

# *Summit at Fern Hill Community Development District*

## Board of Supervisors

Antonio Bradford, Chairman  
Angela White, Vice Chairperson  
Douglas Smith, Assistant Secretary  
Tiebe Kiflom, Assistant Secretary  
Yonatan Derar, Assistant Secretary

Lisa Castoria, District Manager  
Kathryn Hopkinson, District Counsel  
Tonja Stewart, District Engineer

## **WORKSHOP AGENDA**

Monday, September 16, 2024, at 6:00 p.m.

**Join Teams Meeting**

**Meeting ID: 271 012 605 570 Passcode: raK7JG**

*All cellular phones and pagers must be turned off during the meeting.*

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- 1. Call to order/Roll Call**
- 2. Audience Comments**
- 3. Discussion on Surge Protector Proposals**
- 4. Discussion on Clubhouse/Pool Furniture**
- 5. Discussion on Clubhouse Painting/Repairs**
- 6. Adjournment**

**The next regular meeting will be held on Monday, October 7, 2024, at 6:00 pm.**

Sincerely,  
**Lisa Castoria**  
District Manager

District Office:  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

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



# Surge Proposal Summary

Prepared for: Summit at Fern Hill

***Created by:*** Thomas Giella | CEO of Complete I.T. Corp

***Email:*** [Thomas@completeit.io](mailto:Thomas@completeit.io)

***Phone:*** (813) 444-4355 Ext 203

# Proposal Pricing Overview

## Surge Protection Summary:

Surge protection for Access Control and Camera System

- (6) DITEK magentic/strike locks
- (6) DITEK Wiegand/OSDP Readers
- (8) DITEK IP based CAT6 POE Cameras
- DITEK 1000W Battery Backup for Access Control boards and Camera System NVR & POE Port Switch
- ALTRONIX replacement power supply for strikes/magentic locks. Will not be ran off of Ditek UPS because this power supply has its own backup batteries.
- Access control panel requires re-wire

Clubhouse	Price
Access Control System <ul style="list-style-type: none"> <li>• (6) DITEK Electric Door Strike/Magentic Lock Surge Protector</li> <li>• DITEK Wall Mount 8-Channel Network Surge Protector 8 cameras</li> <li>• DITEK DTK-UPS1000R+ On-Line Uninterruptible Power Supply, 1000VA, 1000W                             <ul style="list-style-type: none"> <li>• DITEK DTK-UETH1 SNMP Card</li> </ul> </li> <li>• DITEK Wiegand/OSDP Readers for 6 doors/gates</li> <li>• Labor</li> </ul>	<b>\$4,640.00</b>
Door/Gate Power Supply with Battery Backup <ul style="list-style-type: none"> <li>• Power Supply/ Charger with Access power controller - 8 fused Class 2 power limited outputs provide 12 V DC @ 4 amp or 24 V DC @ 3 amp, outputs are individually selectable for Fail-Safe or Fail-Secure operation or as dry form in. C in. contacts, fire alarm disconnect AX-400ULACCB</li> <li>• Labor</li> </ul>	<b>\$1,070.00</b>
Electrician Ground Bar <ul style="list-style-type: none"> <li>• Surge bar installed for equipment to attach to</li> <li>• Multiple rods are inserted into the ground to be sure of the correct ground ohm</li> </ul>	<b>\$2,200.00</b>

**Estimated Project Total    \$7,910.00**

## PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (15) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (60) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (60) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. Technician Time Rates:
  1. During normal business hours (Monday-Friday 9:00AM-5:30PM, excluding holidays and training days), clients will be billed \$165 per hour per technician. After hours, including holiday, weekends, and training days are billed at \$247.50 per hour per technician.
  2. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.
7. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
8. Vendor holds a "**NO REFUNDS**" policy on the deposit, project total, or any monetary exchange of any kind.

# INVOICE

## RUAV

United States  
 Mobile: 813-316-6187  
 robbyuptonav@gmail.com  
 www.ru-av.com

<b>Invoice #</b>	1808
<b>Date</b>	Aug 7, 2024
<b>Due Date</b>	Aug 7, 2024
<b>Total</b>	\$850.99 USD
<b>Outstanding</b>	\$850.99 USD

**Invoice To:**

**Summit at fernhill**  
 lisa.castoria@inframark.com

**APC Battery + Surge protector**

#	Tasks	Quantity	Rate	Amount	
1.	<b>Service Call.</b> This is to install the new APC battery & surge protector.	1	\$200.00	\$200.00	
#	Products	Quantity	Unit Price	Sales Tax	Amount
1.	<b>APC 1500</b> Sinewave UPS System, 1500VA/1000W, 12 Outlets	1	\$599.99	\$51.00	\$599.99
<b>Terms &amp; Conditions</b> 75% is due for the deposit and to hold the date and purchase all the materials. After materials have been dropped off and installed the 25% will be due. With payment of the deposit you agree to the terms and conditions of RUAV.				<b>Sub Total</b>	<b>\$799.99 USD</b>
				Sales Tax 8.5% on \$599.99	\$51.00 USD
				<b>Total</b>	<b>\$850.99 USD</b>
				<b>Amount Paid</b>	<b>\$0.00 USD</b>
				<b>Amount Due</b>	<b>\$850.99 USD</b>

# Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com

# Estimate

Date	Estimate #
9/8/2024	1081

Name / Address
Summit at Fern Hill 501 S Falkenburg Rd Unit C-3 Tampa, fl. 33619

Project

Description	Qty	Rate	Total
<p>Prep and paint community and office room same color as currently painted. Paint baseboards white. Price incudes paint and prepping materials.</p> <p>Plug cover has already been re-attached. No charge</p> <p>Price includes all labor and materials.</p>		1,800.00	1,800.00

Client Signature	<b>Total</b>	\$1,800.00
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