

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT
JUNE 1, 2020**

AGENDA PACKAGE

Brighton Lakes Community Development District

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Marcial Rodriguez, Jr. Chairman
Brenda Jennings, Vice-Chair
Michelle Incandela, Assistant Secretary
John Crary, Assistant Secretary
Mark Peters, Assistant Secretary

Kristen Suit, District Manager
Tucker Mackie, District Counsel
Mark Vincutonis, District Engineer
Ariel Medina, Field Supervisor
Freddy Blanco, Assistant Field Manager
Gerry Frawley, CDD Landscaping & Maintenance Liaison

May 22, 2020

Board of Supervisors
Brighton Lakes Community Development District

Dear Board Members:

A special meeting of the Board of Supervisors of Brighton Lakes Community Development District will be held on Monday June 1, 2020 at 5:30 PM. The meeting will be conducted by **teleconference: 800-747-5150, Access Code: 8185960#**, pursuant to Executive Orders 20-52 and 20-69 issued by Florida Governor Ron DeSantis due to the current COVID-19 public health emergency. While it is necessary to hold the meeting utilizing communications technology, the District fully encourages public participation in a safe and efficient manner. Additionally, participants are encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting by email to kristen.suit@inframark.com to facilitate the Board's consideration of such questions and comments during the meeting. The email subject should be "*Written Comments: Brighton Lakes June 1, 2020*" and the email must provide your name, address, and email address. Future meetings may be cancelled, or locations and technology may be changed, so please refer to the District's website www.brightonlakescdd.org for current information.

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS [Limited to 3 Minutes]**
3. **DISCUSSION OF SECURITY SERVICES**
 - A. Staffing
 - B. Communication
 - C. Schedule
 - D. Rate Increase
 - E. Duties and Responsibilities
4. **CONSIDERATION OF SECURITY SERVICES AGREEMENT**
5. **DISCUSSION OF AMENITY REOPENING PLANS**
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. Please call me if you have any questions.

Sincerely,

Kristen Suit, District Manager

Third Order of Business



License # B1700193
600 N Thacker Ave.
Suite D-35,
Kissimmee, FL 34741
888-883-5877

Proposal

This Proposal deals with the provision of Security Services to:

Brighton Lakes CCD

Accepted by _____

Date: _____

Signature: _____

Contents

- Company Overview.
- Key Personnel.
- Security Officers.
- Contract Overview.
- Security Undertakings – How Can We Help.
- Remuneration.

Company Overview

MagnoSec, Corp. is a Licensed High-End Security Company in the State Of Florida, License # B1700193, with full public liability, vehicular and workers compensation insurance.

MagnoSec, Corp. is a BBB Certified Business (A+ Grade).

OWNERS/FOUNDERS:

- **Lemuel Rivera** is the President of MagnoSec, Corp. He is a former International Police Mentor with over 24 years of experience in Security, Law Enforcement, Anti-terrorism, Body Guard, & Investigations.
- **Mark O. Schissler** is the Chairman of MagnoSec. He is a U.S. Air force Lt. General (Three-Star General) retired with over 35 years military experience.

With this team at the helm you will benefit directly from this experience, knowledge and proven skills, which we are more than happy to freely share with our clients, coupled with our pro-active hands on management style and a work ethos based on honesty and integrity.

MagnoSec, Corp. understands that in today's economy value for money coupled with excellent professional customer service is paramount to our clients.

MagnoSec, Corp's structure sets us apart from conventional National and Multi-National companies, who merely provide an Account Manager, who may have little or no practical experiences.

Key Personnel

As a part of our duties, we recruit, test, screen & hire the best officers for you.

All scheduled security services will be personally managed and directed by Mr. Lemuel Rivera or his Operations Manager, which removes the layers of personnel that can exist between officer and authorized manager.

MagnoSec, Corp. provides all our clients with a toll free telephone number to enable contact with Mr. Lemuel Rivera or a designated member of staff 24 hours per day, 365 days per year.

This provision is also accessible to on-duty officers throughout their deployment.

Security Officers

All security officers employed by MagnoSec, Corp., are fully trained and maintain a Class D Security License issued by the Florida State Department in accordance with Florida State Statute Chapter #493.

All security officers are further vetted by us, including criminal and credit background checks, and are subject to random drug and alcohol testing programs.

All security officers follow our strict Zero Tolerance to Discrimination Policy.

Officers are professional, courteous, and fully trained to perform their specific duties. Officers will be selected to best suit your requirements to ensure that you, our clients, receive the high level of service you expect.

MagnoSec, Corp's officers will not become engaged in retaliatory or unprofessional language or behavior while on duty.

MagnoSec, Corp's officers will not engage in or display any behavior that may be construed to be derogatory or inflammatory in nature regarding any particular race, color, religion or persuasion of any nature whatsoever.

MagnoSec, Corp's officers will not become confrontational towards residents, employees, owners or guests under any circumstances. **If you don't like the officer's performance, we replace them immediately, until you're 100% satisfied.**

Contract Overview

MagnoSec, Corp will only provide professional and courteous security officers.

