

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 14, 2022**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MARCH 14, 2022, at 6:00 P. M.
The Summit at Fern Hill Clubhouse
Located at 10340 Boggy Moss Drive, Riverview, FL 33578

District Board of Supervisors	Chairman	Ryan Corley
	Vice Chairman	Antonio Bradford
	Supervisor	Douglas Smith
	Supervisor	Angela White
	Supervisor	Tara Hudak
District Manager	Meritus	Heather Dilley
District Attorney	Straley Robin Vericker	John Vericker
		Dana C Collier
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The regular meeting will begin at 6:00 p.m. following with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the district. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

March 14, 2022

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **March 14, 2022, at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting.

Call In Number: 1-866-906-9330

Access Code: 7979718#

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

4. BUSINESS ITEMS

- A. Discussion on Security Cameras Proposals.....Tab 01
 - i. MHD Communications*
 - ii. Surveillance Technology*
 - iii. Time On Target Security*
- B. Discussion on “No Fishing ‘Sign.....*Under Separate Cover*

5. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting February 14, 2022,.....Tab 02
- B. Consideration of Operation and Maintenance Expenditures January 2022.....Tab 03
- C. Review of Financial Statements Month Ending January 31, 2022.....Tab 04

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Heather Dilley
District Manager

We have prepared a quote for you



Summit - CCTV

Quote # Q001999 Version 1

Prepared for:

Meritus Corp.



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Friday, December 10, 2021

Meritus Corp.
Heather Dilley
10340 Boggy Moss Dr
Riverview, FL 33578
heather.dilley@merituscorp.com

Dear Heather,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD Communications takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD Communications want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

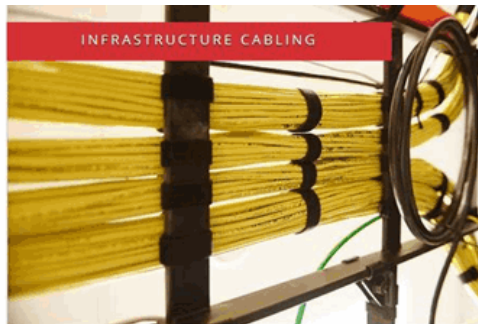
Best Regards,

A handwritten signature in black ink, appearing to read 'A. Lebbing', is positioned above a horizontal line.





Amanda Lebbing
Account Manager
MHD Communications

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD Communications specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD Communications exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.



HARDWARE

Product Details	Qty
Hikvision 4K Plug and Play Network Video Recorder with PoE - Network Video Recorder - HDMI 	1
8tb Surveillance Hard Drive	1
Hikvision 4mp Colorvu Turret Camera w/ Mic	7
Hikvision Mounting Base for Network Camera	7
Fortinet FortiGate FG-40F Network Security/Firewall Appliance - 5 Port - 10/100/1000Base-T - Gigabit Ethernet - 5 x RJ-45 - Wall Mountable - TAA Compliant	1
RACKMOUNT.IT FortiRack Rackmount Kit - For Firewall - 1U Rack Height x 19" Rack Width - Rack-mountable - Signal White 	1
APC by Schneider Electric Smart-UPS 500VA Rack/Floor Mountable UPS - 1U Rack-mountable - AVR - 3 Hour Recharge - 2.70 Minute Stand-by - 120 V AC Input - 120 V AC Output - 6 x NEMA 5-15R 	1
Tripp Lite 4U Wall Mount Low Profile Secure Rack Enclosure Cabinet Vertical - For Patch Panel, LAN Switch - 4U Rack Height x 19" Rack Width x 20" Rack Depth - Wall Mountable - Black Powder Coat - Steel - 150 lb Maximum Weight Capacity - 150 lb Static/Stat 	1
Cat6 Cable - Blue - Riser	1
24 Port Modular Patch Panel	1
Cat6 Keystone - Blue	24
Connectors, Mounting Hardware, Conduit etc.	1

Subtotal: **\$5,477.05**



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

SERVICES

Description	Price	Qty	Ext. Price
On-Site Service: Security Services - Hardware Install	\$150.00	16	\$2,400.00
On-Site Service: IT Support - System Programming	\$150.00	4	\$600.00
On-Site Service: Security Services - System Training	\$150.00	4	\$600.00
Subtotal:			\$3,600.00

SCOPE OF WORK

Procure and Install (1) Hikvision 8ch NVR w/ 8tb surveillance hard drive

Procure and Install (7) Hikvision 4mp Colorvu turret cameras w/ built in mics

- Customer currently has existing analog cameras; Remove existing cameras and run new Cat6 cable for new cameras

- Camera locations will be marked up on a map and approved before install

- General locations include: Front Breezeway, SW corner of building facing parking lot, South wall of building facing side pool area, Southeast corner facing main pool area, South end of lanai watching seating area/doors, Northeast corner covering pool equipment/side gate, inside community room

Procure and Install (1) Fortigate 40f firewall to setup remote viewing and management of system

Procure and Install (1) vertical wall rack to house equipment

- Install APC UPS battery backup/surge protector for equipment

Program CCTV equipment and setup remote viewing access (network at location required)

MHD will provide up to (4) hours of training and remote viewing setup for client

- Those who will have remote access will need to provide devices during training for remote viewing software install

Customer responsible for 120v and internet service at equipment location



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

PAYMENT OPTIONS

CASH CONTRACT

Deposit: Due within five business days of signed proposal. Parts will not be ordered and project will not be scheduled until deposit is received in full.

Parts: 100%

Labor: 25%

Remaining Balance: Due within five business days of completion.

Progress Billing: For projects that last more than 30 days, MHD Communications reserves the right to send a monthly progress bill for labor that has been completed.

MHD Communications accepts cash, check and all major credit cards. A link to pay with a credit card will be provided with the invoice for the deposit.

FINANCE CONTRACT

MHD Communications offers 36 month, 48 month and 60 month options for financing.

If you are interested in financing your project, please request financing options from your sales engineer.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for thirty days from initial presentation.



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Summit - CCTV

Prepared by:

MHD Communications

Amanda Lebbing
813-948-0202 ext 8827
Fax 813-699-5001
amanda.lebbing@mhdit.com

Prepared for:

Meritus Corp.

10340 Boggy Moss Dr
Riverview, FL 33578
Heather Dilley
(813) 523-1709
heather.dilley@merituscorp.com

Quote Information:

Quote #: Q001999

Version: 1
Delivery Date: 12/10/2021
Expiration Date: 01/10/2022

Quote Summary

Description	Amount
HARDWARE	\$5,477.05
SERVICES	\$3,600.00
Total:	\$9,077.05

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Meritus Corp.

Signature:

Name: Amanda Lebbing

Title: Account Manager

Date: 12/10/2021

Signature: _____

Name: Heather Dilley

Date: _____



Scope of Work

Summit at Fern Hill
10340 Boggy Moss Dr.
Riverview, Fl. 33578

Fl License # EC13004924



Summit at Fern Hill
10340 Boggy Moss Dr.
Riverview, Fl. 33578

1/6/2022

Heather,

Thank you for giving us the opportunity to provide you with our recommended 4K UHD Surveillance Solution. I have provided you a solution based on my site visit and our conversation

We are looking forward to working with you and implementing a surveillance solution that both meets and exceeds your expectation. If you have any questions please feel free to contact us at your convenience.

System Specifications:

1. (Qty 1) 8 Channel Commercial Grade 4K UHD Hybrid DVR, Up to 8 Megapixel Resolution, H.265 Compression format, Advanced Video Processor, DDNS, Smart Phone Compatible, USB Ports, IR Remote Control, VGA & HDMI outputs and Linux Based Operating System with 4 Terabyte Hard Drive Disc. System utilizes a unique camera management software that presents the same user interface on every device: PC, Smart Phone or Tablet
 - To replace the existing DVR in the front storage closet
 - Customer is responsible for providing one Ethernet port and IP address for the DVR
2. (Qty 3) Turret Style, 60' IR, Vandal Resistant Camera, 4K / 8 Megapixel 3840 X 2160 Resolution with Sony Wide Dynamic Range 1/2.8" Image Sensor Format, OSD and 2.8mm fixed lens
 - To replace the camera shooting a broad view of the club house area
 - To replace the camera shooting a broad view of the covered patio area
 - To replace the camera shooting a broad view of the pool area from the East side
3. (Qty 3) Turret Style, 90' Smart Infrared, Vandal Resistant Camera, 4K / 8 Megapixel 3840 X 2160 Resolution with Sony Wide Dynamic Range 1/2.8" Image Sensor Format, OSD and 2.7-13mm motorized auto focus zoom lens
 - To replace the camera shooting a tighter view of the entrance gate area - This camera will need a new cable
 - To replace the camera shooting a broad view of the front parking area



- To shoot a broad view West side of the pool and the fence line - New
- 4. (Qty 1) 8 Channel 12vdc fusible power supply box.
 - To be installed by the DVR in the IT room
- 5. (Qty 2) Commercial Grade 95% Copper CCTV Siamese Cable Run
 - To be run from the DVR to the new camera location and the gate camera
- 6. (Qty 1) APC Battery Backup
 - To be installed by the DVR
- 7. Complete Installation Including all necessary: cable, ends, and mounts.
 - a. Labor
 - b. Software Training
 - c. 3 Year Warranty on Parts
 - d. 2 Year Warranty on HDD
 - e. 1 Year On-Site Warranty on Labor

Assumptions and Allowances:

- Customer will grant timely access to STI technicians to complete their work
- Customer must be available for software loading and training at the completion of the installation. Failure to do so will result in a 250.00 training fee_____
- Customer will supply 1 cable modem if remote viewing is desired.
- Customer must have all user name and password information for modems and or routers if remote access is desired
- Customer will provide their own monitors for live display or spot monitoring
- Customers computer, for remote software, will meet minimum software requirements, is virus free and in good working order
- Smart Phone viewing is limited to iPhone & Droid 2 models. Due to the nature of the technology, STI is not responsible for remote viewing performance or capabilities.
- Due to the nature of the internet, STI is not responsible for remote viewing performance or capabilities via the World Wide Web.

Project Investment:

The Project Investment associated with the above products and services is **\$3,567.00 plus tax** This fee does not include any of the optional equipment presented in this statement of work. All third party costs are the responsibility of the client such as third party licenses or permitting.

Surveillance Technology's fee schedule is as follows:



1. A 50% deposit is required with the signed agreement: **\$1,908.35**
Includes Sales Tax
 2. Balance is due Net 10 from final invoice date: **\$1,908.34** **Includes Sales Tax**
- A 3% Convenience Fee will be added to Credit Card Payments**

All payments for the project will be considered due upon receipt of the invoice. All payments must be made prior to STI releasing any and all equipment. Customer's computer, network or remote connectivity issues will not constitute to be an incomplete installation or a withholding of final payment.

