

## WELCOME GATE TECHNOLOGY AGREEMENT

**THIS WELCOME GATE TECHNOLOGY AGREEMENT** (this "Agreement") is made and entered into as of the 1<sup>st</sup> day of October, 2025 ("Effective Date"), by and between **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes ("District") and **ENTERANCEIQ** ("Contractor").

### WITNESSETH:

**WHEREAS**, the District was established by Rule 42VV-1, Florida Administrative Code adopted by the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems, roadways, landscaping and other infrastructure within The Heritage Landing community; and

**WHEREAS**, included within the maintenance responsibilities of the District is the responsibility to operate a gatehouse facility, back gate and public access to The Heritage Landing Golf & Country Club community (the "Gatehouse"); and

**WHEREAS**, the District has a need to retain an independent contractor to deliver and install Gatehouse Technology (defined below) pursuant to the Request for Proposal (RFP), incorporated herein by reference ("RFP"); and

**WHEREAS**, the Contractor has submitted its response to the RFP, dated July 28, 2025, to provide and install Gatehouse Technology for the District (the "Proposal"); and

**WHEREAS**, the District has selected the Contractor to deliver and install the Gatehouse Technology to the District; and

**WHEREAS**, the District desires to employ the Contractor as an independent contractor to provide the goods and services described herein for the compensation and upon the terms, conditions and provisions hereinafter set forth.

**NOW, THEREFORE**, the District and the Contractor agree as follows:

1. **RECITALS**. That the above recitals are true and correct and are incorporated herein.

2. **DESCRIPTION OF WORK AND SERVICES**.

A. The District desires that the Contractor provide and install Gatehouse Technology (defined below) of the very highest quality. Following the execution of this Agreement by both parties, the Contractor shall provide the District with the specific goods and services identified in this Agreement.

B. While providing the Gatehouse Technology identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. All work to be performed within the scope of these specifications contained herein shall be strictly managed, executed, and performed by the Contractor using experienced personnel.

C. The Contractor shall provide the specific goods and services as shown in Paragraph 3 of this Agreement. Further, the Contractor shall be responsible for providing the ongoing maintenance, support and updates for the Gatehouse Technology.

**3. SCOPE OF GATEHOUSE TECHNOLOGY.** The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as Exhibit "A" and made a part hereof (the "Work" or the "Gatehouse Technology" and those other obligations set forth herein. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are met to the satisfaction of the District. All personnel provided by Contractor pursuant to this Agreement shall deliver and install the Gatehouse Technology hereunder in a professional manner, consistent with the standard rules of conduct of such professionals and in compliance with all state, local and federal laws, rules and ordinances. The performance of all services by the Contractor under this Agreement and related to this Agreement shall be performed in a good and workmanlike manner, in accordance with the highest industry standards for similar services and technology, and to the reasonable satisfaction of the District.

**4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work and/or perform such services as specified in this Agreement (including any addendum or amendment subsequently executed by the parties or in any authorized written work order from the District issued in connection with this Agreement and accepted by the Contractor). All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards in Charlotte County, Florida. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

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

B. The Contractor agrees that the District shall not be liable for the payment of any other work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with the District's representative, and at the request of the District, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor, at the Contractor's sole cost and expense, agrees to repair any

damage resulting from the Contractor's activities and work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier.

E. If requested, a representative of Contractor shall attend regular or special meetings of the District's Board of Supervisors, if requested by the District.

F. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances.

## **5. COMPENSATION TERM.**

A. As compensation for the Work (including all service and deliverables) described in this Agreement, the District agrees to pay Contractor in current United States funds for delivery and installation of the Gatehouse Technology, the price described in the Fee Schedule attached hereto as Exhibit "B" and made a part hereof of ("Contract Price"), payable by the District upon the completion of the Work. Within thirty (30) days after District's receipt of written notice from Contractor that the Work is complete and ready for final inspection, District shall make a final inspection and will notify Contractor in writing of any Work which is not in accordance with the requirements of the Scope of Work and describing what is required to render the Work complete, satisfactory, and acceptable (the "Punchlist"). Notwithstanding the foregoing, District's failure to include any corrective Work or pending items not yet completed in the Punchlist shall not alter or reduce the responsibility of Contractor to complete all the Work described herein. Not later than thirty (30) days after District's delivery to Contractor of the Punchlist, Contractor shall correct, complete, or remedy any and all Work noted in the Punchlist.

B. The District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment compensation contributions, and similar payroll deductions from the wages of employees.

C. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month following the completion of the Work. The invoice shall be due and payable within forty-five (45) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

## **6. WARRANTIES.**

A. General Performance Warranty. Contractor warrants that all Work performed, services rendered, and Gatehouse Technology delivered and installed under this Agreement shall:

(1) Be performed in a professional and workmanlike manner, in accordance with the highest industry standards for similar technology installation and integration services.

(2) Conform strictly to all specifications, requirements, and functionality described in this Agreement, the RFP (including any addenda thereto), and the Contractor's Proposal (collectively, the "Contract Documents").

(3) Be free from defects in design, materials, and workmanship.

(4) Be fit for the specific purpose of providing access control and related functionalities for the District's Gatehouse, as reasonably inferred from the Contract Documents.

(5) Be free of any liens, encumbrances, or security interests of third parties.

B. Hardware Warranty.

(1) **Manufacturer's Warranties.** Contractor warrants that all hardware components of the Gatehouse Technology are new (unless otherwise explicitly agreed in writing) and shall carry the full benefit of any and all manufacturer's warranties. Contractor shall promptly obtain and pass through to the District, at no additional cost, all such manufacturer's warranties. Contractor shall assist the District, at no additional charge, in enforcing any manufacturer's warranty claims for the duration of such warranties.

(2) **Installation Warranty.** In addition to any manufacturer's warranties, Contractor warrants its installation of all hardware components to be free from defects in workmanship for a period of one (1) year from the date of the District's final written acceptance of the Work (the "Hardware Installation Warranty Period").

