



**TWO LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JUNE 25, 2026
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
Aquabella Clubhouse
10401 W 35th Lane
Hialeah, Florida 33018
REGULAR BOARD MEETING
June 25, 2026
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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 - 1. Discussion Regarding Security Services – Summer Schedule.....Page 37
 - 2. Discussion Regarding Summer Weekend Entertainment
 - 3. Discussion Regarding Procedure for Logging / Verification of Residents for Club Amenities
- I. Administrative Matters
 - 1. Statement of Financial Interests – Form 1
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57958	IPL0301880	Legal Ad - IPL0301880	Revised FY 25/26 Mtg Schedule	1.0	85.0L

ATTENTION: Two Lakes Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT
AMENDED FISCAL YEAR
2025/2026 REGULAR
MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Two Lakes Community Development District (the "District") will hold Regular Meetings at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018 at 6:00 p.m. on the following dates:

- January 22, 2026
- February 26, 2026
- March 26, 2026
- April 23, 2026
- May 28, 2026
- June 25, 2026
- July 23, 2026
- August 27, 2026
- September 24, 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.

TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT

www.twolakescdd.org

PUBLISH:
MIAMI HERALD 01/12/26
IPL0301880
Jan 12 2026

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 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



**TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT
AMENDED FISCAL YEAR
2025/2026 REGULAR
MEETING SCHEDULE**

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

**TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT**

www.twolakescdd.org

PUBLISH:
MIAMI HERALD 01/12/26
IPL0301880
Jan 12 2026

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 28, 2026**

A. CALL TO ORDER

District Manager Armando Silva called to order the May 28, 2026, Regular Board Meeting and Public Hearing of the Two Lakes Community Development District at 6:08 p.m. in the Aquabella Clubhouse Meeting Room located at 10401 W 35th Lane, Hialeah, Florida 33018.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in accordance with Florida law, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Joseph Noriega, Vice Chairperson Carlos Mendiluze, and Supervisors Albert Abreu, Orlando Bracho and Mauricio Jaramillo constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Armando Silva of Special District Services, Inc. & District Counsel Liza Smoker of Billing & Cochran P.A.

Others in attendance were: Brian Debie, Jennifer Chavez, Lucas Mendoza, Esteban Diaz, Harold & Cynthia Sears, Martha Romero, Kevin Gonzalez, Maria Rojas, Jesus Chang, Sergio Inguanzo, Liudmila Herrera, Amniet Garcia, and Graciela Urdaneta.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested to add the following items under New Business:

- Discussion Regarding Farmers Market
- Discussion Regarding City of Hialeah Mayor Bryan Calvo Hosting Community Events at the Clubhouse

The Board acknowledged Mr. Silva's request.

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

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

F. APPROVAL OF MINUTES

1. April 23, 2026, Regular Board Meeting

Mr. Silva presented the minutes of the April 23, 2026, Regular Board Meeting. A **motion** was made by Mr. Abreu, seconded by Mr. Noriega and unanimously passed approving the April 23, 2026, Regular Board Meeting minutes, as *amended*.

Note: At approximately 6:20 p.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published as legally required on April 21, 2026 \$ April 28, 2026.

2. Receive Public Comments on Certain Rates, Fees, Charges, and Club Facility Rules

Mr. Silva opened the public comment portion of the Public Hearing to receive comments regarding the Clubhouse Rental Rates, Fees, Charges, and Club Facility Rules. There being no comments from the public, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-02 – Amending Certain Rates, Fees, Charges, and Club Facility Rules

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT REVISING AND UPDATING THE AQUABELLA CLUB CLUB RULES AND REGULATIONS; REVISING AND UPDATING THE CLUB SCHEDULE OF HOURS OF OPERATION, RENTAL POLICIES, PROCEDURES AND REGULATIONS; REVISING AND UPDATING THE CLUB SCHEDULE OF DUES, FEES, CHARGES, AREAS & FEES FOR RENTAL; AND DELETING CLUB RULE 3.6; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Silva presented Resolution No. 2026-02 and explained that the resolution provides for revisions to the Aquabella Club Club Rules and Regulations, the Club Schedule of Hours of Operation, Rental Policies, Procedures & Regulations; the Club Schedule of Dues, Fees, Charges , Areas & Fees for Rental; and deletes Club Rule 3.6. A discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and unanimously passed approving and adopting Resolution No. 2026-02, as presented.