Surveillance Technology USA, Inc. may suspend all services on seven (7) days written notice until outstanding balances are paid in full. Any invoices that are not paid within 30 days of submission date are subject to a monthly late fee of 1.5%. Customer shall reimburse Surveillance Technology USA, Inc. for any reasonable pre-approved out of pocket travel expenses, including transportation, lodging, mileage and meals incurred in rendering professional services. This statement of work includes all labor and materials. The statement of work does not include any federal, state or local taxes that may apply. Additionally, unless otherwise specified, price does not include any third party licenses or fees.

The parties hereto agree and acknowledge that the attached terms and conditions are incorporated herein by reference, have been read and agreed upon.

The parties agree to bind themselves to the attached Service Order and Payment terms contained herein.

Company

Customer

Surveillance Technology USA, Inc.

Summit at Fern Hill

By:_____

By:_____

Name:_____

Name:_____

Title:_____

Title:_____

Date:_____

Date:_____

Address:
35246 US Hwy 19N

Address:
10340 Boggy Moss Dr.



Suite 213
Palm Harbor, Fl. 34684

Riverview, Fl. 33578

Optional Equipment:

Upgrade VF Turret to 24/7 Color Technology Each: \$30.00____
• West Pool Camera

Upgrade Fixed Turret to 24/7 Color Technology Each: \$25.00____
• East Pool Camera
• Covered Patio Camera

Project Contact:

Luis Rodriguez
727-791-7990 (O)
727-631-2200 (C)
Luis@SurveillanceTechnology.Net

Alan Deakins
727-791-7990 (O)
727-639-3708 (C)
Alan@SurveillanceTechnology.Net

Surveillance Technology USA, Inc. Terms and Conditions

The purchaser(s) (hereinafter "Customer") and person(s) hereby agree to the following terms and conditions of Surveillance Technology USA (hereinafter "STI") incident to sale and service / installation of the merchandise reflected on this invoice.

SALES - 1) ALL SALES ARE FINAL 2) Pricing is FOB point of Shipment 3) Sales Tax- will be added to each order unless exemption certificate is received for the customers state 4) All products and prices are subject to change without notice 5) All items purchased from STI carry the manufacturers warranty only 6) STI complete video surveillance and/or access control systems carry a limited 1 year parts and labor warranty. Upgrades carry a 1 year parts & labor warranty. 7) Both Parties agree that any and all installed or purchased equipment remains the property of STI until final payment has been received and cleared. Client waives all civil rights in regards to this agreement until final payment terms have been satisfied

CHANGES AND CANCELLATIONS – Orders / Signed Agreements accepted by STI are not subject to changes or cancellations EXCEPT with an STI written consent and upon payment of an appropriate charge to cover the cost or loss incurred by STI, unless



otherwise agreed in writing, shall not be less than 15% of the price of the goods subject to the change of cancellation.

EQUIPMENT PLACEMENT OR CHANGES – Once the client and STI representative have agreed to the placement of any piece of equipment and said equipment or any connection devices for the said equipment have been put in place client will be subject to a surcharge for the removal and / or movement of the equipment or connection devices for said equipment.

LIMITED WARRANTY - This limited warranty is extended only to customers who purchase products directly from STI. All products purchased from STI carry the manufacturers warranty only. Installed components or solutions include a 1 year parts and labor warranty.

THE WARRANTY DOES NOT APPLY IF: A) The product is damaged by accident, improper use, or damaged by negligence of customers. B) Attempts have been made to repair or alter product by anyone other than those appointed by STI. C) The serial number, and or ID labels are removed or tampered with. D) Acts of God including but not limited to: Lightning Damage, Water Damage, Corrosion, Power Surges or Wind Damage etc. are not covered by any warranty. E) Infestation of pest including but not limited to: Ant, Wasps, Bees, Roaches, Rats, Mice and etc. F) Vandalism G) If additional equipment, cables or wiring has been added to the system by anyone other than an STI representative

Surveillance Technology USA makes no warranties other than those set forth herein, and such warranties are in lieu of all other warranties, including expressed or implied warranties of merchantability or fitness for particular purpose, which warranties are hereby expressly disclaimed. The customer and person accepting this invoice hereby jointly and separately guarantee payment of all amounts due to Surveillance Technology USA by Customer, whether reflected herein or not. This guarantee is absolute and continuing until written notice of termination is received by Surveillance Technology USA and shall terminate only as of that time and only as to any individual guarantor giving such notice. It is further agreed as follows: This Agreement shall be governed by the laws of the state of Florida, and interest shall be assessed for all overdue amounts at the highest rate allowed by law. If legal action is instituted, jurisdiction shall be in the State of Florida, and person signing this Agreement may be hailed into court in Pinellas County, Florida in the event of legal action, and the stipulations of this choice of jurisdiction is freely entered into and is not unreasonable. The right to be sued in any other jurisdiction, venue, or county is hereby waived, and in the event of action taken to collect amounts due, the Customer and person signing this invoice agree to pay reasonable attorney's fees, court costs, and other expenses incurred by Surveillance Technology USA whether suit is filed or not. In the event of legal action, all discoveries shall be in Pinellas County, Florida, including post-judgment proceedings and the taking of depositions or other discovery in aid of execution. This agreement is not transferrable or assignable without the prior written consent of Surveillance Technology USA. Error caused by software problems, customers' internet connectivity or customers network



or wide area network are not covered by warranty and will be billed at the current labor rate. Surveillance Technology USA will not be responsible for pirated software.

LIMITATION OF LIABILITY - In no event shall STI be held liable for any loss of use, revenue or anticipatory profit or for any direct or consequential damages arising out of, or connected with the sale, use or operation of goods sold. STI is not responsible for and does not retain clients passwords for but not limited to: DVR's, Computers, CMS Software, modems or routers. It is the clients responsibility to retain all passwords.

CREDIT PROGRAMS - Open orders require prepayment by wire transfer or shipped COD, cashiers check or money order. COD company check may be used for qualified members. Master Card, Visa, Instant financing and Business leasing is also available and each has their own terms and conditions.

RETURNS - All returns must have a Return Authorization # obtained from our return department by supplying all information to STI as requested by an Surveillance Technology USA staff member.

RMA CRITERIA - If a component fails within the first 30 day period, STI will exchange returned DOA product. All original packaging and manuals must be included with RMA product. Certain restrictions apply to opened software products, laser printers, notebooks, special orders and STI computer systems. (All returns must have an RMA#). In most cases this applies to non-installed equipment only.

SHIPPING ERRORS - Please return merchandise freight prepaid, and we will credit your account once received. Products received with missing or used items will be returned and no credit issued. Replacement orders will be sent to you immediately if requested.

RMA SHIPPING INSTRUCTIONS - Use original manufacturers' boxes and packing. All returns must be complete including accessories, cables, manuals, software. All returns must have RMA# printed on label. The Customer is responsible for the shipping of failed components to STI for replacement or repair regardless of warranty.

DO NOT WRITE ON BOX - Return products promptly, RMA# are only valid for 14 days. Returns must be shipped freight prepaid. Returns not meeting the above criteria will be refused.

APPLICABLE LAW - The Rights and Obligations of the parties under this agreement shall be governed by the laws of the State of Florida, specifically Pinellas County.



Scope of Work

Summit at Fern Hill v2
10340 Boggy Moss Dr.
Riverview, Fl. 33578

Fl License # EC13004924



Summit at Fern Hill v2
10340 Boggy Moss Dr.
Riverview, Fl. 33578

2/25/2022

Heather,

Thank you for giving us the opportunity to provide you with our recommended 4K UHD Surveillance Solution. I have provided you a solution based on my site visit and our conversation

We are looking forward to working with you and implementing a surveillance solution that both meets and exceeds your expectation. If you have any questions please feel free to contact us at your convenience.

System Specifications:

1. (Qty 1) 8 Channel Commercial Grade 4K UHD Hybrid DVR, Up to 8 Megapixel Resolution, H.265 Compression format, Advanced Video Processor, DDNS, Smart Phone Compatible, USB Ports, IR Remote Control, VGA & HDMI outputs and Linux Based Operating System with 4 Terabyte Hard Drive Disc. System utilizes a unique camera management software that presents the same user interface on every device: PC, Smart Phone or Tablet
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 - Customer is responsible for providing one Ethernet port and IP address for the DVR
2. (Qty 4) Turret Style, 60' IR, Vandal Resistant Camera, 4K / 8 Megapixel 3840 X 2160 Resolution with Sony Wide Dynamic Range 1/2.8" Image Sensor Format, OSD and 2.8mm fixed lens
 - To replace the camera shooting a broad view of the club house area
 - To replace the camera shooting a broad view of the covered patio area
 - To replace the camera shooting a broad view of the pool area from the East side
 - To shoot a broad view of the mail kiosk - New
3. (Qty 3) Turret Style, 90' Smart Infrared, Vandal Resistant Camera, 4K / 8 Megapixel 3840 X 2160 Resolution with Sony Wide Dynamic Range 1/2.8" Image Sensor Format, OSD and 2.7-13mm motorized auto focus zoom lens
 - To replace the camera shooting a tighter view of the entrance gate area - This camera will need a New Cable



- To replace the camera shooting a broad view of the front parking area
- To shoot a broad view West side of the pool and the fence line - New
- 4. (Qty 1) 8 Channel 12vdc fusible power supply box.
 - To be installed by the DVR in the IT room
- 5. (Qty 3) Commercial Grade 95% Copper CCTV Siamese Cable Run
 - To be run from the DVR to the new camera location and the gate camera
- 6. (Qty 1) APC Battery Backup
 - To be installed by the DVR
- 7. Complete Installation Including all necessary: cable, ends, and mounts.
 - a. Labor
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 - c. 3 Year Warranty on Parts
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Project Investment:

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Surveillance Technology's fee schedule is as follows:

1. A 50% deposit is required with the signed agreement: **\$2,084.90**
Includes Sales Tax
 2. Balance is due Net 10 from final invoice date: **\$2,084.89** Includes Sales Tax
- A 3% Convenience Fee will be added to Credit Card Payments

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The parties hereto agree and acknowledge that the attached terms and conditions are incorporated herein by reference, have been read and agreed upon.

The parties agree to bind themselves to the attached Service Order and Payment terms contained herein.

Company

Customer

Surveillance Technology USA, Inc.

Summit at Fern Hill v2

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Address:
35246 US Hwy 19N
Suite 213
Palm Harbor, Fl. 34684

Address:
10340 Boggy Moss Dr.
Riverview, Fl. 33578

Optional Equipment:

Upgrade VF Turret to 24/7 Color Technology Each: \$30.00____
• West Pool Camera

Upgrade Fixed Turret to 24/7 Color Technology Each: \$25.00____
• East Pool Camera
• Covered Patio Camera

Project Contact:

Luis Rodriguez
727-791-7990 (O)
727-631-2200 (C)
Luis@SurveillanceTechnology.Net

Alan Deakins
727-791-7990 (O)
727-639-3708 (C)
Alan@SurveillanceTechnology.Net

Surveillance Technology USA, Inc. Terms and Conditions

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CHANGES AND CANCELLATIONS – Orders / Signed Agreements accepted by STI are not subject to changes or cancellations EXCEPT with an STI written consent and upon payment of an appropriate charge to cover the cost or loss incurred by STI, unless



otherwise agreed in writing, shall not be less than 15% of the price of the goods subject to the change of cancellation.