C. Software Warranty.

(1) **Functionality.** Contractor warrants that all software components of the Gatehouse Technology (including, but not limited to, operating systems, applications, firmware, and any custom code developed by Contractor) will perform in accordance with the Contract Documents and will be free from material defects, errors, or bugs for a period of one (1) year from the date of the District's final written acceptance of the Work (the "Software Warranty Period").

(2) **Non-Infringement.** Contractor warrants that the software components, as delivered and used in accordance with the Contract Documents, do not and will not infringe upon any patent, copyright, trade secret, trademark, or other intellectual property rights of any third party.

(3) **Malware/Virus Free.** Contractor warrants that, to the best of its knowledge and after performing industry-standard virus and malware scans, all software components delivered are free of viruses, ransomware, Trojan horses, worms, or other malicious code.

D. Integration and Compatibility Warranty. Contractor warrants that all components of the Gatehouse Technology, including hardware, software, and networking elements, shall be properly integrated and compatible with each other and with any existing District systems or infrastructure specified in the Contract Documents, and will operate seamlessly as a complete and functional system. This warranty shall run for a period of (1) year from the date of the District's final written acceptance of the Work.

E. Remedy for Breach of Warranty.

(1) During the applicable warranty period, if any portion of the Work, Gatehouse Technology, or any component thereof fails to meet the warranties set forth herein, Contractor shall, at its sole cost and expense and within five (5) business days of receipt of written notice from the

District, promptly correct, repair, replace, or re-perform the defective or non-conforming item(s) to the District's satisfaction.

(2) If Contractor fails to remedy the defect within the specified timeframe above, the District, without waiving any other rights or remedies it may have at law or in equity, may elect to: (a) perform the necessary corrections itself or engage a third party to do so, and Contractor shall reimburse the District for all reasonable costs incurred, (b) terminate this Agreement for cause, in accordance with Section 19 and pursue all available remedies, and/or (c) demand a reduction in the Contract Price proportionate to the diminished value of the non-conforming Work or Gatehouse Technology.

F. Survival. All warranties set forth in this Agreement shall survive the acceptance of the Work, final payment, and the expiration or termination of this Agreement for the durations specified herein.

G. No Disclaimer of Implied Warranties. To the maximum extent permitted by Florida law, but expressly excluding application of Section 725.06, Florida Statutes, Contractor expressly waives any attempt to disclaim implied warranties, including but not limited to, the implied warranty of merchantability and the implied warranty of fitness for a particular purpose.

**7. CONTRACTOR'S ACCEPTANCE OF CONDITIONS**. The Contractor has carefully examined the areas and properties, including the Gatehouse, within the District upon which Contractor will deliver and install the Gatehouse Technology pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to the conditions.

**8. INTELLECTUAL PROPERTY**. All intellectual property rights, including but not limited to copyrights, patents, trade secrets, and trademarks, in any work product, software, configurations, documentation, or other materials specifically created or developed by the Contractor for the District under this Agreement shall be the sole and exclusive property of the District. The Contractor grants the District a perpetual, non-exclusive, royalty-free license to use, reproduce, modify, and distribute any of Contractor's pre-existing intellectual property incorporated into the Work, solely for the District's internal operations and maintenance of the Gatehouse Technology.

**9. TRAINING**. The Contractor shall provide comprehensive training to District personnel on the operation, basic troubleshooting, and maintenance of the Gatehouse Technology.

**10. DATA PRIVACY AND SECURITY**. The Contractor shall implement and maintain appropriate administrative, physical, and technical safeguards to protect the confidentiality, integrity, and availability of any District data, including personally identifiable information, accessed, stored, or processed by the Gatehouse Technology or the Contractor. The Contractor shall comply with all applicable federal and state data privacy laws and regulations.

**11. SAFETY**. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. The Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration (hereinafter "OSHA") and all applicable laws, statutes, rules, regulations and orders. The Contractor shall take precautions at all times to protect any persons and property affected by the Contractor's work under this Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

**12. INSURANCE**.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation coverage, in full compliance with Florida statutory requirements, for all employees of the Contractor who are to provide a service under this Contract, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$1,000,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

(2) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.

(3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also to include insured/underinsured motorists' coverage in the minimum amount of \$100,000 when there are owned vehicles.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier acceptable to the District, who licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**13. INDEMNIFICATION/HOLD HARMLESS.** The Contractor assumes liability for and shall indemnify, defend and save harmless the District as well as its supervisors, members, employees, officers, managers, agents, successors and assigns from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, reasonable attorneys' fees of their attorneys) irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising out of the Contractor's presence within The Preserve at Corkscrew for any purpose (including, but not limited to, performing the Work or Gatehouse Technology under this Agreement). This Agreement also obligates the Contractor to indemnify and save harmless the District for any and all expenses, costs, claims, actions, damages, losses, and liabilities of every kind arising out of any of the Contractor's or their subcontractors at the site. The Contractor understands and agrees that it is obligated and shall indemnify the District for damages and injury to persons and property caused in whole or in part by any act, omission, negligence or fault of the Contractor and its subcontractor, agents, employees, officers, directors, successors and assigns. The Contractor's obligation to indemnify and defend the District is absolute, including instances where the District are found potentially liable, responsible or at fault and in those instances where the District's own negligence or actions caused said damage or injury in part. Notwithstanding the above,

the Contractor shall not be required to indemnify and defend the District for damages found by a Court to have been caused solely by the District gross negligence or the willful, wanton or intentional misconduct of the District or their employees, officers, directors, successors and assigns.