At approximately 6:35 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Update Regarding ButterflyMX

Mr. Silva shared an update provided by Ms. Marie Argote of Miami Management regarding the status of the ButterflyMX implementation. Ms. Argote advised that management has been working to update the resident database because the format of the data previously submitted did not align with ButterflyMX's required import specifications. As a result, the data had to be reformatted and resubmitted, and staff continues to work through the implementation process.

Mr. Silva further advised that the agreement between ProtectNet and the District would need to be amended because the current completion deadline of May 29, 2026, would not be met. A discussion ensued after which;

A **motion** was made by Mr. Noriega, seconded by Mr. Abreu and unanimously passed approving an extension of the completion date for the ProtectNet installation of the ButterflyMX hardware and software through June 25, 2026.

2. Update from Engineering Regarding Aquabella Multi-Sport Courts

Mr. Silva advised that Alejandro Aleman of Alvarez Engineers informed him that he is still awaiting a response from the City of Hialeah Zoning Department regarding the proposed installation of the multi-sport court.

Mr. Silva explained that the only issue identified by the City relates to zoning requirements that prohibit the installation of fencing around the basketball court. Mr. Aleman and City staff are currently working to identify a potential alternative solution.

3. Ratification of IT Network & CCTV Services Agreement (Advanced Multimedia, Inc.)

Mr. Silva advised that the IT Network and CCTV Services Agreement between Advanced Multimedia, Inc. and the District had previously been approved and fully executed by both parties. As such, it would be in order for the Board to ratify the actions of District Management.

A **motion** was made by Mr. Jaramillo, seconded by Mr. Abreu and unanimously passed ratifying the IT Network and CCTV Services Agreement between Advanced Multimedia, Inc. and the District.

I. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and stated that since the overall assessments were not increasing over the 2026/2027 assessments, letters to property owners would not be required. In addition, Mr. Silva stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. Further discussion took place on the proposed budget after which the following motion was made:

A **motion** was made by Mr. Noriega, seconded by Mr. Mendiluze and passed unanimously approving and adopting Resolution No. 2026-01, *as presented*; setting the Public Hearing for July 30, 2026, at 6:00 p.m. at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018; and further authorizes the publication of the notice of public hearing, as required by law.

2. Discussion Regarding Security Services – Security Director Hours of Operation and Holiday Schedule

Mr. Silva advised that Club Manager Yesenia Berroa had recommended increasing security coverage for the summer months, with coverage beginning June 5, 2026 and continuing through August 16, 2026, coinciding with the start of the school year, or alternatively through September 7, 2026 (Labor Day weekend), consistent with prior years. Ms. Berroa recommended scheduling two security personnel from 7:00 a.m. to 3:00 p.m. and two security personnel from 3:00 p.m. to 11:00 p.m. to improve monitoring of side door access during peak resident traffic. A discussion ensued after which;

A **motion** was made by Mr. Noriega, seconded by Mr. Abreu and unanimously passed to proceed with implementing the recommended summer security schedule and to approve a not-to-exceed amount of \$26,000 for the summer security services from Brotherhood Security Services.

3. Discussion Regarding Increase to Housekeeper's Hours

Mr. Silva presented a proposal from Club Manager Yesenia Berroa requesting an additional 20 hours per week for the main Clubhouse to add a second housekeeping shift. Ms. Berroa's proposed schedule consists of Housekeeper 1 working 5:00 a.m. to 3:00 p.m. and Housekeeper 2 working 6:00 p.m. to 11:00 p.m., with the evening shift allowing for more thorough detailed cleaning during lower-traffic hours. Mr. Silva also reviewed the MMI Services Cost Breakdown reflecting the proposed increases, effective June 1, 2026, which would bring the District's total annual contracted clubhouse staffing cost to approximately \$486,310.44. A discussion ensued after which;

A motion was made by Mr. Noriega, seconded by Mr. Abreu and unanimously passed approving the MMI Services Cost Breakdown Board in the amount of \$486,310.44 which reflects the addition of the second housekeeping shift.