EQUIPMENT PLACEMENT OR CHANGES – Once the client and STI representative have agreed to the placement of any piece of equipment and said equipment or any connection devices for the said equipment have been put in place client will be subject to a surcharge for the removal and / or movement of the equipment or connection devices for said equipment.

LIMITED WARRANTY - This limited warranty is extended only to customers who purchase products directly from STI. All products purchased from STI carry the manufacturers warranty only. Installed components or solutions include a 1 year parts and labor warranty.

THE WARRANTY DOES NOT APPLY IF: A) The product is damaged by accident, improper use, or damaged by negligence of customers. B) Attempts have been made to repair or alter product by anyone other than those appointed by STI. C) The serial number, and or ID labels are removed or tampered with. D) Acts of God including but not limited to: Lightning Damage, Water Damage, Corrosion, Power Surges or Wind Damage etc. are not covered by any warranty. E) Infestation of pest including but not limited to: Ant, Wasps, Bees, Roaches, Rats, Mice and etc. F) Vandalism G) If additional equipment, cables or wiring has been added to the system by anyone other than an STI representative

Surveillance Technology USA makes no warranties other than those set forth herein, and such warranties are in lieu of all other warranties, including expressed or implied warranties of merchantability or fitness for particular purpose, which warranties are hereby expressly disclaimed. The customer and person accepting this invoice hereby jointly and separately guarantee payment of all amounts due to Surveillance Technology USA by Customer, whether reflected herein or not. This guarantee is absolute and continuing until written notice of termination is received by Surveillance Technology USA and shall terminate only as of that time and only as to any individual guarantor giving such notice. It is further agreed as follows: This Agreement shall be governed by the laws of the state of Florida, and interest shall be assessed for all overdue amounts at the highest rate allowed by law. If legal action is instituted, jurisdiction shall be in the State of Florida, and person signing this Agreement may be hailed into court in Pinellas County, Florida in the event of legal action, and the stipulations of this choice of jurisdiction is freely entered into and is not unreasonable. The right to be sued in any other jurisdiction, venue, or county is hereby waived, and in the event of action taken to collect amounts due, the Customer and person signing this invoice agree to pay reasonable attorney's fees, court costs, and other expenses incurred by Surveillance Technology USA whether suit is filed or not. In the event of legal action, all discoveries shall be in Pinellas County, Florida, including post-judgment proceedings and the taking of depositions or other discovery in aid of execution. This agreement is not transferrable or assignable without the prior written consent of Surveillance Technology USA. Error caused by software problems, customers' internet connectivity or customers network



or wide area network are not covered by warranty and will be billed at the current labor rate. Surveillance Technology USA will not be responsible for pirated software.

LIMITATION OF LIABILITY - In no event shall STI be held liable for any loss of use, revenue or anticipatory profit or for any direct or consequential damages arising out of, or connected with the sale, use or operation of goods sold. STI is not responsible for and does not retain clients passwords for but not limited to: DVR's, Computers, CMS Software, modems or routers. It is the clients responsibility to retain all passwords.

CREDIT PROGRAMS - Open orders require prepayment by wire transfer or shipped COD, cashiers check or money order. COD company check may be used for qualified members. Master Card, Visa, Instant financing and Business leasing is also available and each has their own terms and conditions.

RETURNS - All returns must have a Return Authorization # obtained from our return department by supplying all information to STI as requested by an Surveillance Technology USA staff member.

RMA CRITERIA - If a component fails within the first 30 day period, STI will exchange returned DOA product. All original packaging and manuals must be included with RMA product. Certain restrictions apply to opened software products, laser printers, notebooks, special orders and STI computer systems. (All returns must have an RMA#). In most cases this applies to non-installed equipment only.

SHIPPING ERRORS - Please return merchandise freight prepaid, and we will credit your account once received. Products received with missing or used items will be returned and no credit issued. Replacement orders will be sent to you immediately if requested.

RMA SHIPPING INSTRUCTIONS - Use original manufacturers' boxes and packing. All returns must be complete including accessories, cables, manuals, software. All returns must have RMA# printed on label. The Customer is responsible for the shipping of failed components to STI for replacement or repair regardless of warranty.

DO NOT WRITE ON BOX - Return products promptly, RMA# are only valid for 14 days. Returns must be shipped freight prepaid. Returns not meeting the above criteria will be refused.

APPLICABLE LAW - The Rights and Obligations of the parties under this agreement shall be governed by the laws of the State of Florida, specifically Pinellas County.

Time On Target Security

5780 Main Street Unit 2

New Port Richey, FL 34652

727-339-8577

info@timeontargetsecurity.com

Estimate



ADDRESS

Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, FL 33578

SHIP TO

Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, FL 33578

ESTIMATE #	DATE	
2035	12/21/2021	

ACTIVITY	QTY	RATE	AMOUNT
LTS-1:5MP Intelligent Full Color Fixed Turret Network Camera NDA Approved LTS cameras 5MP Intelligent Full Color Fixed Turret Network Camera	6	0.00	0.00T
LTS-1:Pro-VS - 8 Channel NVR With 8 Channel Built-In PoE Video Input: 8CH IP@160Mbps, Video Output: HDMI up to 4K(3840 x 2160) / VGA up to 1080P, Max. Recording Resolution: Up to 8MP(3840 x 2160), Decoding Format: H.265/H.264, Decoding Capability: 2CH@4K / 8CH@1080P, Max. Playback Resolution: Up to 8MP(3840 x 2160), Audio In/Out: 1CH/1CH, RCA, Alarm In/Out: 4CH/1CH, Built-in PoE: 8CH, Network: 10M/100M/1000M, 1 RJ45, Storage: 2 SATA up to 10TB, Backup: 1 USB 2.0, 1 USB 3.0, Dimensions: 14.9"(W)x12.4"(D)x2.1"(H), Recorder Case: 1U	1	0.00	0.00T
Cat 6 commercial Grade Network Cable - 1000ft •CAT 6E Solid Wire, Unshield Cable •4-pair UTP, 8 x 0.51 Copper Wire •PVC Jacket •CMR/ FT4 •Tested 350 MHz	3	0.00	0.00T
Wall mount server rack Server rack with swing out hinged 19inch	1	0.00	0.00T
Battery Back Up Panamax MB850 850VA Shelf Mount UPS,	1	0.00	0.00T

ACTIVITY	QTY	RATE	AMOUNT
Black			
Amazon:Venter Server Rack Mount Shelf Venter Server Rack Mount Shelf	2	0.00	0.00T
LTS-1:JUNCTION BOX FOR 247 IP TURRET Junction Box Black	6	0.00	0.00T
Software and Smartphone App (iOS or Android) Video Management Software installation and Video Management App installation	1	0.00	0.00T
LTS Equipment:Manufactures Warranty Manufactures Warranty - 3 Years	1	0.00	0.00T
Hours Install and program a turnkey platinum camera system	1	6,712.59	6,712.59T

Please review the attached Estimate. If you have any questions regarding your invoice or payment, please email Info@TimeOnTargetSecurity.com or call (727) 339-8577. There will be a 50% Re-Stock Fee for returned equipment or cancelled projects. We appreciate your business and opportunity to work for you.

SUBTOTAL	6,712.59
TAX	487.48
TOTAL	\$7,200.07

All the Best,

Time On Target Security, LLC
 "We've Got Your Six!!"
 965 E. Martin Luther King, Jr. Drive
 Suite A
 Tarpon Springs, FL 34689
 O: (727) 339-8577
Info@timeontargetsecurity.com
<https://timeontargetsecurity.com/>

Proudly supporting our Veterans throughout our communities!

Accepted By

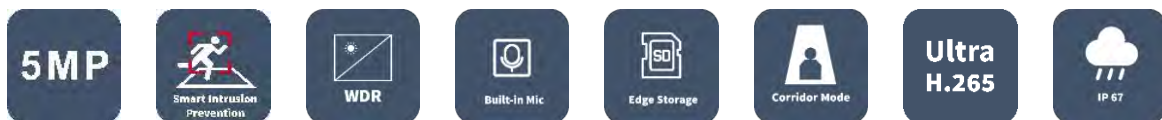
Accepted Date

VSIP3C52W-28MA

5MP Intelligent Full Color Fixed Turret Network Camera



Key Features



- High quality image with 5MP, 1/2.7"CMOS sensor
- 5MP (2880*1620)@25fps; 4MP (2560*1440)@25fps;3MP (2304*1296)@25fps; 2MP (1920*1080)@ 30/25fps;;
- H.265 Zip+, H.265, H.264, MJPEG
- Intelligent perimeter protection, include cross line, intrusion, enter area, leave area detection
- Based on target classification, smart intrusion prevention significantly reduce false alarm caused by leaves, birds and lights etc., accurately focus on human and, motor vehicle and non-motor vehicle
- Colorhunter technology ensures 24-hour full-color images

- 120dB true WDR technology enables clear image in strong light scene
- Support 9:16 corridor Mode
- Support built-in Mic
- Support 256 G Micro SD card
- IP67 protection
- Support PoE power supply