The Contractor hereby acknowledges that the first \$100.00, paid under this contract as sufficient and valuable consideration from the District to the Contractor as specific consideration for this indemnification. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

**14. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**15. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**16. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**17. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**18. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**19. TERMINATION.** The Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any breach under this Agreement by the District. The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**20. PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**21. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

**22. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of the Contractor, which policies of the Contractor shall not conflict with the District, or other government policies, rules or regulations relating to the use of the Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. The Contractor shall not incur expenses on behalf of the District, enter into any contract on behalf of the District, either written or oral, or in any other way attempt to obligate or bind the District except upon the express prior written approval of the District.

**23. E-VERIFY.** Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes. Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Contractor enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If Contractor has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Contractor shall terminate the contract with such person or entity. Further,

if District has a good faith belief that a subcontractor of Contractor knowingly violated Section 448.095, Florida Statutes, but Contractor otherwise complied with its obligations hereunder, District shall promptly notify the Contractor and upon said notification, Contractor shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Contractor knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District.

By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Contractor.

**24. PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Contractor acknowledges that the designated public records custodian for the District is James P. Ward ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the Oversight Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Contractor to comply with Section 119.0701, Florida Statutes may subject the Contractor to penalties under Section 119.10, Florida Statutes. Further, in the event the Contractor fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JAMES P. WARD, TELEPHONE: (954) 658-4900, EMAIL: JIMWARD@JPWARDASSOCIATES.COM, AND MAILING ADDRESS: 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308.**

**25. SEVERABILITY.** In the event any term or provision of this Agreement be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given the nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

**26. EXHIBITS.** All of the exhibits attached to this Agreement, if any, are incorporated in, and made a part of, this Agreement.

**27. COMPLETE AGREEMENT.** This Agreement (and any exhibits or proposals expressly incorporated herein) constitutes the entire and complete agreement between the parties hereto and supersedes all prior correspondence, discussions, agreements and understandings between the parties hereto relating to the matters herein contained.

**28. MODIFICATIONS.** This Agreement may not be amended or modified in any manner other than by an Agreement in writing signed by all of the parties hereto.

**29. WAIVER.** No waiver of any of the terms of this Agreement shall be valid, unless such is in writing and signed by the party against whom such waiver is asserted. In any event, no waiver shall operate or be constructed as a waiver of any future required action or of any subsequent breach.

**30. CONFLICT.** To the extent that there is a conflict with respect to any provisions of this Agreement, the RFP or the Proposal, the provision in the main body of the Agreement shall govern over the RFP and the Proposal, and the Proposal shall govern over the RFP.

**31. CONSTRUCTION OF THIS AGREEMENT.**

A. **TITLES.** The titles of paragraphs and sub-paragraphs are for reference purposes only, and shall not in any way limit the contents, application or effect thereof.

B. **ORDER OF PARAGRAPHS.** This Agreement shall be construed as a whole with no importance being placed upon the order of the paragraphs as they appear herein.

C. **PRONOUNS.** Pronouns used herein shall refer to every other and all genders and any word used herein shall refer to the singular or plural as required or appropriate to the context.

D. **FLORIDA LAWS.** This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

E. **NEGOTIATION OF AGREEMENT.** The parties hereto have participated fully in the negotiation and preparation hereof and accordingly, this Agreement shall not be more strictly construed against one or the other.

F. **INTERPRET TO BIND AND TO DO JUSTICE.** This Agreement shall be interpreted in a manner to uphold and enforce the binding effect of all provisions hereof and, at the same time, to do justice to all parties in the event of doubt or ambiguity as to any term, expression or meaning.

G. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole

benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

**32. NOTICES.** All notices, demands, requests or other communications made pursuant to, under or by virtue of this Agreement must be in writing and either emailed, hand-delivered, delivered by next business day commercial courier (such as FedEx or UPS), or mailed through the United States Postal Service, to the party to which the notice, demand, request or communication is made, as follows:

IF TO THE DISTRICT:

Tern Bay Community Development District  
c/o JP Ward & Associates, LLC  
Attn: James P. Ward, District Manager  
2301 Northeast 37th Street  
Fort Lauderdale, FL 33308  
Email: [jimward@jowardassociates.com](mailto:jimward@jowardassociates.com)

WITH A COPY TO:

Coleman, Yovanovich & Koester, P.A.  
Attention: Gregory L. Urbancic, Esq.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
Email: [gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

IF TO THE CONTRACTOR:

EntranceIQ  
Attn: Robert Belline  
729 Colorado Avenue  
Stuart, FL 34994  
Email: [rob@entranceiq.net](mailto:rob@entranceiq.net)

Such addresses may be changed by written notice given to the address noted above. Any notice, demand, request or other communication shall be deemed to be given upon actual receipt in the case of email, hand-delivery or delivery by overnight courier, or two (2) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the party in accordance with the foregoing and with the proper amount of postage affixed thereto, if applicable. Legal counsel may deliver any notice on behalf of the party such counsel represents.

**33. COUNTERPARTS.** This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

**34. VENUE, PREVAILING PARTY ATTORNEY'S FEES AND COSTS.** In the event of litigation arising out of either party's obligations under this Agreement, venue shall lie in Charlotte County, Florida and the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party, including but not limited to trial level fees, bankruptcy fees and appellate fees.

**35. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** In accordance with the requirements of Section 787.06(13), Florida Statutes, the affidavit attached hereto as Exhibit "C" shall be completed by Contractor at the time of execution of this Agreement and any renewal thereof.