MagnoSec, Corp will install, subject to approval by the appropriate entity, warning signs at the entrances to the community. These signs will also carry the company's logo and toll free telephone number. (Optional)

All security officers will be familiar with the geography and working practices of the community and will assist any resident, staff member, owner or guest to the best of their ability to resolve any issues that may arise.

All personnel will wear a corporate uniform and official patch.

Security Undertakings – How Can We Help

MagnoSec, Corp's officers will provide security and patrol all streets within the community to deter crime, nuisance and disorder, and ensure a safe and pleasant environment for all of the residents, staff, owners and guests.

MagnoSec, Corp will work with the representatives to ensure that all applicable Federal, State and local By-Laws are upheld in a fair and even manner with any breaches being reported in an appropriate and timely fashion.

MagnoSec, Corp will assist and cooperate with any Law Enforcement or other Emergency Service personnel as necessary, offering our services as a point of contact if required.

Our officers will ensure, if so required, that other contractors attending the community are monitored.

MagnoSec, Corp officers will monitor and inspect the community perimeter and challenge any persons found within the common easement areas, to the rear and sides of properties, especially along the boundary fence lines.

MagnoSec, Corp will assist the Company to enforce a trespass protocol to deter unwelcome persons, according to Florida Statutes 810.09.

Our officers will be very diligent as Fire Watch for any fire alarm, fire sprinkler, or fire suppression system out of order, or if an outage is preplanned for a period to exceed four hours.

MagnoSec, Corp officers will make physical inspections of the communal pool area to enforce policy rules as smoking, alcohol, storms, lighting, pool pass, guests, sounds, minors alone, etc., and maintenance unit ensuring that these areas are being used appropriately and are free from damage.

MagnoSec, Corp can assist you to develop and/or enforce gymnasiums, kids playgrounds, basketball, volleyball & tennis courts policy to ensure that only authorized persons use the facility and that it is used in accordance with written rules and restrictions, particularly, but not limited to, no alcohol policies, etc.

MagnoSec, Corp officers will secure these areas, if so required, as part of the patrol duties, and will use their professional training to respond in different situations as apply.

MagnoSec, Corp will work with the client to ensure that, as requested and appropriate, local deeds and restrictions, such as but not limited to, parking restrictions, vehicle storage, trash issues, pet policies, architectural or maintenance issues, etc. are adhered to and if necessary will gather photographic evidence, advise residents as to appropriate compliance and report such violations to the appropriate representative.

MagnoSec, Corp will also assist, if required, in monitoring and utilizing images gathered by any security camera system and the safe custody thereof.

The on duty security officer will maintain a daily duty log outlining their actions.

The designated representatives of the Company will be furnished with a synopsis of the security officer's daily reports upon request, at a time frame of their choosing, such as daily, weekly, bi-weekly or monthly.

MagnoSec, Corp will provide a 24/7 Real Time & Online Platform to perform this job with the best quality & cutting-edge technology available.

Every time our officers write daily & incident reports, MagnoSec managers evaluates and analyzes the data through our advance "Incident Analytics" to determine the best action to minimize non-welcome situations. We also count with a Report Edition Manager to correct and assist with any report that the officers produce, for a better understanding to the client.

Any issues deemed serious will be brought to the immediate attention of the appropriate representative, including urgent maintenance issues such as inoperative streetlights, water leaks, etc. irrespective of the above synopsis time frame. MagnoSec, Corp and its staff will undertake any other lawful requests made by the client within its remit as a private security provider.

MagnoSec, Corp will also provide a personalized phone number at the post, to make sure you will always have access to the officer in an urgent case or as needed.

Remuneration

MagnoSec, Corp will invoice the Company every 2 weeks, at a rate per trained and licensed unarmed officer per hour contracted at \$16.00 (40-56 hours a week).

What else is included for the same price?

- 24/7 Live Customer Service
- Live Supervisor
- Virtual Supervisor – Checkpoints, GPS & Geo-fence Alert Tracking System
- Online Monitoring
- Real-Time Security Online Platform + Reporting & Set Up + Edition Manager
- Personalized Phone number for the post (Your number is #407-818-0089)
- On the Job Training to our security officers/guards
- Direct contact with the officer (All residents can directly contact security)
- More supervision of the officer through GPS & Geo-fence Alert Tracking System
- Monthly/bi-monthly/quarterly/yearly incidents report
- Peace of Mind with the pricing; no surprise invoices or hidden costs
- \$3,000,000 General Liabilities Insurance (including terrorism acts)
- \$1,000,000 Workers Compensation Insurance
- MagnoSec guarantees the service or you don't pay

Sales Tax not included (If apply). Public Holidays will be invoiced at the rate of 1 1/2 (1 and 1 half) of the regular contracted hourly rate per officer per hour. Invoiced services are to be paid within 15 days of receipt. MagnoSec will represent YOU with the highest standards to bring credibility and prestige to you, while protecting lives and assets.