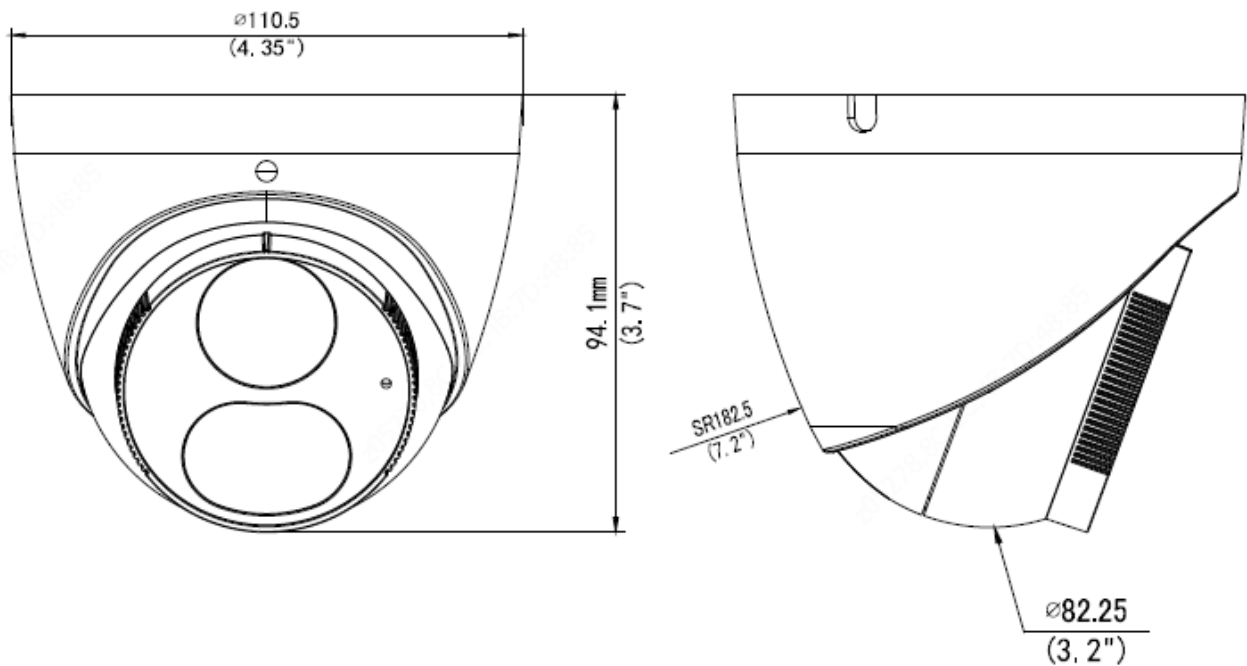
Specifications

	VSIP3C52W-28MA				
Camera					
Sensor	1/2.7", 5.0 megapixel, progressive scan, CMOS				
Lens	2.8mm@F1.0				
DORI Distance	Lens (mm)	Detect (m)	Observe (m)	Recognize (m)	Identify (m)
	2.8	63.0	25.2	12.6	6.3
Angle of view(H)	102.0°				
Angle of View (V)	53.4°				
Angle of View (O)	121.0°				
Adjustment angle	Pan: 3° ~ 360°		Tilt: 0° ~ 80°		Rotate: 3° ~ 360°
Shutter	Auto/Manual, 1 ~ 1/100000s				
Minimum Illumination	Colour: 0.001Lux (F1.0, AGC ON)				
S/N	>56dB				
Defog	Digital Defog				
WDR	120dB				
LEDs Number	2				
LED Distance	Up to 30m (98ft)				
Video					
Video Compression	H.265 Zip+, H.265, H.264, MJPEG				
H.264 code profile	Baseline profile, Main profile, High profile				
Frame Rate	Main Stream: 5MP (2880*1620), Max 25fps; 4MP (2560*1440), Max 25fps;3MP (2304*1296), Max 25fps; 2MP (1920*1080), Max 30fps; Sub Stream: 720P (1280*720), Max 30fps; D1 (720*576), Max 30fps; 640*360, Max 30fps; 2CIF (704*288), Max 30fps; CIF (352*288), Max 30fps; Third Stream: D1 (720*576), Max 30fps; 640*360, Max 30fps; 2CIF (704*288), Max 30fps; CIF (352*288), Max 30fps;				
Video Bit Rate	128 Kbps~16 Mbps				
9:16 Corridor Mode	Supported				
OSD	Up to 8 OSDs				

Privacy Mask	Up to 4 areas
ROI	Up to 8 areas
Image	
White Balance	Auto/Outdoor/Fine Tune/Sodium Lamp/Locked/Auto2
Digital noise reduction	2D/3D DNR
Smart Illumination	Support
Flip	Normal/Vertical/Horizontal/180°/90°Clockwise/90°Anti-clockwise
HLC	Support
BLC	Support
Intelligent	
Smart intrusion Prevention	Cross Line, Intrusion, Enter Area, Leave Area detection;
Events	
Basic Detection	Motion detection, Tampering alarm, Audio Detection
General Function	Watermark, IP Address Filtering, Tampering Alarm, Access Policy, ARP Protection, RTSP Authentication, User Authentication
Audio	
Audio Compression	G.711
Suppression	Supported
Sampling Rate	8KHZ
Storage	
Edge Storage	Micro SD, up to 256GB
Network Storage	ANR, NAS(NFS)
Network	
Protocols	IPv4, IGMP, ICMP, ARP, TCP, UDP, DHCP, PPPoE, RTP, RTSP, RTCP, DNS, DDNS, NTP, FTP, UPnP, HTTP, HTTPS, SMTP, 802.1x, SNMP, QoS
Compatible Integration	ONVIF (Profile S, Profile G, Profile T), API
Client	Pro-VS Station LTS PRO-VS APP
Web Browser	Plug-in required live view: IE9+, Chrome 41 and below, Firefox 52 and below
	Plug-in free live view: Chrome 57.0+, Firefox 58.0+, Edge 16+, Safari 11+
Interface	
Built-in Mic	Supported
Network	1 RJ45 10M/100M Base-TX Ethernet
Certifications	
Certifications	CE: EN 60950-1 UL: UL60950-1 FCC: FCC Part 15
General	
Power	DC 12V±25%, PoE (IEEE 802.3af)
	Power consumption: Max 7.5W
Dimensions (Ø x H)	Ø110.5 x 94.1mm (Ø4.4" x 3.7")
Net Weight	0.44kg (0.97lb)
Material	metal

Working Environment	-30°C ~ 60°C (-22°F ~ 140°F), Humidity: ≤95% RH (non-condensing)
Storage Environment	-30°C ~ 60°C (-22°F ~ 140°F), Humidity: ≤95% RH (non-condensing)
surge protection	2KV
Ingress Protection	IP67

Dimensions



Accessories

VSJB742



VSWM342



Network Video Recorder

VSN7208-P8



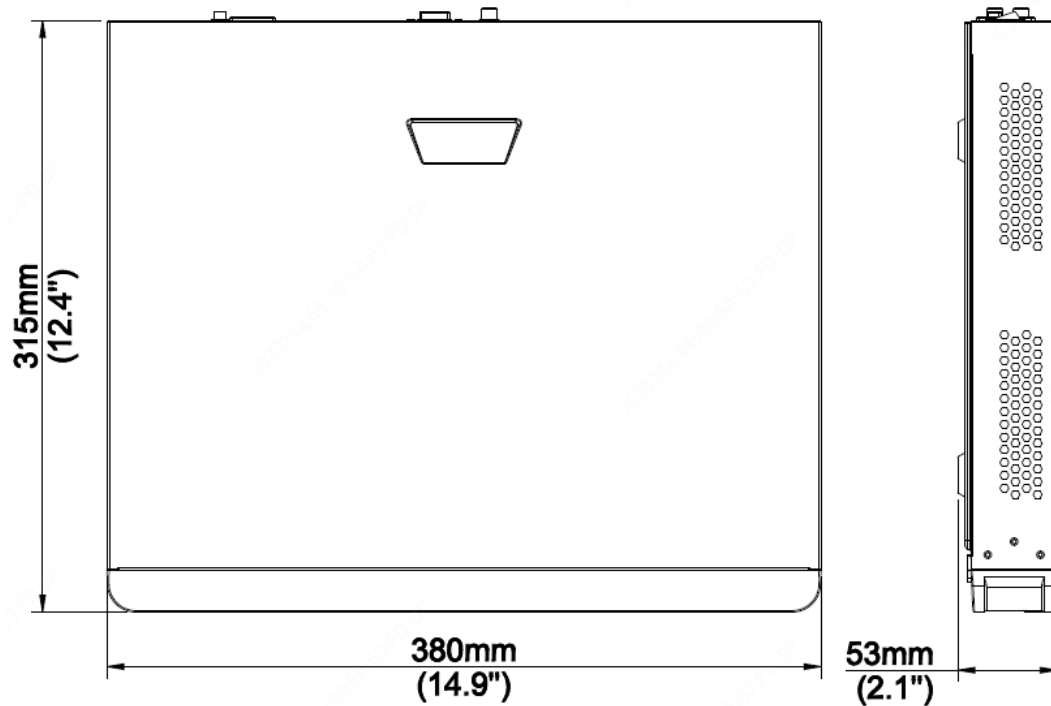
Key Features

- Support Ultra265/H.265/H.264 video formats
- 8 channel input
- Plug & Play with 8 independent PoE network interfaces
- Third-party IP cameras supported with ONVIF conformance: Profile S, Profile G, Profile T
- Support HDMI and VGA simultaneous output
- Up to 8 Megapixels resolution recording
- 2 SATA HDDs, up to 10TB for each HDD
- ANR technology to enhance the storage reliability when the network is disconnected
- Support cloud upgrade

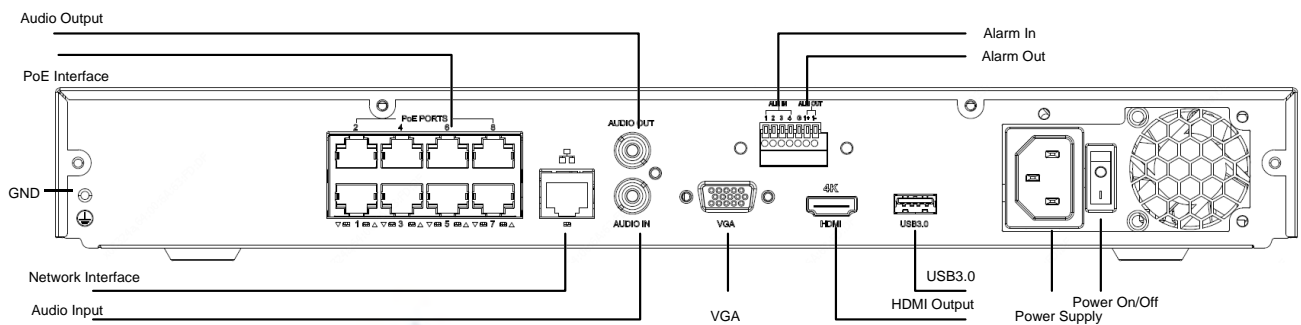
Specifications

Model	VSN7208-P8
Video/Audio Input	
IP Video Input	8-ch
Two-way Audio Input	1-ch, RCA
Network	
Incoming Bandwidth	160Mbps
Outgoing Bandwidth	64Mbps
Remote Users	128
Protocols	P2P, UPnP, NTP, DHCP, PPPoE
Video/Audio Output	
HDMI/VGA Output	HDMI: 4K (3840x2160@30), 1920X1080@60, 1920X1080@50, 1600X1200@60, 1280X1024@60, 1280X720@60, 1024X768@60 VGA: 1920X1080@60, 1920X1080@50, 1280X1024@60, 1280X720@60, 1024X768@60
Recording Resolution	8MP/6MP/5MP/4MP/3MP/1080p/960p/720p/D1/2CIF/CIF
Audio Output	1-ch, RCA
Synchronous Playback	8-ch
Corridor Mode Screen	3/4/5/7/9
Decoding	
Decoding format	Ultra265/H.265/H.264
Live view/Playback	8MP/6MP/5MP/4MP/3MP/1080p/960p/720p/D1/2CIF/CIF
Capability	2 x 4K@30, 4x 4MP@30, 5 x 3MP@30, 8 x 1080P @30
Hard Disk	
SATA	2 SATA interfaces
Capacity	Up to 10TB for each disk
External Interface	
Network Interface	1 RJ-45 10M/100M/1000M self-adaptive Ethernet Interface
USB Interface	Front panel: 1 x USB2.0, Rear panel: 1 x USB3.0
Alarm In	4-ch
Alarm Out	1-ch
PoE	
Interface	8 independent 100Mbps PoE network interfaces
Max Power	Max 30W for single port Max 130W in total
Supported Standard	IEEE 802.3af/at
General	
Power Supply	100 ~ 240 V AC Power Consumption: ≤10W(without HDD)
Working Environment	-10°C~+ 55°C (+14°F~+131°F), Humidity ≤ 90% RH (non-condensing)
Dimensions (W×D×H)	380mm ×315mm × 53mm (14.9" × 12.4" ×2.1")
Weight (without HDD)	≤2.6kg (5.29lb)