*{Remainder of page intentionally left blank. Signatures appear on following page(s).}*

**IN WITNESS WHEREOF**, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

**DISTRICT:**

**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT**

*Tara Brady*

By: [Tara Brady \(Sep 15, 2025 12:09:35 EDT\)](#)  
Tara Brady, Chairperson

Dated: 15/09/2025

Attest:

*James P. Ward*

James P. Ward, Secretary

**CONTRACTOR:**

**ENTERANCEIQ**

*Robert Belline*

By: [Robert Belline \(Sep 15, 2025 11:18:49 EDT\)](#)  
Robert Belline, Founder

Dated: 15/09/2025

## Exhibit "A"

### Scope of Work / Gatehouse Technology

- **General:**
  - **Cloud Based Software:** The Software System must be cloud-based software, so that data access can be from anywhere, software updates can happen automatically. System software must be compliant to ensure data security. Vendor to provide specific security protocols.
  - **Ease of Use:** The System must be user-friendly such that Access Gate Attendants, Residents and Visitors can navigate it with little to no training or assistance. For example, the system needs a clear interface that is not cluttered with texts or icons, and the workflow process from check in should be extremely clear to navigate sign in quickly and easily.
  - **Smooth Visitor Registration:** The system must allow for easy and efficient registration of visitors, including options for pre-registration or on-site check-in in ONE Website APP.
  - **Integrated Software Package:** The system must provide one software package for the operations of the Access Control System, including but not limited to, touchscreen operations, resident account access, texting capability to Access Control Personnel, Picture and plate entry/time stamping, scan barcode or QR code (printed and on phone).
  - **Customizable Notifications:** Texting capabilities are required as the primary method of notification, however added features such as a phone call is expected to be available. All Unlimited abilities.
  - **Self-Service Kiosks:** Consider providing self-service kiosks for visitors to check in and out, reducing wait times and administrative burden.
  - **ID Scanning and Verification:** Incorporate features for scanning and verifying visitor IDs to enhance security and accuracy.
  - **Customizable Visitor Flows:** Allow for different visitor types (e.g., contractors, deliveries, guests) with tailored workflows.
- **Security Features:**
  - **Access Control:** Integrate with existing access control systems to manage visitor access to specific areas.
  - **Visitor Screening:** Implement features for screening visitors, including providing driver license, Photo Capture, ensuring owner has provided access, and/or other screening methods as determined by the District.
  - **Instant Alerts:** Provide instant notifications to relevant personnel upon visitor arrival.
  - **Data Security:** Ensure data encryption and secure storage of visitor information to comply with privacy regulations (e.g., GDPR, CCPA).
- **Integration:**
  - **Security System Integration:** Integrate with existing security systems like access control, surveillance cameras, and alarm systems.
  - **Communication System Integration:** Integrate with communication systems for sending notifications and updates to visitors and hosts.
  - **Other System Integration:** Consider integration with other relevant systems, such as HR systems or building management systems.
- **Reporting and Analytics:**
  - **Visitor Tracking:** Track visitor activity, including entry and exit times, locations visited, and duration of stay.
  - **Report Generation:** Generate comprehensive reports on visitor activity for auditing, compliance, and security analysis. Provide all filter capabilities available.

- Filter by
  - Date and Time.
  - Exportable in CVS, PDF and/or Excel.
- **Data Export:** Allow for exporting visitor data in various formats for further analysis or record-keeping.
- **User Experience:**
  - **Intuitive Interface:** The system should be user-friendly for both visitors and administrative staff.
  - **Mobile Responsiveness:** Ensure the system is accessible and functional on various devices, including mobile phones and tablets.
- **Scalability and Flexibility:**
  - **Scalability:** Choose a system that can accommodate the District's growth and evolving needs.
  - **Customization:** The system should be customizable to fit the District's specific requirements and workflows.
  - **Multi-location Support:** A system that can manage visitors across both the Main Gate and Resident Access Gate.

**Exhibit "B"**

**Fee Schedule**

**Features & Benefits**

<p><b>Gatehouse Integrated Suite (Includes the first gatehouse and coverage for up to 100 homes; additional homes require an expanded coverage plan.)</b></p> <p>Solution Features Overview EntranceIQ provides a comprehensive, integrated suite of tools designed to enhance security, streamline operations, and elevate the resident experience in gated communities.</p> <p>Below is a summary of included features by category:</p> <p><b>Security Officer Tools</b> Empowering on-site personnel with technology to manage entry and ensure community safety.</p> <p><b>EIQ-Secure</b> Centralized guest entry management platform (includes 1 Device License).</p> <p><b>EIQ-DriveID</b> Automated driver's license scanning and verification (includes 1 Device License).</p> <p><b>EIQ PlateScan – Intelligent License Plate Recognition</b> EIQ PlateScan provides built-in LPR for EntranceIQ, capturing and logging vehicle plates to improve security and entry tracking. The first license supports one camera at the gatehouse to autoenter guest plates (camera not included). Additional cameras require separate licenses and a monthly fee.</p> <p><b>EIQ-Notify</b> Instantly alerts residents when their guests arrive.</p> <p><b>EIQ-Incidents</b> Digital incident reporting system to log, manage, and monitor all incidents for transparency and accountability.</p> <p><b>Resident Convenience &amp; Self-Management</b> Designed for simplicity, control, and ease of use.</p> <p><b>EIQ-Connect</b> App and web access for residents to manage guest lists and track entries.</p> <p><b>EIQ-Passport</b></p>	<p>1 x \$525.00 / month for 1 year.</p>
---	---

QR code check-ins for seamless guest access via email (QR code scanner not included).

**EIQ-VoicePass**

Voice-activated guest management (includes 10,000 minutes/month for hands-free convenience).

**Property & Community Management**

Centralized tools for efficient oversight and resident engagement.

**EIQ-Manage**

Complete resident and property management with visitor access controls and reporting (2 User Licenses included).

**EIQ-Credentials**

Secure access control integration with NAPCO Gateway (required; gateway not included) for enhanced credentialing and entry tracking.

**Traffic Control & Compliance Enforcement**

Promoting safer streets and consistent rule enforcement within the community.

**EIQ-IntelliTicket**

Radar speed monitoring integration with TrafficLogix (includes 1 camera connection, camera not included).

**EIQ-PayEase**

Secure online payment system for citations, vendor passes, and credentials (7.4% transaction processing fee).