4. Discussion Regarding Farmers Market

Mr. Silva advised that staff had received interest from residents regarding the possibility of hosting a periodic farmers market at the Aquabella Clubhouse. A discussion ensued regarding potential scheduling, vendor logistics, and insurance considerations, after which the Board directed staff to research the matter further and report back to the Board at a future meeting. No formal action was taken at this time.

5. Discussion Regarding City of Hialeah Mayor Bryan Calvo Hosting Community Events at the Clubhouse

Mr. Silva advised the Board that the Office of Hialeah Mayor Bryan Calvo had expressed interest in hosting community events at the Clubhouse. A discussion ensued after which the Board directed staff to continue communicating with the Mayor's office regarding scheduling and logistics, and to report back to the Board. No formal action was taken at this time.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interests – Form 1

Mr. Silva reminded the Board members of their statutory obligation to file their Statement of Financial Interests (Form 1) with the Supervisor of Elections or the Florida Commission on Ethics by July 1, 2026.

2. Announcing Certification of Registered Voters

Mr. Silva announced that the Miami-Dade County Supervisor of Elections, by letter dated April 29, 2026, certified that the Two Lakes Community Development District has 2,375 registered voters.

3. Announcing the Qualifying Period – Noon, Monday, June 8th – Noon, Friday, June 12th

Mr. Silva announced that the qualifying period for candidates seeking election to the Board of Supervisors will be held from noon on Monday, June 8, 2026 through noon on Friday, June 12, 2026.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Staff and Board members thanked the residents in attendance for their continued engagement and participation. Board members offered closing comments regarding the items discussed during the meeting, and staff confirmed it would follow up on the directives given under New Business and bring updates back to the Board at the next regular meeting.

L. ADJOURN

There being no further business to discuss, **a motion** was made by Mr. Noriega, seconded by Mr. Mendiluze and unanimously passed adjourning the meeting at 7:14 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



ButterflyMX

Property access made simple



Property access made simple



20,000+

Properties

1,500,000+

Apartments

40,000+

Five-star ratings

The benefits you'll love:

- ✓ **Increase NOI** through purpose-built cloud access control
- ✓ **Reduce onsite effort and centralize operations** with cloud-based remote management
- ✓ **Eliminate manual updates** through direct PMS integrations
- ✓ **Streamline operations** with automated system integrations
- ✓ **Scale efficiently across properties** with online dashboards
- ✓ **Strengthen centralized oversight** with property- and portfolio-wide visibility
- ✓ **Stay current without costly upgrades** through automatic updates
- ✓ **Protect your long-term investment** with commercial-grade hardware
- ✓ **Elevate resident and tenant satisfaction** with mobile-first access
- ✓ **Improve security and visibility** with live video calling
- ✓ **Automate guest access** with Visitor Passes
- ✓ **Prevent missed deliveries** with secure Delivery PINs
- ✓ **Secure floor-level access** with integrated elevator controls
- ✓ **Extend secure unit-level control** with smart lock integrations
- ✓ **Ensure accountability** with time-stamped audit trails
- ✓ **Maintain reliable performance** with dedicated seven-day support



Company Address 44 West 28th Street, 4th Floor, New York, NY 10001

Opportunity Name Aquabella PMS

Prepared By Andrew Armanus

Email andrew.armanus@butterflymx.com

Bill To Name 10401 W 35th Ln

Bill To 10401 West 35th Lane, Hialeah, Florida, United States, 33018

Created Date Jun 10, 2026

Quote Number o3f12ZfRR9AIIcBh

Name Marie Argote

Phone +1 (954) 845-6114

Email margote@miamimanagement.com

Ship To Name

Ship To

Product	Sales Price	Quantity	Term (Yrs)	Total Price	Item Description
PMS Integration - Daily Data Sync	\$3	1,669	1	\$5,007	

