available online at (the "Terms").

Signatures

Accepted & Agreed "Subscriber"	
Name	
Title	
Signature	
Date	

Accepted & Agreed ButterflyMX Inc. "Provider"	
Name	Jack Macnee
Title	Sales Director
Signature	
Date	



BUTTERFLYMX - ORDER FORM TERMS

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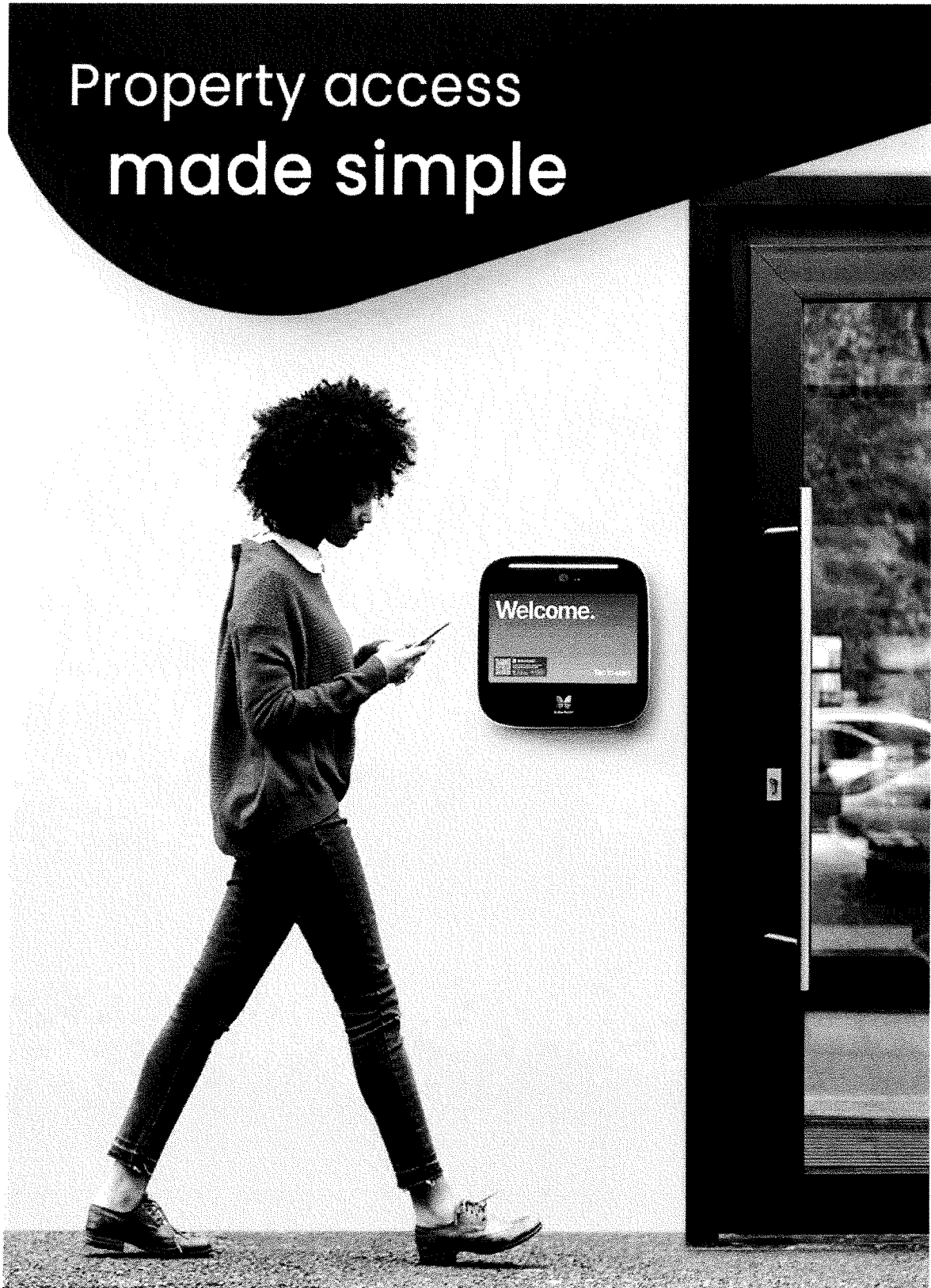
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Taxes. The fees are exclusive of any applicable sales, use, gross receipts, excise, value-added, personal property, or other similar taxes, which will be separately itemized and payable by Customer. If Provider has the legal obligation to pay or collect any taxes that Customer is responsible for, the appropriate amount will be invoiced to Customer and paid accordingly.