**EIQ-Compliance Lock**

Automatically restricts resident access credentials for unpaid citations to ensure compliance with community rules.

**Resident Communication & Emergency Alerts**

Keeping residents informed and connected when it matters most.

**EIQ-Community Alerts**

Mass communication system for emergency alerts and important announcements.

**EIQ-SMS**

Affordable SMS notifications to residents (\$0.065/message, billed monthly based on usage).

**EIQ-Insights:**

Actionable Insights & Analytics Detailed guest activity and security reporting to optimize gatehouse operations and provide valuable insights for community managers.

<p><b>Expanded Home Coverage</b></p> <p>Our Gatehouse Integrated Suite covers the first 100 homes. For communities exceeding this limit, a small additional fee applies for each home over 100, ensuring smooth and efficient visitor management. You'll only pay for the services your community needs based on its actual size.</p>	<p>3 x \$78.00 / month for 1 year</p>
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<p><b>EIQ-PlateScan Camera License</b></p> <p>The EIQ PlateScan Camera License enables individual cameras to capture and log vehicle license plates as they enter and exit the community. This license integrates the cameras with the EIQ PlateScan system, providing real-time tracking and enhanced security.</p> <p>Licensing Model: Monthly fee per camera.</p>	<p>3 x \$78.00 / month for 1 year</p>
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<p><b>Integrated Suite Onboarding Fee</b></p> <p>First Gatehouse or Single Gatehouse Onboarding Fee  Database Optimization: Expert support for clean, efficient database conversion.  EntranceIQ University: Unlimited self-paced training for security and management.  Resident Email Onboarding: Initial email introducing EntranceIQ to residents.  Resident Tutorials: Self-paced tutorials to help residents master the system.  Post-Deployment Review: Usage analysis to ensure system success and satisfaction.</p>	<p>1 x \$6,480.00</p>
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Monthly subtotal	\$2,652.90
One-time subtotal	\$6,480.00
First month and onboarding fee required	\$9,132.90

**PRICING FORM**

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the first twelve (12) month period, from October 1, 2025 through September 30, 2026.

\$ 31,834.80 Annual Total [YEAR 1: October 1, 2025 to September 30, 2026]

Please provide a monthly total for Year 1: \$ 2652.90 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the second twelve (12) month period, October 1, 2026 through September 30, 2027.

\$ 32,471.52 Annual Total [YEAR 2: October 1, 2026 to September 30, 2027]

Please provide a monthly total for Year 2: \$ 2705.96 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the third twelve (12) month period, October 1, 2027 through September 30, 2028.

\$ 33,120.96 Annual Total [YEAR 3: October 1, 2027 to September 30, 2028]

Please provide a monthly total for Year 3: \$ 2760.08 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the fourth twelve (12) month period, October 1, 2028 through September 30, 2029.

\$ 33,783.36 Annual Total [YEAR 4: October 1, 2028 to September 30, 2029]

Please provide a monthly total for Year 4: \$ 2815.28 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the fifth twelve (12) month period, October 1, 2029 through September 30, 2030.

\$ 34,459.08 Annual Total [YEAR 5: October 1, 2029 to September 30, 2030]

Please provide a monthly total for Year 5: \$ 2871.59 Monthly Total

Description			Total Cost
Description			Total Cost

**The District reserves the right to adjust the operation as needed.**

# Exhibit C

## SECTION 11: AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

State of Florida

County of St. Lucie

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of Entrance 16 (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Robert Bellino  
Signature  
Printed Name: Robert Bellino  
Title: Founder  
Contractor: Entrance 16  
Date: 8/28/25

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization, this 28 day of August, 2025, by Robert Bellino as Founder of Entrance 16, who is  personally known to me or who produced  as identification.

Laura Jones  
Notary Public

(Notary Seal)





# Proposal for Welcome Gate Technology

Submitted in response to Tern Bay Development District

---

**Date:** August 26, 2025

**Subject:** Response to RFP for Welcome Gate Technology

**Proposer's Name:** EntrancelQ

**Contact Name:** Robert Belline, Founder

**Address:** 729 Colorado Ave, Stuart, Florida 34994

**Telephone Number:** 561-503-4500

**Email:** rob@entranceiq.net

# EntrancelQ™

ADAPTABLE VISITOR MANAGEMENT

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ADAPTABLE VISITOR MANAGEMENT

**August 29, 2025**

**James P. Ward**

Atwell, LLC  
4161 Tamiami Trail  
Building 5, Suite 501  
Port Charlotte, FL 33952

Dear Mr. Ward,

On behalf of EntrancelQ, I am pleased to submit our proposal for the Welcome Gate Technology project. EntrancelQ is a leader in visitor management and gated community access solutions, dedicated to delivering reliable, innovative, and secure systems.

We fully understand the contractual requirements of this project and are committed to completing all work within the specified timeframes. The primary caveat to project timelines is the availability of community data. Historically, delays arise because EntrancelQ does not hold care, custody, or control of existing data. Timely responsiveness from your team in providing the required data will be essential to ensure the project remains on schedule.

Our team has extensive experience in deploying scalable access control solutions tailored for gated communities, and we are confident in our ability to provide the district with the most advanced, cost-effective, and future-ready technology available.

EntrancelQ distinguishes itself through its tiered kiosk product lineup, secure Azure cloud architecture, and a rigorously structured onboarding methodology. Together, these strengths ensure seamless implementation, minimal disruption to operations, and a long-term partnership built on trust and responsiveness.

We welcome the opportunity to serve the district and respectfully submit our proposal for consideration.

Sincerely,

A handwritten signature in cursive script that reads "Robert Belline".