Total Subscription \$5,007
One-Time Total \$0
Total Price \$5,007

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	Marie Argote
Title	Regional Manager, Property
Signature	
Date	

Accepted & Agreed ButterflyMX Inc. "Provider"	
Name	Andrew Armanus
Title	Sales Director
Signature	
Date	

BUTTERFLYMX - ORDER FORM TERMS

Term and Termination. The initial term of Customer's subscription to the Services is set forth on the preceding table ("**Initial Term**"). The Initial Term begins on the date that the software is activated at the Customer's site. The subscription will automatically renew for one-year periods (each, a "**Renewal Term**") unless either party provides the other party with written notice of nonrenewal at least thirty (30) days prior to the expiration of the Term. The Initial Term and each Renewal Term shall collectively be referred to as the "**Term**".

Fees and Payment. Customer will provide complete and accurate billing and contact information to Provider and notify Provider of any future changes. If paying by credit card, Customer agrees that Provider may charge such credit card for all Services listed in this Order Form now and in the future. Charges will be made in advance, either annually or in accordance with any different billing frequency stated in this Order Form. If Customer is paying by any other method, Provider will invoice Customer in advance and fees are due within thirty (30) days from the invoice date. If Customer does not pay or terminates this Order Form for some other reason than the reasons listed in this Order Form, then Provider may: (a) charge interest at 1.5% per month or at the highest rate permissible by law, whichever is lower; and/or (b) accelerate and invoice Customer the amount of all subscription services that would have otherwise been due by Customer to Provider for the Term. Customer will reimburse Provider for any and all collection costs (including reasonable attorneys' fees and costs). Provider reserves all other rights and remedies available under the Order Form, in equity and at law.

Taxes. The fees do not include 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, that amount will be invoiced to and paid by Customer.

Disputes. Customer may dispute an invoice within thirty (30) days of the invoice date by providing Provider with notice to invoices@butterflymx.com including all documentation or information explaining the error that gave rise to the dispute. If Customer does not notify Provider within this timeframe, Customer waives its right to dispute that invoice. If disputed, 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. Even if a dispute is made, Customer will pay any undisputed amounts before the due date.

Standard Terms and Conditions. This Order Form is governed by the terms located at: <https://butterflymx.com/property-management-software/>. By executing this Order Form, Customer acknowledges it has read and understands these terms, and agrees to be bound by these terms. Capitalized terms used but not defined herein have the definitions set forth in these terms.

**SERVICES AGREEMENT
(Club IT Network and CCTV)**

THIS SERVICES AGREEMENT (the "Agreement") is made and entered into this 27 day of April, 2026, with an effective date of April 27, 2026 ("Effective Date") by and between:

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"), and

ADVANCED MULTIMEDIA INC., a Florida corporation, having as its principal business and mailing address, 8123 West 36th Avenue #6, Hialeah, Florida 33018 (the "Contractor").

Recitals

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District is the owner of lands and clubhouse facilities located at 10401 West 35 Lane, Hialeah, Florida 33018 (Folio Number 04-2016-006-3900), together with the related improvements and fixtures including but not limited to offices, restroom facilities, a health/fitness facility, swimming pool and related facilities, and appurtenant recreational facilities ("Clubhouse 1" or "Main Clubhouse"), and clubhouse facilities located at 11061 West 34 Way, Hialeah, Florida 33018 (Folio Number 04-2016-008-7690), together with the related improvements and fixtures including but not limited to offices, a health/fitness facility, restroom facilities, swimming pool and related facilities, and appurtenant recreational facilities ("Clubhouse 2"), known as Aquabella Club within the boundaries of the Two Lakes Community Development District in Miami-Dade County, Florida (collectively, the "Clubhouse Amenity Centers"); and