Disputes. Customer may dispute an invoice by providing Provider with written notice to invoices@butterflymx.com and the relevant documentation or information evidencing the error that gave rise to the dispute within thirty days of the invoice date. If Customer does not notify Provider within this timeframe, Customer waives its right to dispute such invoice. Notwithstanding any disputes, Customer will pay any undisputed amount of an invoice on or before the due date. In the event of dispute, the parties will use commercially reasonable efforts to promptly resolve it. Provider can suspend Customer's access to the Services until all undisputed amounts that are due have been paid.

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- ✓ Access control integrations
- ✓ Smart lock integrations
- ✓ Package management
- ✓ Elevator controls
- ✓ New features & updates
- ✓ 24/7 support



Company Address: 44 West 28th Street, 4th Floor, New York, NY 10001
Created Date: Dec 27, 2024
Opportunity Name: West Village at Martin Downs - Vehicle Access Software
Quote Number: GdCKXbd1Z4XQg1y5
Prepared By: Jack Macnee
Name:
Email: jack.macnee@butterflymx.com
Phone:
Email:
Bill To Name: Martin Downs Property Owners Association
Bill To: 3501 Southwest Corporate Parkway, Palm City, FL

Product	Sales Price	Quantity	Terms (Yrs)	Total Price	Item Description
Vehicle Reader Software Subscription	\$1,200	1	1	\$1,200	

Annual Subscription \$1,200

Annual Software Subscription Pricing Includes:

1. ButterflyMX platform maintenance, uptime and hosting
2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database
3. ButterflyMX platform updates including new features
4. Support and compatibility with current and future smart devices and mobile/tablet operating systems
5. On boarding & training for property managers
6. 16 hour daily live technical support
7. 24/7 remote monitoring of software and hardware

Software Services Include:

1. **Implementation Services** - Includes setup of the Services and initial training for property manager.
2. **Support and Maintenance** - Provider shall provide the Services support and maintenance services set forth in the Property Management Software during the Subscription Term. Does not include maintenance of the hardware Products.

Installation Services:
Installation services will be billed directly by third party, unless ButterflyMX provides installation services.



This Order Form is entered into pursuant to the Standard Terms and Conditions available online at (the "Terms").

Signatures

Accepted & Agreed "Subscriber"	
Name	
Title	
Signature	
Date	

Accepted & Agreed ButterflyMX Inc. "Provider"	
Name	Jack Macnee
Title	Sales Director
Signature	
Date	



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Email jack.macnee@butterflymx.com

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Name	Jack Macnee
Title	Sales Director
Signature	
Date	