**Robert Belline**  
Founder, EntrancelQ

729 Colorado Ave Stuart, FL 34994  
561-503-4500  
[www.EntrancelQ.net](http://www.EntrancelQ.net)



ADAPTABLE VISITOR MANAGEMENT

## Educational Background & Professional Experience

### *EntrancelQ Leadership Team*

Robert Belline

#### **Founder & Chief Executive Officer**

Robert founded EntrancelQ to set a new benchmark for visitor management and access technology in gated communities. With a career spanning technology innovation, process engineering, and SaaS business models for over 25 years, Robert combines a strategic vision with hands-on operational expertise.

- **Background:** Experience in technology startups and security systems integration. Known for building scalable business processes that balance client success with operational efficiency.
- **Day-to-Day Role:** Oversees corporate strategy, key client relationships, and business development initiatives. Provides leadership in shaping EntrancelQ's roadmap, ensuring it aligns with evolving community and security needs.
- **Impact:** Robert's vision has led to the development of EntrancelQ's tiered kiosk lineup (EIQ Hello, EIQ Welcome, EIQ ASK) and the structured onboarding methodology now recognized as an industry differentiator.
- **Strengths:** Strategic leadership, SaaS deployment, client success, and long-term partnership building.



ADAPTABLE VISITOR MANAGEMENT

Deniz Kumral

### Chief Technology Officer

Deniz brings over two decades of experience in high-stakes software and systems development. His expertise in law enforcement, government, and financial platforms has shaped EntrancelQ's architecture to meet the strictest demands for security and reliability.

- **Background:** Led technology teams in multiple security-sensitive industries, including real-time data systems for government and cloud solutions for finance.
- **Day-to-Day Role:** Oversees all technical operations, including platform architecture, development cycles, security protocols, and system integrations. Guides product innovation and ensures compliance with cybersecurity and privacy standards.
- **Impact:** Implemented EntrancelQ's secure Microsoft Azure foundation, introduced multi-carrier cellular failover for kiosks, and developed SSL/TLS communication protocols to safeguard resident and visitor data.
- **Strengths:** Enterprise system architecture, cybersecurity, SaaS scaling, and branding/UX alignment.

Laura Jones

### Director of Resident Success

Laura is responsible for the experience of residents who interact with EntrancelQ systems daily. With decades of experience in integrator networks and community engagement, she ensures that resident adoption and satisfaction remain at the forefront of every deployment.

- **Background:** 25+ years working with technology integrators, community management firms, and HOA leadership to roll out large-scale solutions that touch thousands of residents.
- **Day-to-Day Role:** Leads resident onboarding strategies, training programs, and ongoing customer support services. Designs processes that make new technology easy and stress-free for communities.
- **Impact:** Created a structured resident onboarding model that boosts adoption rates and decreases support escalations. Drives ongoing feedback loops between residents and product teams to continuously refine tools.
- **Strengths:** Resident engagement, training design, support process optimization, and user experience improvement.

729 Colorado Ave Stuart, FL 34994

561-503-4500

[www.EntrancelQ.net](http://www.EntrancelQ.net)



ADAPTABLE VISITOR MANAGEMENT

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Chad Stuck

**Director of Partner Success**

Chad is EntrancelQ's bridge to its ecosystem of partners — from integrators and installers to property managers and security staff. With nearly 25 years in visitor management, Chad has been directly involved in pioneering technologies that reshaped community access control.

- **Background:** Veteran of a leading visitor management company, where he developed both software and hardware programs that became industry standards.
- **Day-to-Day Role:** Manages integrator partnerships, coordinates field implementations, and oversees training for security personnel. Works closely with clients to translate community needs into technical deployments.
- **Impact:** Helped conceptualize and deliver EntrancelQ's virtual greeter kiosks, which reduce guard dependency while enhancing security. Known for introducing practical, cost-efficient solutions that balance innovation with operational realities.
- **Strengths:** Partnership management, deployment leadership, access control technologies, and field operations strategy.



ADAPTABLE VISITOR MANAGEMENT

## Similar Contracts Held

### **Pelican Landing – Naples, FL**

- **Scope of Services:** EIQ-Secure, EIQ-Manage, EIQ-Connect, EIQ-Credentials, EIQ-Northsync (Northstar Accounting)
- **Reference Contact:** Levi Herrera, Director of Security – (239) 947-5977

### **Valencia Isles – Boynton Beach, FL**

- **Scope of Services:** EIQ-Secure, EIQ-Manage, EIQ-Connect, EIQ-Credentials
- **Reference Contact:** Ria Robertson, General Manager – (561) 369-4747

### **Eagle Trace – Coral Springs, FL**

- **Scope of Services:** EIQ-Secure, EIQ-Manage, EIQ-Connect, EIQ-Credentials
- **Reference Contact:** Angela Ervin, General Manager – (954) 796-5013

### **The Dominion – San Antonio, TX**

- **Scope of Services:** EIQ-Secure, EIQ-Manage, EIQ-Connect, EIQ-Credentials, EIQ-Intelliticket (TrafficLogix)
- **Reference Contact:** Lisa Fratangelo, Property Manager – (210) 698-1232

# EntrancelQ™

ADAPTABLE VISITOR MANAGEMENT

**EntrancelQ is uniquely qualified** to perform this contract and deliver a best-in-class visitor management solution.

- **Proven Experience** – Successful deployments across large master-planned communities and smaller associations nationwide.
- **Structured Onboarding Process** – Includes kickoff planning, secure data conversion, dual-system operation, staff training, and follow-up checks.
- **Organizational Readiness** – Dedicated team of engineers, managers, and support specialists, with strong hardware/service partnerships.
- **Compliance & Security** – Built on Microsoft Azure, SSL/TLS encryption, role-based controls, and redundancy. Fully compliant with Florida procurement and privacy standards.