WHEREAS, the District has a need to retain an independent contractor to provide certain IT Network and CCTV system installation, support, and preventative maintenance to the Clubhouse Amenity Centers within the District; and

WHEREAS, the Services are described with particularity in this Agreement herein and in the Contractor's proposal dated January 10, 2026, which is attached hereto and incorporated herein as Exhibit A (the "Proposal" or "Specifications"); and

WHEREAS, the Contractor represents that it is qualified to serve as a services contractor and has agreed to provide to the District those services identified in the Specifications and those additional services delineated in any Contractor-prepared work authorizations/proposals accepted by the District and which are to be performed in accordance with this Agreement (the "Services").

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

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

Section 2. Duties.

A. The duties, obligations and responsibilities of Contractor are described in the Specifications, attached hereto and incorporated herein by reference as Exhibit A. Nothing in this Agreement shall be construed to obligate either party to conduct business exclusively with the other party.

B. Contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidental things required to perform complete, high quality Services in accordance with this Agreement and the Specifications.

C. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. In providing the Services identified in this Agreement, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

E. Contractor shall regularly notify the District Manager of the District or his or her designee via email or as otherwise approved by the District Manager of the time and dates when Services are scheduled to be performed and after such services have been performed. On no more than a monthly basis, Contractor shall prepare and deliver to the District Manager or his or her designee via email reports detailing Services performed during the prior month.

F. Contractor agrees, as an independent contractor, to undertake and perform the Services specified in this Agreement, as amended from time to time, or in any authorized work order by the District issued in connection with this Agreement and accepted by Contractor.

G. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be performed in accordance with industry standards in Miami-Dade County, Florida. All Services performed by Contractor under and related to this Agreement shall conform to any written instructions issued by the District.

H. Should any Services and/or services be required which are not specified in this Agreement or any amendment thereto, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

I. Contractor agrees that District shall not be liable for the payment of any Services or other services not included as part of this Agreement, unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such services.

J. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

K. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law. At the request of the District Representative, Contractor agrees to reasonably meet with District Representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

Section 3. Compensation. In exchange for providing the Services identified in the Specifications, as amended from time to time, the District agrees to compensate the Contractor for the Services in amounts not to exceed as follows:

A. Initial, one-time payment in the amount of **THREE HUNDRED FIFTY-FIVE AND 00/100 (\$355.00) DOLLARS** for the installation and activation of the IT network and CCTV system.

B. Annual contract amount not to exceed **FOUR THOUSAND TWO HUNDRED SIXTY AND 00/100 (\$4,260.00) DOLLARS**, payable to Contractor as follows:

PAYMENT SCHEDULE

Description	Amount	Payment Due
12 Monthly Payments	\$355.00	Due on the 1st of each month
TOTAL ANNUAL AMOUNT	\$4,260.00	

Emergency and After-Hours services rates will be charged at \$155 per hour (the "Emergency/After-Hours Rates"). Materials and equipment will be charged at actual cost plus 40%. Any materials and equipment, Emergency/After-Hours services rates, and additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his or her designee, shall not exceed the rates set forth in the Specifications, and further provided that any additional compensation for additional duties shall not cause the

total amount for services to exceed the statutory public bidding threshold for service contracts pursuant to Florida Statutes. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month in which services were rendered in accordance with the Agreement. All invoices will be paid in accordance with the Florida Prompt Payment Act.

Section 4. Contractor's Acceptance of Conditions. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Services pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

Section 5. Waiver. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Specifications, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related Specifications.

Section 6. Protection of Property and Public.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Services provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Services, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Services are being performed, from sunset to sunrise. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District or on any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, landscaping, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from

Contractor's activities and the provisions of Services within twenty-four (24) hours.

Section 7. Insurance.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, 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. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage;
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Two Lakes Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

Section 8. Indemnification.

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which

are set forth in Section 7 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statute, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

Section 9. Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

Section 10. Site Manager. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Services and upon each occurrence of the performance of the Services. The District may, in its discretion, notify Contractor that the District has hired a site manager with whom Contractor shall communicate regarding the Services. The Contractor will notify the District Manager by the first of every month of the service schedule for the subsequent month.