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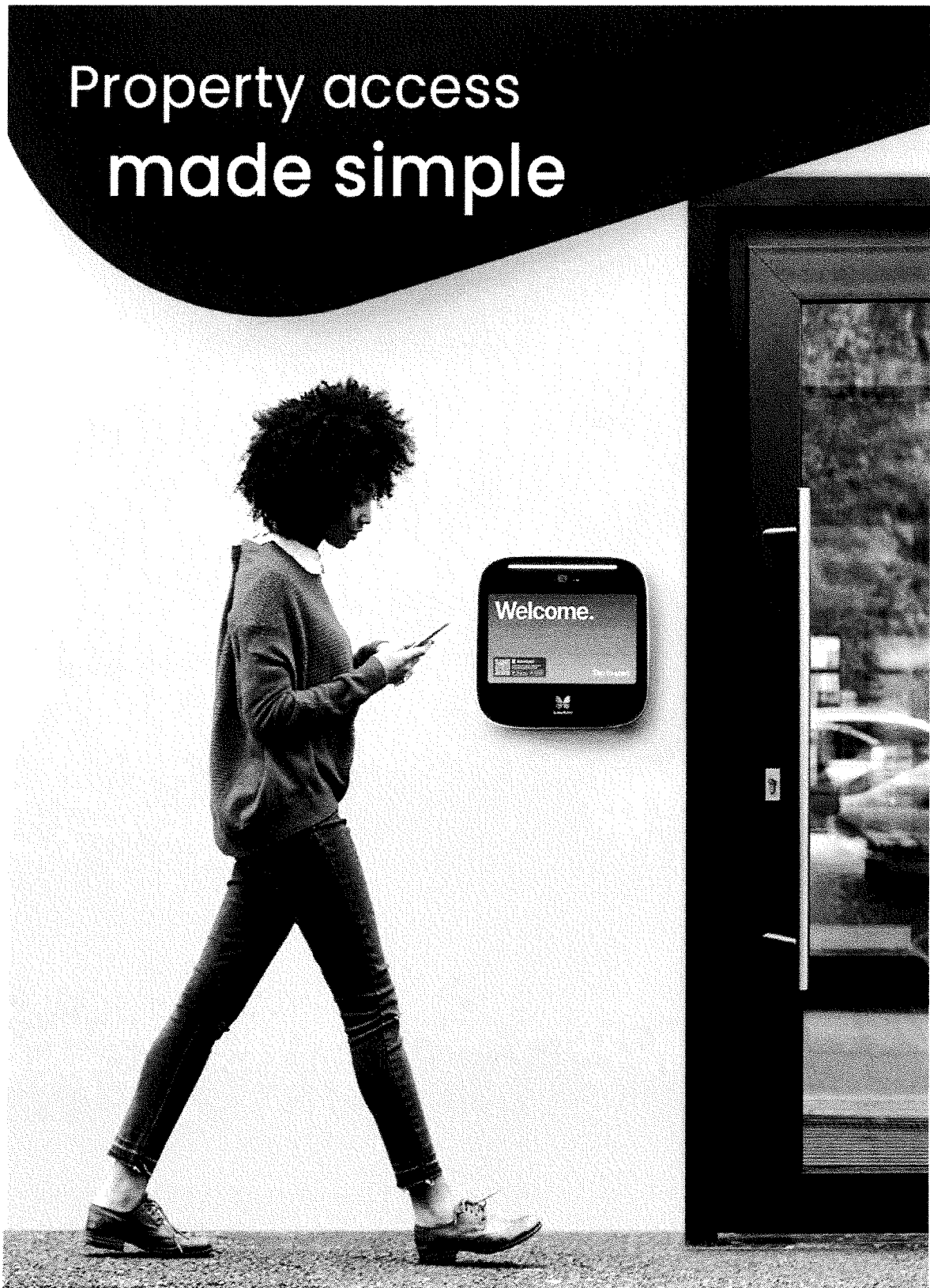
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5-star reviews

The features you'll love:

- ✓ Intuitive & durable touchscreen
- ✓ Mobile app for iOS and Android
- ✓ Two-way audio & video calling
- ✓ Telephone compatibility
- ✓ Virtual keys for visitor access
- ✓ Single- and recurring-use Delivery PINs
- ✓ Remote door entry & management
- ✓ 365 days of cloud storage
- ✓ Time- and date-stamped entry photos
- ✓ Property management system integrations
- ✓ Access control integrations
- ✓ Smart lock integrations
- ✓ Package management
- ✓ Elevator controls
- ✓ New features & updates
- ✓ 24/7 support



Company Address 44 West 28th Street, 4th Floor, New York, NY 10001
Opportunity Name Monarch at Martin Downs - Vehicle Access Software
Prepared By Jack Macnee
Email jack.macnee@butterflymx.com

Created Date Dec 27, 2024
Quote Number xvYypTSzrU0SfctF
Name
Phone
Email

Bill To Name Martin Downs Property Owners Association
Bill To 3501 Southwest Corporate Parkway, Palm City, FL

Product	Sales Price	Quantity	Terms (Yrs)	Total Price	Item Description
Vehicle Reader Software Subscription	\$1,200	1	1	\$1,200	

Annual Subscription \$1,200

Annual Software Subscription Pricing Includes:

1. ButterflyMX platform maintenance, uptime and hosting
2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database
3. ButterflyMX platform updates including new features
4. Support and compatibility with current and future smart devices and mobile/tablet operating systems
5. On boarding & training for property managers
6. 16 hour daily live technical support
7. 24/7 remote monitoring of software and hardware

Software Services Include:

1. **Implementation Services** - Includes setup of the Services and initial training for property manager.
2. **Support and Maintenance** - Provider shall provide the Services support and maintenance services set forth in the Property Management Software during the Subscription Term. Does not include maintenance of the hardware Products.