## Comprehensive Platform Capabilities

- Guest Management at its Pinnacle
- Gatehouse Options
- Property Management Access
- Accounting Integration
- Resident Management Tools
- Advanced Access Control
- Enhanced Communication & Safety
- Traffic Management & Safety
- Incident Management
- Virtual Security Solutions

## Core Modules

- **EIQ-Manage** – Centralized community administration
- **EIQ-Connect** – Resident-facing access management tools
- **EIQ-NorthSync** – NorthStar accounting integration
- **EIQ-Alerts** – Notification system
- **EIQ-Credentials** – Resident credential management
- **EIQ-Passport** – Guest QR/digital passes
- **EIQ-IntelliTicket** – Traffic safety & enforcement (TrafficLogix)
- **EIQ-PayEase** – Citation resolution system
- **EIQ-DriveID** – Driver's license scanning
- **EIQ-Incident Tracking** – Incident management
- **EIQ-PlateGuard** – Resident LPR credential system
- **EIQ-PlateScan** – Visitor LPR verification



ADAPTABLE VISITOR MANAGEMENT

## What EntrancelQ Can Do

### General & Software

- **Cloud-based software:** EntrancelQ is fully cloud-hosted (Azure-based), supports remote access, and delivers automatic updates. Data security (SSL, encrypted communication, multi-carrier failover on ASK kiosks) is part of its architecture.
- **Ease of Use:** Interfaces are intentionally designed to be simple, uncluttered, and intuitive for guards, residents, and visitors. Residents already use the mobile/web portal, and kiosks have guided workflows.
- **Smooth Visitor Registration:** Supports pre-registration via resident app/portal, one-time guest codes, and quick onsite check-in (via kiosk, QR code, or license plate).
- **Integrated Software Package:** Resident portal, guard dashboard, visitor registration, notifications, kiosk touchscreens, QR/barcode scanning, license plate-based access, and gate control are all within a single platform.
- **Customizable Notifications:** Supports SMS as primary, with phone calls (IVR/virtual greeter) and email as fallbacks. Unlimited notifications are not a limitation.
- **Self-Service Kiosks:** Covered by the **EIQ Hello**, **EIQ Welcome**, and **EIQ ASK** kiosks lineup. Visitors can check themselves in, scan QR codes, or use license plates as credentials.
- **ID Scanning & Verification:** EIQ Welcome and ASK kiosks support barcode/QR scan; driver's license scanning is possible with integrated peripherals.
- **Custom Visitor Flows:** Workflows for contractors, deliveries, and residents' guests are configurable.

### Security

- **Access Control Integration:** EIQ kiosks can control gates directly and integrate with many existing access control panels.
- **Visitor Screening:** Visitor validation, license plate capture, photo capture, and resident authorization workflows are supported.
- **Instant Alerts:** SMS, calls, and real-time **guard dashboard** alerts are available.
- **Data Security:** Encrypted, GDPR/CCPA-aligned handling of resident and visitor data.

# EntranceIQ™

ADAPTABLE VISITOR MANAGEMENT

## Integrations

- **Security System Integration:** Cameras and access hardware integrations already exist (ANPR/LPR, gate triggers).
- **Communication System Integration:** Text/call/email built-in.
- **Other System Integration:** Possible via APIs — can connect to HOA management software, but not out-of-the-box HR/BMS integrations (would need scoping).

## Reporting & Analytics

- **Visitor Tracking:** Entry/exit logging, timestamps, plate & photo captures, all supported.
- **Report Generation:** Customizable reports exportable to CSV/Excel/PDF. Filter by date, resident, or visitor.
- **Data Export:** Available in standard formats for audit/compliance.

## User Experience

- **Intuitive Interface:** Guard dashboard is streamlined; resident and visitor workflows are designed to minimize friction.
- **Mobile Responsiveness:** Resident web app works across devices; visitor registration accessible by mobile link.

## Scalability & Flexibility

- **Scalability:** Cloud architecture supports multi-community scaling.
- **Customization:** Visitor types, workflows, notification settings, and kiosk branding can be tailored.
- **Multi-location Support:** Multiple gates (main, resident-only, contractor) can be managed under one community configuration.



ADAPTABLE VISITOR MANAGEMENT

### What EntrancelQ *Cannot* Do Currently (or requires customization)

- **Truly Unlimited Notifications:** While SMS/calls are scalable, carriers impose fair-use limits. "Unlimited" may be constrained by provider policy.
- **Deep HR/Building Management Integrations:** Not native — would require API development or third-party middleware.
- **Full Driver's License Validation:** While license scanning is supported, *real-time state/DMV validation* is not currently embedded (it only captures/records, not authenticates with state systems).
- **Comprehensive Surveillance/Alarm Integration:** EIQ can trigger gates and capture video snapshots, but deep two-way integration with *all* third-party surveillance or alarm systems may not be turnkey.
- **Advanced Analytics (AI/ML security anomaly detection):** Reporting is robust, but predictive security analytics would require enhancements.
- **Offline Operation:** Since the system is cloud-first, prolonged internet outages (beyond ASK's cellular failover) may restrict full access.



ADAPTABLE VISITOR MANAGEMENT

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## Proposal Signature and Acknowledgments

(Attach signed acknowledgment and signature form)

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## Familiarity with Laws and Regulations

EntrancelQ acknowledges full compliance with federal, state, and local laws, including Chapter 287, Florida Statutes.

**No Collusion Statement** – Only one proposal submitted, no collusion, no arrears, and holds all necessary licenses.

**Interpretations and Addenda** – Acknowledged.

**Modification and Withdrawal** – Proposal valid for 60 days.

**Basis of Award / Right to Reject or Award** – Acknowledged.

**Contract Award** – Agreement will be executed within 30 days of notice.

**Pre-Proposal Meeting / Site Visit** – Acknowledged.



ADAPTABLE VISITOR MANAGEMENT

## Insurance Coverage

As a SaaS provider, EntrancelQ does not engage in on-site construction or contracting. General liability insurance is not applicable.

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## Indemnification and Liability

- **Indemnification** – Agreed.
  - **Limitation of Liability** – Acknowledged (Section 768.28, Florida Statutes).
- 

## Required Forms and Addenda

(All required forms attached as per RFP).