Section 11. Term. This Agreement shall commence on the Effective Date of April 27, 2026, 2026, upon the execution by the parties, and, unless otherwise terminated in accordance with this Agreement, shall end and terminate on September 30, 2027, which thereafter shall automatically be extended for extension terms of one year each,

coinciding with the Fiscal Year of the District, unless otherwise terminated as provided in this Agreement herein, and subject to the Contractor's acceptable level of performance and approved funding by District.

Section 12. Agreement. This instrument, together with its exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

Section 13. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor.

Section 14. Assignment. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

Section 15. Termination. This Agreement may be terminated by the District at any time and at the discretion of the District, with or without cause, upon thirty (30) days written notice to Contractor. This Agreement may be terminated by Contractor at any time, with or without cause, upon thirty (30) days written notice to the District.

Upon the effective date of the termination and except as otherwise directed, the Contractor shall:

- A. Cease the performance of all Services under this Agreement; and
- B. Place no further orders or subcontract for materials, services, or facilities except as may be necessary for completion of such portion of the Services under this Agreement as is not terminated; and
- C. Terminate all orders and subcontractors, effective on the termination date, to the extent that they relate to the performance of Services terminated by the notice of termination; and
- D. Complete performance of the Services through the effective date of termination; and
- E. Take such action as may be necessary or as the District may direct, for the protection and preservation of property related to this Agreement, which is in the possession of the Contractor and in which the District has or may acquire an interest; and
- F. Deliver to District releases and satisfactions of liens for all labor, materials, and supplies provided prior to the termination date; and

- G. Prior to the termination date, take all other necessary action to transfer or coordinate the transfer of the Services to the District or the District's new provider of such Services.

The total sum to be paid to the Contractor upon termination shall not exceed the amount due to Contractor pursuant to Agreement for any completed Services. The fair value, as determined by the District, of property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District, shall be removed from and excluded from any amounts due and payable to the Contractor.

Section 16. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: **Two Lakes Community Development District**
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: **Billing Cochran, P.A.**
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

B. If to Contractor: **Advanced Multimedia Inc.**
8123 West 36th Avenue #6
Hialeah, Florida 33018
Attn: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 17. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 18. Enforcement of Agreement. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

Section 19. Controlling Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Miami-Dade County, Florida.

Section 20. Reserved.

Section 21. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the

possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561) 630-4922
EMAIL: BBARBA@SDSINC.ORG**

Section 22. Definitions. Terms used in this Agreement that are defined in the Services Proposal shall have the meanings indicated therein.

Section 23. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 24. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

Section 25. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Section 27. Familiarity with Laws. Contractor shall be required to be familiar with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the Services being performed by Contractor under this Agreement. Ignorance on the part of the Contractor will in no way relieve Contractor from responsibility.

Section 28. E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

Section 29. Scrutinized Company or Other Entity Certification. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 30. Responsible Vendor Determination. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

Section 31. Convicted Vendor List. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 32. Anti-Human Trafficking Affidavit. Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

Section 33. Extra Work. Contractor shall perform all Extra Work not specified herein that may be ordered in writing by the District. For the Extra Work, the Contractor shall be paid at the rate named in the this Agreement for such Extra Work of a similar nature and character or at the agreed upon rate or fee as set forth in a written proposal, work authorization, or task order

detailing such Extra Work. Except as hereinafter provided, all Extra Work ordered and performed in accordance with the above paragraph will be paid for at the price in the written order for such Extra Work. The price (or rate) shall have been approved by the District and mutually agreed by the Contractor.

Section 34. Conflicts. In the event of a conflict between any provision of this main Agreement and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

Section 35. Waiver of Jury Trial. TO THE FULLEST EXTENT ALLOWED BY LAW, THE RESPECTIVE PARTIES HERETO DO HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER PARTY HERETO AGAINST THE OTHER PERTAINING TO ANY MATTER WHATSOEVER ARISING OUT OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.