Dimensions



Rear Panel



Time On Target Security

5780 Main Street Unit 2

New Port Richey, FL 34652

727-339-8577

info@timeontargetsecurity.com

Estimate



ADDRESS

Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, FL 33578

SHIP TO

Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, FL 33578

ESTIMATE #	DATE	
2035	12/21/2021	

ACTIVITY	QTY	RATE	AMOUNT
LTS-1:5MP Intelligent Full Color Fixed Turret Network Camera NDA Approved LTS cameras 5MP Intelligent Full Color Fixed Turret Network Camera	7	0.00	0.00T
LTS-1:Pro-VS - 8 Channel NVR With 8 Channel Built-In PoE Video Input: 8CH IP@160Mbps, Video Output: HDMI up to 4K(3840 x 2160) / VGA up to 1080P, Max. Recording Resolution: Up to 8MP(3840 x 2160), Decoding Format: H.265/H.264, Decoding Capability: 2CH@4K / 8CH@1080P, Max. Playback Resolution: Up to 8MP(3840 x 2160), Audio In/Out: 1CH/1CH, RCA, Alarm In/Out: 4CH/1CH, Built-in PoE: 8CH, Network: 10M/100M/1000M, 1 RJ45, Storage: 2 SATA up to 10TB, Backup: 1 USB 2.0, 1 USB 3.0, Dimensions: 14.9"(W)x12.4"(D)x2.1"(H), Recorder Case: 1U	1	0.00	0.00T
Cat 6 commercial Grade Network Cable - 1000ft •CAT 6E Solid Wire, Unshield Cable •4-pair UTP, 8 x 0.51 Copper Wire •PVC Jacket •CMR/ FT4 •Tested 350 MHZ	3	0.00	0.00T
Wall mount server rack Server rack with swing out hinged 19inch	1	0.00	0.00T
Battery Back Up Panamax MB850 850VA Shelf Mount UPS,	1	0.00	0.00T

ACTIVITY	QTY	RATE	AMOUNT
Black			
Amazon:Venter Server Rack Mount Shelf Venter Server Rack Mount Shelf	2	0.00	0.00T
LTS-1:JUNCTION BOX FOR 247 IP TURRET Junction Box Black	6	0.00	0.00T
Software and Smartphone App (iOS or Android) Video Management Software installation and Video Management App installation	1	0.00	0.00T
LTS Equipment:Manufactures Warranty Manufactures Warranty - 3 Years	1	0.00	0.00T
Hours Install and program a turnkey platinum camera system	1	6,712.59	6,712.59T
LTS-1:Install - Misc. Project install 1 additional camera to quote	1	525.94	525.94T

Please review the attached Estimate. If you have any questions regarding your invoice or payment, please email Info@TimeOnTargetSecurity.com or call (727) 339-8577. There will be a 50% Re-Stock Fee for returned equipment or cancelled projects. We appreciate your business and opportunity to work for you.

SUBTOTAL	7,238.53
TAX	517.21
TOTAL	\$7,755.74

All the Best,

Time On Target Security, LLC
 "We've Got Your Six!!"
 965 E. Martin Luther King, Jr. Drive
 Suite A
 Tarpon Springs, FL 34689
 O: (727) 339-8577
Info@timeontargetsecurity.com
<https://timeontargetsecurity.com/>

Proudly supporting our Veterans throughout our communities!

Accepted By

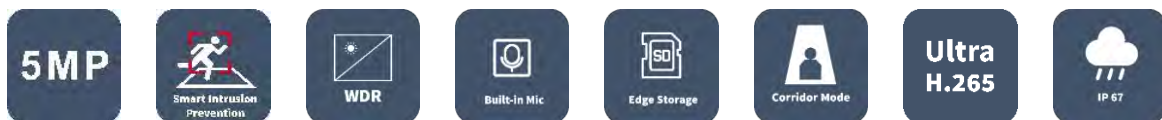
Accepted Date

VSIP3C52W-28MA

5MP Intelligent Full Color Fixed Turret Network Camera



Key Features



- High quality image with 5MP, 1/2.7"CMOS sensor
- 5MP (2880*1620)@25fps; 4MP (2560*1440)@25fps;3MP (2304*1296)@25fps; 2MP (1920*1080)@ 30/25fps;;
- H.265 Zip+, H.265, H.264, MJPEG
- Intelligent perimeter protection, include cross line, intrusion, enter area, leave area detection
- Based on target classification, smart intrusion prevention significantly reduce false alarm caused by leaves, birds and lights etc., accurately focus on human and, motor vehicle and non-motor vehicle
- Colorhunter technology ensures 24-hour full-color images

- 120dB true WDR technology enables clear image in strong light scene
- Support 9:16 corridor Mode
- Support built-in Mic
- Support 256 G Micro SD card
- IP67 protection
- Support PoE power supply

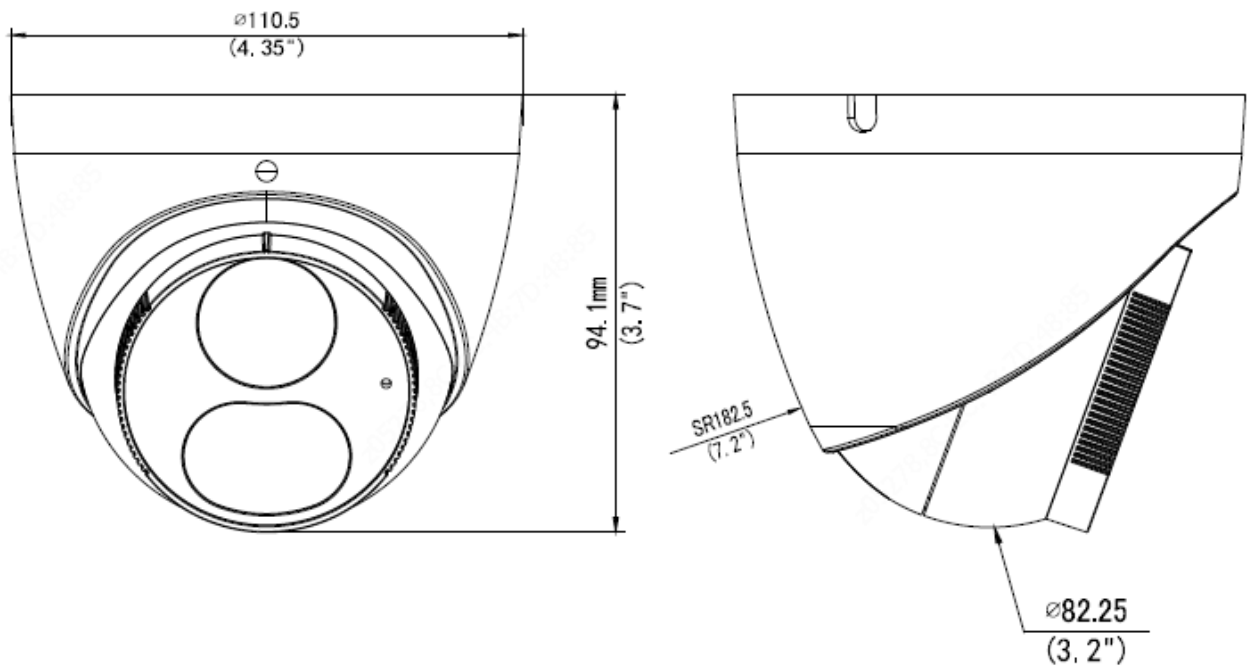
Specifications

	VSIP3C52W-28MA				
Camera					
Sensor	1/2.7", 5.0 megapixel, progressive scan, CMOS				
Lens	2.8mm@F1.0				
DORI Distance	Lens (mm)	Detect (m)	Observe (m)	Recognize (m)	Identify (m)
	2.8	63.0	25.2	12.6	6.3
Angle of view(H)	102.0°				
Angle of View (V)	53.4°				
Angle of View (O)	121.0°				
Adjustment angle	Pan: 3° ~ 360°		Tilt: 0° ~ 80°		Rotate: 3° ~ 360°
Shutter	Auto/Manual, 1 ~ 1/100000s				
Minimum Illumination	Colour: 0.001Lux (F1.0, AGC ON)				
S/N	>56dB				
Defog	Digital Defog				
WDR	120dB				
LEDs Number	2				
LED Distance	Up to 30m (98ft)				
Video					
Video Compression	H.265 Zip+, H.265, H.264, MJPEG				
H.264 code profile	Baseline profile, Main profile, High profile				
Frame Rate	Main Stream: 5MP (2880*1620), Max 25fps; 4MP (2560*1440), Max 25fps;3MP (2304*1296), Max 25fps; 2MP (1920*1080), Max 30fps; Sub Stream: 720P (1280*720), Max 30fps; D1 (720*576), Max 30fps; 640*360, Max 30fps; 2CIF (704*288), Max 30fps; CIF (352*288), Max 30fps; Third Stream: D1 (720*576), Max 30fps; 640*360, Max 30fps; 2CIF (704*288), Max 30fps; CIF (352*288), Max 30fps;				
Video Bit Rate	128 Kbps~16 Mbps				
9:16 Corridor Mode	Supported				
OSD	Up to 8 OSDs				