Installation Services:
Installation services will be billed directly by third party, unless ButterflyMX provides installation services.



This Order Form is entered into pursuant to the Standard Terms and Conditions available online at (the "Terms").

Signatures

Accepted & Agreed "Subscriber"	
Name	
Title	
Signature	
Date	

Accepted & Agreed ButterflyMX Inc. "Provider"	
Name	Jack Macnee
Title	Sales Director
Signature	
Date	



BUTTERFLYMX - ORDER FORM TERMS

Standard Terms and Conditions. This Order Form is governed by the Terms located at: [\[https://butterflymx.com/property-management-software/\]](https://butterflymx.com/property-management-software/). By executing this Order Form, Customer is (i) acknowledging that Customer has read and understood the Terms, and (ii) agreeing to be bound by the terms and conditions set forth in the Terms. Capitalized terms used but not defined herein have the definitions set forth in the Terms.

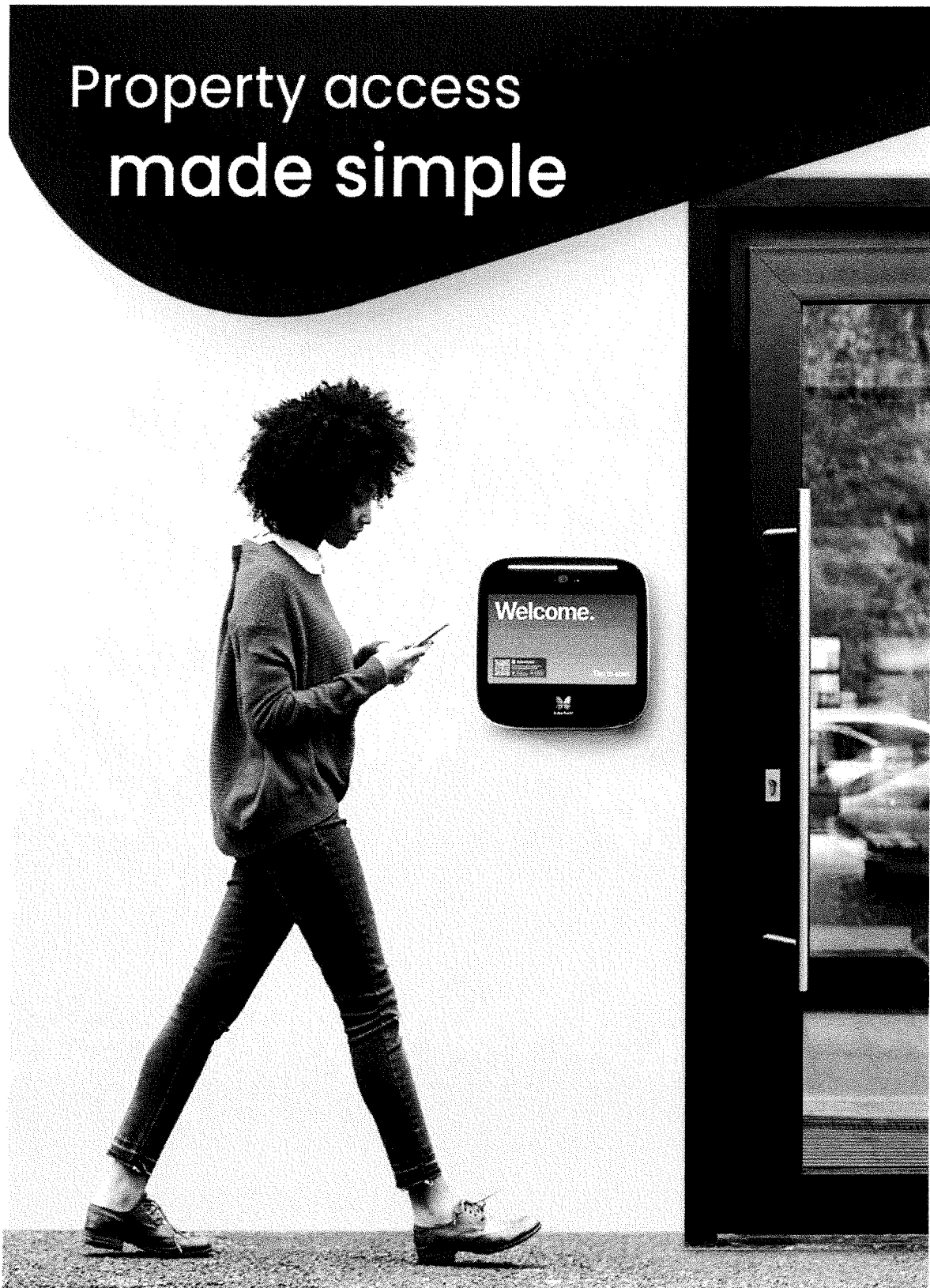
Term and Termination. The initial term of Customer's subscription to the Services under this Order Form will be one year starting on the date that the Provider's software is activated at the Customer's site ("Initial Term"). Customer's subscription will automatically renew for successive one-year periods (each, a "Renewal Term") unless either party notifies the other party in writing of its intent not to renew at least thirty (30) days prior to the expiration of the then-current term. Either party may terminate Customer's subscription to the Services under this Order Form for convenience upon 90 days' written notice to the other party.