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IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

Armando Silva

Print name: Armando Silva
Secretary/Assistant Secretary

**TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT**


Joseph Noriega (Apr 27, 2026 13:52:30 EDT)

Print name: Joseph Noriega
Chairman/Vice-Chairman
Board of Supervisors

this 27-Apr-2026
day of _____, 2026

**ADVANCED MULTIMEDIA INC., a
Florida corporation**

Arturo Santana
Arturo Santana (Apr 27, 2026 09:59:47 EDT)

By: Arturo Santana

Title: President

this 27-Apr-2026
day of _____, 2026

EXHIBIT A

PROPOSAL / SPECIFICATIONS

IT Network And CCTV Support Services Proposal

Prepared for: Two Lakes Community Development District

Project: Clubhouse IT Network, CCTV Support and Preventative Maintenance

Date: January 10, 2026

1. Executive Summary

This proposal outlines comprehensive IT network, CCTV support and preventative maintenance services to be provided for the Two Lakes Community Development District (CDD) clubhouse facility. The Contractor shall deliver a complete managed network solution designed to ensure optimal system performance, reliability, and security.

All services outlined herein will be performed on behalf of the Two Lakes CDD and billed directly to the District for payment.

2. Scope of Services

The Contractor shall provide all labor, materials, equipment, tools, and supervision required to deliver IT network, CCTV support and preventative maintenance services, including but not limited to:

2.1 Installation and Activation

- Installation and full activation of the Starter Managed Network Solution
- Configuration of network hardware and connectivity
- System testing and verification of all components
- Documentation of installation and system specifications

2.2 Routine and Scheduled Preventative Maintenance

- Regular system inspections and health assessments
- Software updates and security patches
- Hardware maintenance and component checks
- Network optimization and performance tuning

- Preventative troubleshooting to identify potential issues before they impact operations

2.3 Network And CCTV System Status Updates

- Continuous monitoring of network infrastructure and system performance
- Regular status reports provided to District Manager or designee
- Performance metrics and system health documentation

2.4 Issue Reporting and Service Activities

- Prompt identification and documentation of network issues
- Detailed reporting of all service activities performed
- Documentation of system conditions and changes
- Clear communication of issue resolution status and outcomes

2.5 Recommendations for Repairs or Equipment Replacements

- Professional assessment of system performance and component condition
- Written recommendations for repairs or equipment upgrades as needed
- Cost-benefit analysis for recommended improvements
- All recommendations subject to prior written approval from the District

2.6 Coordination of Service Visits

- All service visits coordinated with the District Manager or designee
- Scheduling flexibility to minimize disruption to clubhouse operations
- Professional and courteous on-site conduct
- Coordination with facility staff as needed

3. Service Delivery Standards

- **Response Time:** 24-48 business hours
 - **Availability:** 8am-8pm
 - **Communication:** Regular updates provided to District Manager or designee
 - **Documentation:** All work documented and provided to District upon request
-

4. Pricing and Billing

Services will be billed directly to **Two Lakes Community Development District** according to the following fee structure:

Service	Rate	Frequency
Initial Installation and Activation	\$355.00	One-time
Monthly Managed Network Support	\$355.00	Monthly
Emergency/After-Hours Service	\$155	As needed
Equipment and Materials	Cost +40%	As needed

Billing Method: Invoice submitted monthly to District for direct payment

5. Equipment and Materials

All equipment, materials, tools, and supplies necessary to perform the services outlined in this proposal shall be provided by the Contractor at no additional charge, except as specified in Section 4 (Pricing and Billing) for replacement equipment or upgrades recommended and approved by the District.

6. Term and Conditions

- **Effective Date:** 01/10/2026
 - **Term:** 12 months
 - **Renewal:** Every 12 months
 - **Termination:** 30 days
-

7. Insurance and Liability

The Contractor shall maintain appropriate insurance coverage including:

- General Liability Insurance
- Professional Liability Insurance

Certificate of Insurance to be provided upon request.