Privacy Mask	Up to 4 areas
ROI	Up to 8 areas
Image	
White Balance	Auto/Outdoor/Fine Tune/Sodium Lamp/Locked/Auto2
Digital noise reduction	2D/3D DNR
Smart Illumination	Support
Flip	Normal/Vertical/Horizontal/180°/90°Clockwise/90°Anti-clockwise
HLC	Support
BLC	Support
Intelligent	
Smart intrusion Prevention	Cross Line, Intrusion, Enter Area, Leave Area detection;
Events	
Basic Detection	Motion detection, Tampering alarm, Audio Detection
General Function	Watermark, IP Address Filtering, Tampering Alarm, Access Policy, ARP Protection, RTSP Authentication, User Authentication
Audio	
Audio Compression	G.711
Suppression	Supported
Sampling Rate	8KHZ
Storage	
Edge Storage	Micro SD, up to 256GB
Network Storage	ANR, NAS(NFS)
Network	
Protocols	IPv4, IGMP, ICMP, ARP, TCP, UDP, DHCP, PPPoE, RTP, RTSP, RTCP, DNS, DDNS, NTP, FTP, UPnP, HTTP, HTTPS, SMTP, 802.1x, SNMP, QoS
Compatible Integration	ONVIF (Profile S, Profile G, Profile T), API
Client	Pro-VS Station LTS PRO-VS APP
Web Browser	Plug-in required live view: IE9+, Chrome 41 and below, Firefox 52 and below
	Plug-in free live view: Chrome 57.0+, Firefox 58.0+, Edge 16+, Safari 11+
Interface	
Built-in Mic	Supported
Network	1 RJ45 10M/100M Base-TX Ethernet
Certifications	
Certifications	CE: EN 60950-1 UL: UL60950-1 FCC: FCC Part 15
General	
Power	DC 12V±25%, PoE (IEEE 802.3af)
	Power consumption: Max 7.5W
Dimensions (Ø x H)	Ø110.5 x 94.1mm (Ø4.4" x 3.7")
Net Weight	0.44kg (0.97lb)
Material	metal

Working Environment	-30°C ~ 60°C (-22°F ~ 140°F), Humidity: ≤95% RH (non-condensing)
Storage Environment	-30°C ~ 60°C (-22°F ~ 140°F), Humidity: ≤95% RH (non-condensing)
surge protection	2KV
Ingress Protection	IP67

Dimensions



Accessories

VSJB742



VSWM342



Network Video Recorder

VSN7208-P8



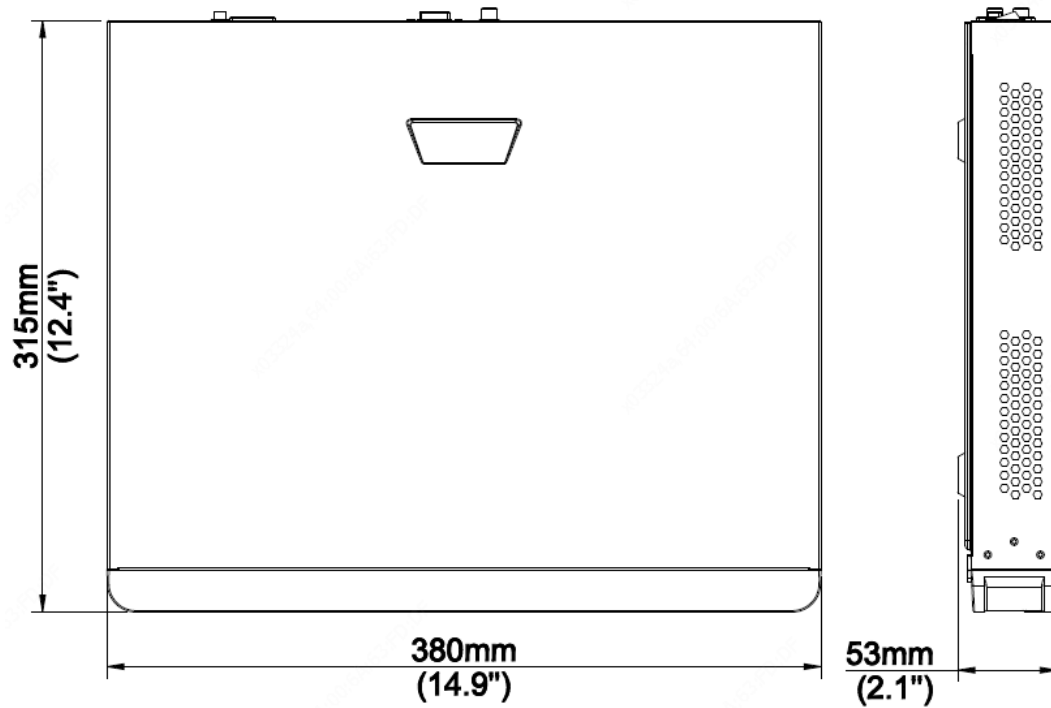
Key Features

- Support Ultra265/H.265/H.264 video formats
- 8 channel input
- Plug & Play with 8 independent PoE network interfaces
- Third-party IP cameras supported with ONVIF conformance: Profile S, Profile G, Profile T
- Support HDMI and VGA simultaneous output
- Up to 8 Megapixels resolution recording
- 2 SATA HDDs, up to 10TB for each HDD
- ANR technology to enhance the storage reliability when the network is disconnected
- Support cloud upgrade

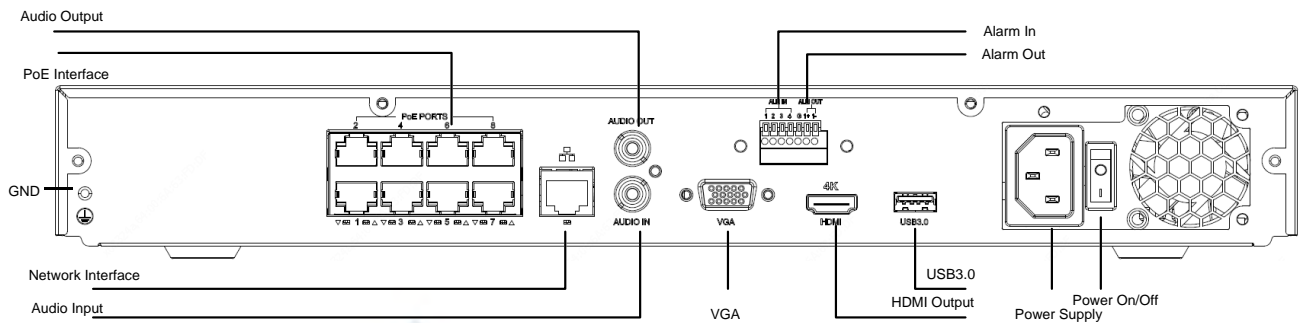
Specifications

Model	VSN7208-P8
Video/Audio Input	
IP Video Input	8-ch
Two-way Audio Input	1-ch, RCA
Network	
Incoming Bandwidth	160Mbps
Outgoing Bandwidth	64Mbps
Remote Users	128
Protocols	P2P, UPnP, NTP, DHCP, PPPoE
Video/Audio Output	
HDMI/VGA Output	HDMI: 4K (3840x2160@30), 1920X1080@60, 1920X1080@50, 1600X1200@60, 1280X1024@60, 1280X720@60, 1024X768@60 VGA: 1920X1080@60, 1920X1080@50, 1280X1024@60, 1280X720@60, 1024X768@60
Recording Resolution	8MP/6MP/5MP/4MP/3MP/1080p/960p/720p/D1/2CIF/CIF
Audio Output	1-ch, RCA
Synchronous Playback	8-ch
Corridor Mode Screen	3/4/5/7/9
Decoding	
Decoding format	Ultra265/H.265/H.264
Live view/Playback	8MP/6MP/5MP/4MP/3MP/1080p/960p/720p/D1/2CIF/CIF
Capability	2 x 4K@30, 4x 4MP@30, 5 x 3MP@30, 8 x 1080P @30
Hard Disk	
SATA	2 SATA interfaces
Capacity	Up to 10TB for each disk
External Interface	
Network Interface	1 RJ-45 10M/100M/1000M self-adaptive Ethernet Interface
USB Interface	Front panel: 1 x USB2.0, Rear panel: 1 x USB3.0
Alarm In	4-ch
Alarm Out	1-ch
PoE	
Interface	8 independent 100Mbps PoE network interfaces
Max Power	Max 30W for single port Max 130W in total
Supported Standard	IEEE 802.3af/at
General	
Power Supply	100 ~ 240 V AC Power Consumption: ≤10W(without HDD)
Working Environment	-10°C~+ 55°C (+14°F~+131°F), Humidity ≤ 90% RH (non-condensing)
Dimensions (W×D×H)	380mm ×315mm × 53mm (14.9" × 12.4" ×2.1")
Weight (without HDD)	≤2.6kg (5.29lb)

Dimensions



Rear Panel



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

February 14, 2022 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Monday, February 14, 2022 at 6:00 p.m.** at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

1. CALL TO ORDER/ROLL CALL

Heather Dilley called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Monday, February 14, 2022 at 6:04 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Corley	Chair
Antonio Bradford	Vice-Chair
Douglas Smith	Supervisor
Angela White	Supervisor

Staff Members Present:

Heather Dilley	District Manager, Meritus
----------------	---------------------------

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

There were no updates from Counsel or the Engineer.

C. District Manager

Ms. Dilley updated the Board on the reserve study, holiday lighting, and gates.

4. BUSINESS ITEMS

A. Discussion on Security Camera Proposals

- i. MHD Communications**
- ii. Surveillance Technology**
- iii. Time on Target Security**

The Board agreed to table the proposals for security cameras. They would like to get the cost to add another camera to the 6 for Time on Target, Surveillance Tech, and LTS. They would prefer to have 7 cameras total for the quotes. The Board will compare all of the quotes at the next meeting.

B. Discussion on Mulch Proposals

The Board discussed the mulch proposals.

MOTION TO:	Approve Coco Mulch from American Mulch to be installed along Fern Hill Dr. (beds and tree rings), the pool area, mail kiosk, and parking lot \$8,730.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Discussion on “No Fishing” Sign

The Board agreed to table the proposal for the “No Fishing” signs. They would like to get two more quotes for 8, 10, and 12 signs to accommodate the 8 ponds.

5. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting December 13, 2021**
- B. Consideration of Operations and Maintenance Expenditures November 2021**
- C. Consideration of Operations and Maintenance Expenditures December 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda items A-C.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor Corley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending December 31, 2021

The financials were reviewed and accepted.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

The Board requested the following items:

- for the clubhouse blinds to be repaired
- information on painting lines on the roads or speed bumps installed from County
- to determine who installed the “resident” sign on the Boggy Moss median and for the minutes of that meeting if the CDD paid for it or if it was the County
- to investigate why there are two lock boxes at the pool gate
- to find out if the CDD still needs to run ads in the newspaper for the meetings
- to investigate why Spearem charged \$945 for camera installation on November 6, 2021
- to determine why the camera on top of the pole on pool deck was installed, when it was installed, and if it is functioning
- to get quotes for another layer of bricks to be cemented to the existing ones by the playground pond walkway
- to have Monica add all Board members to a calendar invite when the clubhouse is rented out
- to find out if the CDD \$200 per meeting is tax-free or taxable

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn at 6:40 p.m.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice-Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	7046	\$ 7,543.34		Lawn Care Maintenance Service - December 2021
Carson's Lawn & Landscaping Services	7094	7,543.34	\$ 15,086.68	Lawn Care Maintenance Service - January 2022
First Choice Aquatic Weed Management	67202	445.00		Waterway Services - January 2022
Zebra Cleaning Team Inc.	4704	600.00		Pool Maintenance - January 2022
Monthly Contract Sub-Total		\$ 16,131.68		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	6440260149 011422	\$ 474.77		Water Services thru 01/11/2022
Frontier	8137412379 011622	115.65		Communications Services - 01/06/2022
Tampa Electric	211000167513 010722	153.36		Electric Service thru 01/03/2022
Tampa Electric	211000167729 010722	2,332.43		Electric Service thru 01/03/2022
Tampa Electric	211000167901 010722	657.29		Electric Services thru 01/03/2022
Tampa Electric	221007748520 010722	432.65	\$ 3,575.73	Electric Services thru 01/03/2022
Utilities Sub-Total		\$ 4,166.15		
Regular Services				
Carson's Lawn & Landscaping Services	7069	\$ 500.00		Lawn Care Maintenance - Tree Trimming - 12/20/2021
Carson's Lawn & Landscaping Services	7072	3,300.00	\$ 3,800.00	Landscape Maintenance - 01/04/2022
Spearem Enterprises	5110	445.00		Cleaning Services thru 12/20/2021

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Spearem Enterprises	5143	445.00	\$ 890.00	Cleaning Services thru 01/17/2022
Straley Robin Vericker	20932	203.00		Professional Services thru 01/15/2022
Regular Services Sub-Total		\$ 4,893.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 25,190.83		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Billing Address
P.O. Box 3203
Riverview, FL 33568

INVOICE

DATE: December 22, 2021
Invoice # 7046

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Summit at Fern Hill

[illegible]

THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES

TOTAL	\$	7,543.34
--------------	-----------	-----------------

Payment due upon receipt

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

53900 / 9604

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: January 26, 2022
Invoice # 7094

Billing address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Service address	
The Summit at Fern Hill	

[illegible]

TOTAL	\$	7,543.34
--------------	-----------	-----------------

Payment due upon receipt

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

$$53900 \mid 4604$$

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
1/24/2022	67202

Bill To

Summit @ Fern Hill CDD
C/o Meritus Corp.
2005 Pan Am Circle Dr., Ste 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	2/23/2022

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included	445.00
5390019507	

Thank you for your business.

Total	\$445.00
Payments/Credits	\$0.00
Balance Due	\$445.00



Job Name: _____
Customer Number: 437 Customer: FCA - SUMMIT @ FERN HILL CDD
Technician: Aleksey Solano
Date: 01/14/2022 Time: 02:10 PM
Customer Signature: _____

FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead ☒ Bulrush ☐ Golden Canna ☐ Naiad ☐ _____

☐ Bacopa ☐ Chara ☐ Gulf Spikerush ☐ Pickerelweed ☐ _____

52



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: JANUARY 9, 2022
INVOICE #4704

EXPIRATION DATE

TO Fern Hill CDD
2005 Pan Am Circle Ste 120
Tampa FL, 33607

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning for January		\$600.00

SUBTOTAL

SALES TAX

TOTAL

\$600.00

Comments:

53900 / 4617
~~4017~~

HD



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2022	02/04/2022



Summary of Account Charges

Previous Balance	\$509.15
Net Payments	\$0.00
Past Due Amount	\$509.15
Bill Adjustments	\$26.71
Total Account Charges	\$474.77
AMOUNT DUE	\$1,010.63

This is your summary of charges. Detailed charges by premise are listed on the following page(s)

Received
JAN 24 2022



Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6440260149**

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



SUMMIT AT FERN HILL
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

138 8

DUE DATE	02/04/2022
AMOUNT DUE	\$1,010.63
AMOUNT PAID	

0064402601492

00001010636

54



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2022	02/04/2022

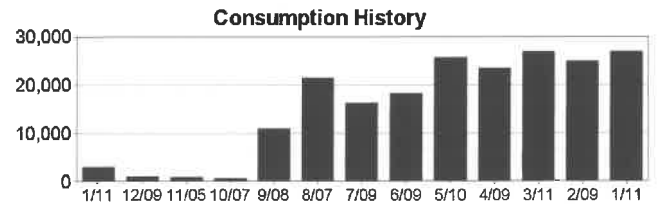
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	12/09/2021	4879	01/11/2022	4908	2900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$8.76
Water Base Charge	\$23.62
Water Usage Charge	\$2.47
Late Payment Charge	\$1.69
Total Service Address Charges	\$41.52



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	01/14/2022	02/04/2022

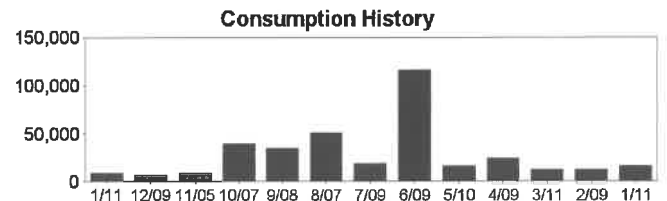
Service Address: 10340 BOGGY MOSS DR

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	12/09/2021	13652	01/11/2022	13736	8400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$25.37
Water Base Charge	\$29.01
Water Usage Charge	\$7.14
Sewer Base Charge	\$70.31
Sewer Usage Charge	\$45.28
Late Payment Charge	\$8.46
Total Service Address Charges	\$190.55





SUMMIT AT FERN HILL CDD

Page 3 of 3

Date of Bill

1/16/22

Account Number

813-741-2379-121620-5

CURRENT BILLING SUMMARY

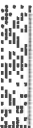
Local Service from 01/16/22 to 02/15/22

Qty Description	813/741-2379.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.27
FL State Communications Services Tax		.64
County Communications Services Tax		.62
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		14.66
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 12/15/22		
1 Usable Static IP Address		5.00
Total Non Basic Charges		100.99

TOTAL 115.65**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$14.66 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning January 1, 2022, both the Federal Universal Service Fund (USF) surcharge and the Frontier Long Distance (USF) surcharge are decreasing from 29.1% to 25.2%. Questions? Please contact customer service.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022
Account: 211000167513



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000

Current month's charges:	\$158.82
Total amount due:	\$153.36
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$108.72
Payment(s) Received Since Last Statement	-\$108.72
Miscellaneous Credits	-\$5.46
Credit balance after payments and credits	-\$5.46
Current Month's Charges	\$158.82
Total Amount Due	\$153.36

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



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See reverse side for more information

Account: 211000167513

Current month's charges:	\$158.82
Total amount due:	\$153.36
Payment Due By:	01/28/2022

Amount Enclosed \$

615581258449

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6155812584492110001675130000000153361

Account: 211000167513
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

Service for: 10636 FERN HILL DR WL, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	01/03/2022	9,663		8,454		1,209 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	1,209 kWh @ \$0.07014/kWh	\$84.80
Fuel Charge	1,209 kWh @ \$0.03057/kWh	\$36.96
Storm Protection Charge	1,209 kWh @ \$0.00315/kWh	\$3.81
Clean Energy Transition Mechanism	1,209 kWh @ \$0.00402/kWh	\$4.86
Florida Gross Receipt Tax		\$3.97

Electric Service Cost

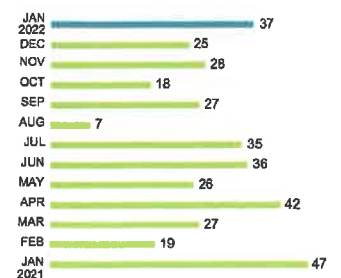
\$158.82

Total Current Month's Charges

\$158.82

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$5.46

Total Current Month's Credits

-\$5.46

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



ACCOUNT INVOICE

tampaelectric.com



Received

JAN 12 2022

Statement Date: 01/07/2022

Account: 211000167729

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
FERN HL, PH 1A
RIVERVIEW, FL 33578-0000



Current month's charges:	\$2,391.95
Total amount due:	\$2,332.43
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$1,942.90
Payment(s) Received Since Last Statement	-\$1,942.90
Miscellaneous Credits	-\$59.52
Credit balance after payments and credits	-\$59.52
Current Month's Charges	\$2,391.95
Total Amount Due	\$2,332.43

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See reverse side for more information

Account: 211000167729

Current month's charges:	\$2,391.95
Total amount due:	\$2,332.43
Payment Due By:	01/28/2022

Amount Enclosed

\$

615581258450

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6155812584502110001677290000002332435

Account: 211000167729
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

Service for: FERN HL, PH 1A, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1092 kWh @ \$0.03076/kWh	\$33.59
Fixture & Maintenance Charge	57 Fixtures	\$627.00
Lighting Pole / Wire	57 Poles	\$1684.92
Lighting Fuel Charge	1092 kWh @ \$0.03008/kWh	\$32.85
Storm Protection Charge	1092 kWh @ \$0.01028/kWh	\$11.23
Clean Energy Transition Mechanism	1092 kWh @ \$0.00033/kWh	\$0.36
Florida Gross Receipt Tax		\$2.00

Lighting Charges **\$2,391.95**

Total Current Month's Charges **\$2,391.95**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$59.52

Total Current Month's Credits **-\$59.52**

Important Messages

Annual Deposit Interest Credit

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 211000167901

SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502



Current month's charges:	\$682.94
Total amount due:	\$657.29
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$675.48
Payment(s) Received Since Last Statement	-\$675.48
Miscellaneous Credits	-\$25.65
Credit balance after payments and credits	-\$25.65
Current Month's Charges	\$682.94
Total Amount Due	\$657.29

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See reverse side for more information

Account: 211000167901

Current month's charges:	\$682.94
Total amount due:	\$657.29
Payment Due By:	01/28/2022

Amount Enclosed \$ 615581258451

SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6155812584512110001679010000000657299

Account: 211000167901
 Statement Date: 01/07/2022
 Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

Service for: 10340 BOGGY MOSS DR, RIVERVIEW, FL 33578-9502

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	01/03/2022	88,855		82,909		5,946 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	5,946 kWh @ \$0.07014/kWh	\$417.05
Fuel Charge	5,946 kWh @ \$0.03057/kWh	\$181.77
Storm Protection Charge	5,946 kWh @ \$0.00315/kWh	\$18.73
Clean Energy Transition Mechanism	5,946 kWh @ \$0.00402/kWh	\$23.90
Florida Gross Receipt Tax		\$17.07

Electric Service Cost

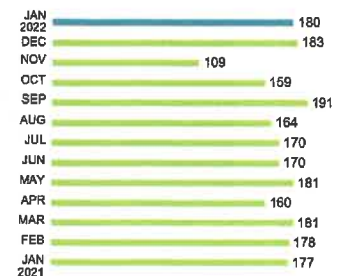
\$682.94

Total Current Month's Charges

\$682.94

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$25.65

Total Current Month's Credits

-\$25.65

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007748520

SUMMIT AT FERN HILL CCD
FERN HILL 2 CONE GROVE RD, LIGHTS
RIVERVIEW, FL 33578

Current month's charges:	\$432.65
Total amount due:	\$432.65
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$361.06
Payment(s) Received Since Last Statement	-\$361.06
Current Month's Charges	<u>\$432.65</u>
Total Amount Due	\$432.65