Fees and Payment. Customer is responsible for providing complete and accurate billing and contact information to Provider and notifying Provider of any changes to such information. If Customer provides credit card information to Provider, Customer authorizes Provider to charge such credit card for all Services listed in this Order Form for the Initial Term and any Renewal Term(s). Such charges will be made in advance, either annually or in accordance with any different billing frequency stated in this Order Form. If this Order Form specifies that payment will be by a method other than a credit card, Provider will invoice Customer in advance and otherwise in accordance with this Order Form. Unless otherwise stated in the Order Form, invoiced fees are due within [thirty] days from the invoice date. Any fees that are not paid when due will accrue interest at 1.5% per month, or at the highest rate permissible by law, whichever is lower. Except as otherwise specified herein or in the Terms, fees are based on Services subscriptions purchased and not actual usage and payment obligations are non-cancelable and fees paid are non-refundable.

Taxes. The fees are exclusive of any applicable sales, use, gross receipts, excise, value-added, personal property, or other similar taxes, which will be separately itemized and payable by Customer. If Provider has the legal obligation to pay or collect any taxes that Customer is responsible for, the appropriate amount will be invoiced to Customer and paid accordingly.

Disputes. Customer may dispute an invoice by providing Provider with written notice to invoices@butterflymx.com and the relevant documentation or information evidencing the error that gave rise to the dispute within thirty days of the invoice date. If Customer does not notify Provider within this timeframe, Customer waives its right to dispute such invoice. Notwithstanding any disputes, Customer will pay any undisputed amount of an invoice on or before the due date. In the event of dispute, the parties will use commercially reasonable efforts to promptly resolve it. Provider can suspend Customer's access to the Services until all undisputed amounts that are due have been paid.

Property access made simple



Property access made simple

Open and manage doors, gates & garages from a smartphone



10,000+
buildings

1,000,000+
apartments

20,000+
5-star reviews

The features you'll love:

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- ✓ Mobile app for iOS and Android
- ✓ Two-way audio & video calling
- ✓ Telephone compatibility
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- ✓ Property management system integrations
- ✓ Access control integrations
- ✓ Smart lock integrations
- ✓ Package management
- ✓ Elevator controls
- ✓ New features & updates
- ✓ 24/7 support



Company Address: 44 West 28th Street, 4th Floor, New York, NY 10001
Created Date: Dec 27, 2024
Opportunity Name: Sunset Trace at Martin Downs - Vehicle Access Software
Quote Number: dfOiApcPL9CbWunO
Prepared By: Jack Macnee
Name:
Email: jack.macnee@butterflymx.com
Phone:
Email:
Bill To Name: Martin Downs Property Owners Association
Bill To: 3501 Southwest Corporate Parkway, Palm City, FL

Product	Sales Price	Quantity	Terms (Yrs)	Total Price	Item Description
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Name	
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Name	Jack Macnee
Title	Sales Director
Signature	
Date	



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Bartlett Bros. Security, Inc. agrees to check operation and clean and lube equipment as listed below:

- 4- Mega Tower Gate Operators
- 1- Barcode Scanner

This agreement covers labor & supplies needed to clean, lube and use insect repellent as needed. Bartlett Bros. Security will visually check, operate and lubricate all gates and swing arms, make adjustments as necessary. Operators will be checked for moisture, foreign debris, tighten all connections, check the backup batteries and replace (4) belts.