8. Approval and Authorization

This proposal is subject to approval by the Centre Lake Community Development District Board of Directors or authorized representative. All work shall commence only upon written approval and authorization from the District.

9. Contact Information

Contractor Name: Advanced Multimedia inc.
Address: 8123 W 36th Ave Unit 6. Hialeah, FL. 33018
Phone: 1-(786)-899-7970
Email: advmultimedia.inc@gmail.com
Contact Person: Arturo Santana

10. Acceptance

This proposal is valid for 30 days from the date hereof. Acceptance of this proposal authorizes the Contractor to proceed with services as outlined.

District Representative: _____
Signature: _____
Date: _____

Contractor Representative: *Arturo Santana*
Signature: *Arturo Santana*
Date: 11/21/2025

Services Agmt (IT Network and CCTV - Clubhouses - Advanced Multimedia Inc. 2026)

Final Audit Report

2026-04-28

Created:	2026-04-27
By:	Armando Silva (asilva@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzH-u1I3EMmD4BsrKLh8E5DBxW74tDQTb

"Services Agmt (IT Network and CCTV - Clubhouses - Advanced Multimedia Inc. 2026)" History

-  Document created by Armando Silva (asilva@sdsinc.org)
2026-04-27 - 1:35:44 PM GMT
-  Document emailed to Arturo Santana (advmultimedia.inc@gmail.com) for signature
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-  Document emailed to Joseph Noriega (jnoriega26@gmail.com) for signature
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Signature Date: 2026-04-28 - 1:46:56 AM GMT - Time Source: server



Agreement completed.

2026-04-28 - 1:46:56 AM GMT



Adobe Acrobat Sign



2026 Two Lakes Community Development District with Brotherhood Security Services

On-site Security Service from Monday to Sunday	Hours	Pay Rate/Hour	Billing Rate/Hour	Overtime Rate/Hour	Total
Regular Club House 1 On Site Security June 5- August 16, 2026	611	\$ 15.00	\$ 23.00		\$ 14,053.00
Regular Club House 2 On Site Security June 5- August 16, 2026	611	\$ 15.00	\$ 23.00		\$ 14,053.00
Regular Club House 1 On Site Security 4th of July 2026	12		\$ 34.50		\$ 414.00
Regular Club House 2 On Site Security 4th of July 2026	12		\$ 34.50		\$ 414.00
Director of Security 2026	255		\$ 27.00		\$ 6,885.00
Director of Security 2026 4th of July 2026	5		\$ 40.50		\$ 202.50
Subtotal Regular Hours	1506				\$ 36,021.50
Additional Club House 1 On Site Security June 5- August 16, 2026	1112	\$ 15.00	\$ 23.00		\$ 25,576.00
Additional Club House 2 On Site Security June 5- August 16, 2026	1112	\$ 15.00	\$ 23.00		\$ 25,576.00
Additional Club House 1 On Site Security 4th of July 2026	12		\$ 34.50		\$ 414.00
Additional Club House 2 On Site Security 4th of July 2026	12		\$ 34.50		\$ 414.00
Subtotal Additional Hours	2248				\$ 51,980.00
Total Hours	3754				\$ 88,001.50
Club House 1 On Site Security				\$ 34.50	
Club House 2 On Site Security				\$ 34.50	
Director of Security				\$ 40.50	
<i>*Observed Holidays: Christmas Day, New Year's Day, Independence Day, Labor Day, Veterans Day, and Thanksgiving Day</i>					\$ -
On-Site Security Officer Service Subtotal					\$ 88,001.50

Operational Expenses	Cost per Week	Number of Weeks		Annual Investment
Management Service Fee	\$ 100.00	11.00		\$ 1,100.00
Technology Fee (Smart phone with Security Software)	\$ 50.00	11.00		\$ 550.00
Operational Expenses Subtotal				\$ 1,650.00
On-Site Security Officer Service and Operational Expenses Total				\$ 89,651.50