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tampaelectric.com/budgetforbusiness

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007748520

Current month's charges:	\$432.65
Total amount due:	\$432.65
Payment Due By:	01/28/2022

Amount Enclosed

\$

613112127318

SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6131121273182210077485200000000432656

Account: 221007748520
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

Service for: FERN HILL 2 CONE GROVE RD, LIGHTS, RIVERVIEW, FL 33578

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	176 kWh @ \$0.03076/kWh	\$5.41
Fixture & Maintenance Charge	11 Fixtures	\$94.60
Lighting Pole / Wire	11 Poles	\$325.16
Lighting Fuel Charge	176 kWh @ \$0.03008/kWh	\$5.29
Storm Protection Charge	176 kWh @ \$0.01028/kWh	\$1.81
Clean Energy Transition Mechanism	176 kWh @ \$0.00033/kWh	\$0.06
Florida Gross Receipt Tax		\$0.32

Lighting Charges **\$432.65**

Total Current Month's Charges **\$432.65**

00000054-0000555-Page 9 of 18

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: December 20, 2021
Invoice # 7069

Billing address

The Summit at Fern Hill
C/O Meritus
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Service address
The Summit at Fern Hill

[illegible]

TOTAL	\$	500.00
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Payment due upon receipt

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

66

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: January 4, 2022
Invoice # 7072

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Summit at Fern Hill

[illegible]

TOTAL	\$	3,300.00
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Payment due upon receipt

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

53900 | 4605

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

BILL TO
Summit at Fern Hill CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

INVOICE 5110
DATE 12/20/2021
TERMS Net 15
DUE DATE 12/30/2021

ACTIVITY	QTY	RATE	AMOUNT
Labor 11-28-2021 weekly cleaning T(wice per week)	1	100.00	100.00
Labor 12-6-2021 weekly cleaning	1	100.00	100.00
Labor 12-13-2021 Weekly Cleaning	1	100.00	100.00
Labor 12-20-2021 Weekly Cleaning	1	100.00	100.00
Material Paper goods, Soap, Trash bags	1	45.00	45.00

BALANCE DUE

\$445.00

5390014602

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

BILL TO
Summit at Fern Hill CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5143
DATE 01/24/2022
TERMS Net 15
DUE DATE 02/08/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 12-27-2021 weekly cleaning T(wice per week)	1	100.00	100.00
Labor 1-3-2022 weekly cleaning	1	100.00	100.00
Labor 1-10-2022 Weekly Cleaning	1	100.00	100.00
Labor 1-17-2022 Weekly Cleaning	1	100.00	100.00
Material Paper goods, Soap, Trash bags	1	45.00	45.00

BALANCE DUE

\$445.00

53900 / 4602

AD.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

January 21, 2022

Client: 001462

Matter: 000001

Invoice #: 20932

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2022

SERVICES

Date	Person	Description of Services	Hours
1/3/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2
1/13/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2021.	0.2
1/14/2022	DCC	REVIEW QUARTERLY DISSEMINATION REPORT.	0.4
Total Professional Services			0.8

H7
\$203.00

PERSON RECAP

Person	Hours	Amount
DCC Dana C. Collier	0.6	\$171.00
LB Lynn Butler	0.2	\$32.00

51400 / 3107

January 21, 2022

Client: 001462

Matter: 000001

Invoice #: 20932

Page: 2

Total Services	\$203.00	
Total Disbursements	\$0.00	
Total Current Charges		\$203.00

PAY THIS AMOUNT

\$203.00

HL

Please Include Invoice Number on all Correspondence

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2022



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Summit at Fern Hill Community Development District

Balance Sheet

As of 1/31/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	405,825	0	0	0	0	405,825
Investments - Revenue 2016 # 0000	0	276,526	0	0	0	276,526
Investments - Interest 2016 # 0001	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	155,535	0	0	155,535
Investments - Interest 2018 #1001	0	0	0	0	0	0
Investments - Sinking 2018 #1002	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	69,325
Investments - Prepayment 2018 #1004	0	0	0	0	0	0
Investments - Construction 2018 #1005	0	0	0	0	0	0
Investments - COI 2018 # 1006	0	0	0	0	0	0
Accounts Receivable - Other	1,916	0	0	0	0	1,916
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Interest Receivable	(0)	0	0	0	0	(0)
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	1,347	0	0	0	0	1,347
Deposits	3,439	0	0	0	0	3,439
Equipment & Furniture	0	0	0	439,065	0	439,065
Construction Work In Progress	0	0	0	4,882,476	0	4,882,476
Amount Available-Debt Service	0	0	0	0	229,390	229,390
Amount To Be Provided-Debt Service	0	0	0	0	5,304,610	5,304,610
Other	0	0	0	0	0	0
Total Assets	412,527	399,703	224,860	5,321,541	5,534,000	11,892,632
Liabilities						
Accounts Payable	16,739	0	0	0	0	16,739
Accounts Payable Other	0	0	0	0	0	0
Due To Debt Service Fund	2,410	0	0	0	0	2,410
Deferred Revenue	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	800	0	0	0	0	800

Summit at Fern Hill Community Development District

Balance Sheet

As of 1/31/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable-LT-2016	0	0	0	0	3,484,000	3,484,000
Revenue Bond Payable - Series 2018	0	0	0	0	2,050,000	2,050,000
Total Liabilities	19,950	0	0	0	5,534,000	5,553,950
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	236,977	135,177	0	0	372,154
Fund Balance-Unreserved	166,784	0	0	0	0	166,784
Investment In General Fixed Assets	0	0	0	5,321,541	0	5,321,541
Other	225,794	162,726	89,683	0	0	478,203
Total Fund Equity & Other Credits	392,578	399,703	224,860	5,321,541	0	6,338,682
Total Liabilities & Fund Equity	412,527	399,703	224,860	5,321,541	5,534,000	11,892,632

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	297,755	303,939	6,184	2 %
Other Miscellaneous Revenues				
Miscellaneous	0	75	75	0 %
Clubhouse Rental Rev	0	100	100	0 %
Total Revenues	297,755	304,114	6,359	2 %
Expenditures				
Legislative				
Supervisor Fees	12,000	2,000	10,000	83 %
Financial & Administrative				
District Manager	33,750	11,250	22,500	67 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	8,400	2,800	5,600	67 %
Trustees Fees	8,100	2,694	5,406	67 %
Auditing Services	5,800	58	5,742	99 %
Postage, Phone, Faxes, Copies	400	63	337	84 %
Public Officials Insurance	2,664	0	2,664	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	400	107	293	73 %
Dues, Licenses & Fees	175	175	0	0 %
Website Administration	1,200	400	800	67 %
ADA Website Fee	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	6,000	467	5,534	92 %
Electric Utility Services				
Electric Utility Services	39,000	12,443	26,557	68 %
Water-Sewer Combination Services				
Water Utility Services	8,000	2,170	5,830	73 %
Other Physical Environment				
Waterway Management Program	6,000	1,780	4,220	70 %
Property & Casualty Insurance	6,621	0	6,621	100 %
Club Facility Maintenance	20,000	2,379	17,621	88 %
Landscape Maintenance - Contract	91,000	30,173	60,827	67 %
Landscape Maintenance - Other	15,000	4,400	10,600	71 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	300	3,200	91 %
Pool Maintenance	9,000	2,400	6,600	73 %
Park Facility Maintenance	5,000	1,161	3,839	77 %
Reserve				
Capital Reserve	7,945	0	7,945	100 %
Total Expenditures	297,755	78,320	219,435	74 %
Excess Revenues Over (Under)	0	225,794	225,794	0 %
Fund Balance, Beginning of Period	0	166,784	166,784	0 %
Fund Balance, End of Balance	0	392,578	392,578	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0	245,782	245,782	0 %
O&M Assmts - Tax Roll	242,655	0	(242,655)	(100)%
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	242,655	245,785	3,130	1 %
Expenditures				
Debt Service Payments				
Interest Payment	164,655	83,059	81,596	50 %
Principal Payment	78,000	0	78,000	100 %
Total Expenditures	242,655	83,059	159,596	66 %
Excess Revenues Over (Under) Expenditures	0	162,726	162,726	0 %
Fund Balance, Beginning of Period	0	236,977	236,977	0 %
Fund Balance, End of Balance	0	399,703	399,703	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0	141,366	141,366	0 %
O&M Assmts - Tax Roll	138,610	0	(138,610)	(100)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	138,610	141,368	2,758	2 %
Expenditures				
Debt Service Payments				
Interest Payment	100,610	50,685	49,925	50 %
Principal Payment	38,000	1,000	37,000	97 %
Total Expenditures	138,610	51,685	86,925	63 %
Excess Revenues Over (Under) Expenditures	0	89,683	89,683	0 %
Fund Balance, Beginning of Period	0	135,177	135,177	0 %
Fund Balance, End of Balance	0	224,860	224,860	0 %

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2022
Reconciliation Date: 1/31/2022
Status: Locked

Bank Balance	406,084.05
Less Outstanding Checks/Vouchers	509.15
Plus Deposits in Transit	250.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	405,824.90
Balance Per Books	<u>405,824.90</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2080	12/22/2021	System Generated Check/Voucher	509.15	BOCC
Outstanding Checks/Vouchers			509.15	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
657	1/20/2022	Clubhouse Deposit 1.20.2022	200.00	
658	1/20/2022	Clubhouse Rental 1.20.2022	50.00	
Outstanding Deposits			250.00	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2084	11/17/2021	Series 2018 FY22 Tax Dist ID 550	4,391.16	Summit at Fern Hill CDD
2085	11/17/2021	Series 2016 FY22 Tax Dist ID 550	7,634.58	Summit at Fern Hill CDD
2072	12/16/2021	System Generated Check/Voucher	200.00	Latonya Swift
2079	12/22/2021	System Generated Check/Voucher	200.00	Antonio Deon Bradford, Sr.
2082	12/22/2021	System Generated Check/Voucher	200.00	Douglas Ross Smith
2086	12/29/2021	System Generated Check/Voucher	116.03	Frontier
2087	1/13/2022	System Generated Check/Voucher	8,043.34	Carson's Lawn & Landscaping Services, LLC
2088	1/13/2022	System Generated Check/Voucher	445.00	Spearem Enterprises, LLC
2089	1/20/2022	System Generated Check/Voucher	3,575.73	Tampa Electric
CD032	1/21/2022	January Bank Fee	23.11	
Cleared Checks/Vouchers			24,828.95	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2022
Reconciliation Date: 1/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR317	1/4/2022	Tax Distribution - 1.4.22	5,016.53	
Cleared Deposits			5,016.53	