Repair service as needed will be additional. A written report on deficiencies will be provided each time maintenance is performed.

Effective date from: 03-01-25 to 02-28-26

Monthly Maintenance- \$1500.00 per year
Monthly Belt Replacement- \$960.00 + tax, per year

Quarterly Maintenance- \$600.00 per year
Quarterly Belt Replacement- \$320.00 + tax, per year

Accepted By

Bartlett Bros. Security, Inc.

Martin Downs- Monarch

By _____

By _____

Title _____

Title _____

Date _____

Date _____

Bartlett Bros. Security, Inc. agrees to check operation and clean and lube equipment as listed below:

- 5- Mega Tower Gate Operators
- 1- BAI Barcode Scanner

This agreement covers labor & supplies needed to clean, lube and use insect repellent as needed. Bartlett Bros. Security will visually check, operate and lubricate all gates and swing arms, make adjustments as necessary. Operators will be checked for moisture, foreign debris, tighten all connections, check the backup batteries and replace (5) belts.

Repair service as needed will be additional. A written report on deficiencies will be provided each time maintenance is performed.

Effective date from: 03-01-25 to 02-28-26

Monthly Maintenance- \$1500.00 per year
Monthly Belt Replacement- \$1200.00 + tax, per year

Quarterly Maintenance- \$600.00 per year
Quarterly Belt Replacement- \$400.00 + tax, per year

Accepted By

Bartlett Bros. Security, Inc.

Martin Downs- Meadows

By _____

By _____

Title _____

Title _____

Date _____

Date _____

GATE SYSTEMS · SECURITY SYSTEMS · CAMERA SYSTEMS

Bartlett Bros. Security, Inc. agrees to check operation and clean and lube equipment as listed below:

- 5- Mega Tower Gate Operators
- 1- BAI Barcode Scanner

This agreement covers labor & supplies needed to clean, lube and use insect repellent as needed. Bartlett Bros. Security will visually check, operate and lubricate all gates and swing arms, make adjustments as necessary. Operators will be checked for moisture, foreign debris, tighten all connections, check the backup batteries and replace (5) belts.

Repair service as needed will be additional. A written report on deficiencies will be provided each time maintenance is performed.

Effective date from: 03-01-25 to 02-28-26

Monthly Maintenance- \$1500.00 per year
 Monthly Belt Replacement- \$1200.00 + tax, per year

Quarterly Maintenance- \$600.00 per year
 Quarterly Belt Replacement- \$400.00 + tax, per year

Accepted By

Bartlett Bros. Security, Inc.

Martin Downs- Main Gate

By _____

By _____

Title _____

Title _____

Date _____

Date _____

GATE SYSTEMS · SECURITY SYSTEMS · CAMERA SYSTEMS

Bartlett Bros. Security, Inc. agrees to check operation and clean and lube equipment as listed below:

- 3- Mega Arm Gate Operators
- 1- BAI Barcode Scanner

This agreement covers labor & supplies needed to clean, lube and use insect repellent as needed. Bartlett Bros. Security will visually check, operate and lubricate all gates and swing arms, make adjustments as necessary. Operators will be checked for moisture, foreign debris, tighten all connections, check the backup batteries and replace (3) belts.

Repair service as needed will be additional. A written report on deficiencies will be provided each time maintenance is performed.

Effective date from: 03-01-25 to 02-28-26

Monthly Maintenance- \$1500.00 per year
Monthly Belt Replacement- \$720.00 + tax, per year

Quarterly Maintenance- \$600.00 per year
Quarterly Belt Replacement- \$240.00 + tax, per year

Accepted By

Bartlett Bros. Security, Inc.

Martin Downs- Sunset Trace

By _____

By _____

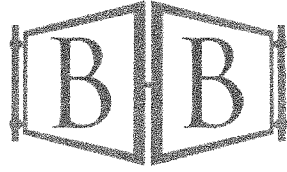
Title _____

Title _____

Date _____

Date _____

SINCE 1941



BARTLETT BROS. SECURITY
GATE SYSTEMS · SECURITY SYSTEMS · CAMERA SYSTEMS



SINCE 1941



BARTLETT BROS. SECURITY
GATE SYSTEMS · SECURITY SYSTEMS · CAMERA SYSTEMS

2694 SE Willoughby Blvd
Stuart, FL 34994
Phone: (772) 287-1466 Fax (772)365-0717
Contact@bartlettpros.com
License #: EF-2000611

Gate Proposal

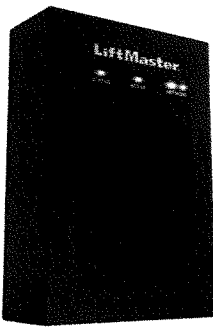
PROPOSAL #	84052986
DATE	01/03/2025

CUSTOMER
<p>Martin Downs POA Todd Rosenhaus 3501 SW Corporate Parkway Palm City, Fl, 34990 (772) 283-4746</p> <p>todd@mdpoa.org</p>

SERVICE LOCATION
<p>Martin Downs POA</p> <p>3501 SW Corporate Parkway Palm City, Fl, 34990 (772) 283-4746</p> <p>todd@mdpoa.org</p>

DESCRIPTION
<p>This proposal is to install (4) Liftmaster controllers to run the barcodes at (4) locations. This would be its own database and all (4) locations would be managed from one login. There is no special software needed since this is cloud based. A backup of the database is kept in the cloud at all times.</p> <p>There is a monthly charge of \$85 per month for cloud storage and software updates.</p>

Estimate

	Description	Qty	Tax
	<p>Liftmaster Cap2d Liftmaster two door cloud based access control module.</p> <p>Liftmaster CAP2D Two Door Controller</p> <p>IP Addressable cloud based controller</p> <ul style="list-style-type: none"> - 25,000 resident capacity - 2 wiegand inputs - 2 primary and 2 auxiliary relays - Cloud based programming - Cellular adapter available (not included) 	4.00	\$0.00
	Installation and setup	1.00	\$0.00

TERMS AND CONDITIONS

Proposal Total: \$6,695.00

Customer Signature: _____

This proposal is valid for 30 days. 50% is due at signing of contract and balance is due within 30 days of completion unless otherwise specified. One-year parts and labor warranty on all products unless otherwise stated. Warranty does not cover act of god or vandalism. There will be a 3% surcharge for any invoice over \$2500 that is paid with a credit card.

If the balance of this proposal is not paid in full within 90 days of completion, customer agrees to allow Bartlett Brothers Security the right to enter the premises and remove all equipment on this proposal from customers property. Customer waives all applicable rights under law which would prevent removal and repossession of equipment.

Print Name:

Date:

**PROPOSED AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS
AND RESTRICTIONS FOR MARTIN DOWNS**

The following is a proposed amendment to Article 14 of the Amended and Restated Declaration of Covenants and Restrictions for Martin Downs.

Underlining indicates new language and striking through indicates deletion of existing language.

**ARTICLE 14
SECURITY SERVICES**

In order to protect the Property and to provide it with security, the Developer established security services providing for restricted access to certain portions of the Property. The cost associated with providing the restricted access security services to the Property shall be charged to Members in accordance with Article 6 above. The Master Association shall provide restricted access security services to the Property in the same manner established by the Developer when each Parcel was submitted to the terms and conditions of the Declaration, unless a Member opts out of the provision of restricted access security services by the Master Association. A Member may opt out of restricted access security services upon written notice to the Master Association. The notice must be received by the Master Association by July 1st for termination of restricted access security services on the following December 31st. The notice must be accompanied by a duly approved resolution of the Board of Directors of the Member Association which sets forth the Board decision to opt out of the restricted access security services. Once a Member opts out of restricted access security services from the Master Association, the Master Association will no longer provide such services and the Master Association will not commence such services in the future.