---

## Valuation Criteria Response

- **Price** – Competitive and value-driven.
  - **Capability** – Demonstrated through US deployments.
  - **References** – Provided.
  - **Support** – Structured onboarding, training, and responsive support model.
- 

## Licenses and Permits

As a SaaS provider, EntrancelQ's operations do not require state or local licenses/permits. Fully compliant with Florida technology regulations.

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## State Authorization (if applicable)

EntrancelQ affirms compliance with Florida Department of State requirements.  
Public Records Compliance

### **Acknowledged per Section 119.071, Florida Statutes.**

729 Colorado Ave Stuart, FL 34994  
561-503-4500  
[www.EntrancelQ.net](http://www.EntrancelQ.net)



ADAPTABLE VISITOR MANAGEMENT

# EntranceIQ @ Tern Bay Community Development District (Heritage Landing)

Quote created: August 28, 2025 Quote Number: 20250828-064910048

**Tern Bay Community Development District (Heritage Landing)**  
Punta Gorda, FL

**Jim Ward**  
jimward@jpwardassociates.com

## Feature-Specific Notes

Some features may require additional hardware, which is not included in this quote. Any necessary equipment will be reviewed and quoted separately by an authorized EntranceIQ partner, providing you with a clear overview of any extra components if needed.

# Features & Benefits

---

## **Gatehouse Integrated Suite (Includes the first gatehouse and coverage for up to 100 homes; additional homes require an expanded coverage plan.)**

1 x \$525.00 / month  
for 1 year

### Solution Features Overview

EntranceIQ provides a comprehensive, integrated suite of tools designed to enhance security, streamline operations, and elevate the resident experience in gated communities.

Below is a summary of included features by category:

#### Security Officer Tools

Empowering on-site personnel with technology to manage entry and ensure community safety.

#### EIQ-Secure

Centralized guest entry management platform (includes 1 Device License).

#### EIQ-DriveID

Automated driver's license scanning and verification (includes 1 Device License).

#### EIQ PlateScan – Intelligent License Plate Recognition

EIQ PlateScan provides built-in LPR for EntranceIQ, capturing and logging vehicle plates to improve security and entry tracking. The first license supports one camera at the gatehouse to auto-enter guest plates (camera not included). Additional cameras require separate licenses and a monthly fee.

#### EIQ-Notify

Instantly alerts residents when their guests arrive.

#### EIQ-Incidents

Digital incident reporting system to log, manage, and monitor all incidents for transparency and accountability.

#### Resident Convenience & Self-Management

Designed for simplicity, control, and ease of use.

#### EIQ-Connect

App and web access for residents to manage guest lists and track entries.

#### EIQ-Passport

QR code check-ins for seamless guest access via email (QR code scanner not included).

#### EIQ-VoicePass

---

Voice-activated guest management (includes 10,000 minutes/month for hands-free convenience).

#### Property & Community Management

Centralized tools for efficient oversight and resident engagement.

#### EIQ-Manage

Complete resident and property management with visitor access controls and reporting (2 User Licenses included).

#### EIQ-Credentials

Secure access control integration with NAPCO Gateway (required; gateway not included) for enhanced credentialing and entry tracking.

#### Traffic Control & Compliance Enforcement

Promoting safer streets and consistent rule enforcement within the community.

#### EIQ-IntelliTicket

Radar speed monitoring integration with TrafficLogix (includes 1 camera connection, camera not included).

#### EIQ-PayEase

Secure online payment system for citations, vendor passes, and credentials (7.4% transaction processing fee).

#### EIQ-Compliance Lock

Automatically restricts resident access credentials for unpaid citations to ensure compliance with community rules.

#### Resident Communication & Emergency Alerts

Keeping residents informed and connected when it matters most.

#### EIQ-Community Alerts

Mass communication system for emergency alerts and important announcements.

#### EIQ-SMS

Affordable SMS notifications to residents (\$0.065/message, billed monthly based on usage).

#### EIQ-Insights:

Actionable Insights & Analytics Detailed guest activity and security reporting to optimize gatehouse operations and provide valuable insights for community managers.

---

### Expanded Home Coverage

Our Gatehouse Integrated Suite covers the first 100 homes. For communities exceeding this limit, a small additional fee applies for each home over 100, ensuring smooth and efficient visitor management. You'll only pay for the services your community needs based on its actual size.

1,770 x \$1.07 / month  
for 1 year

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**EIQ-PlateScan Camera License**3 x \$78.00 / month  
for 1 year

The EIQ PlateScan Camera License enables individual cameras to capture and log vehicle license plates as they enter and exit the community. This license integrates the cameras with the EIQ PlateScan system, providing real-time tracking and enhanced security.

Licensing Model: Monthly fee per camera.

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**Integrated Suite Onboarding Fee**

1 x \$6,480.00

First Gatehouse or Single Gatehouse Onboarding Fee

Database Optimization: Expert support for clean, efficient database conversion.

EntranceIQ University: Unlimited self-paced training for security and management.

Resident Email Onboarding: Initial email introducing EntranceIQ to residents.

Resident Tutorials: Self-paced tutorials to help residents master the system.

Post-Deployment Review: Usage analysis to ensure system success and satisfaction.

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Monthly subtotal ..... \$2,652.90

One-time subtotal ..... \$6,480.00

First month and onboarding fee required ..... \$9,132.90

**This quote expires on September 27, 2025**

**Agreement & Terms**

Your subscription runs on a 12-month term, with price adjustments occurring only on the anniversary date. We provide a 90-day notice for any price increase, based on the Consumer Price Index (CPI), and capped to ensure fairness. Monthly subscriptions can be canceled on the anniversary date, with no further charges after the current billing cycle. Your data remains the property of the community.

**Questions? Contact me****Robert Belline**

Founder

rob@entranceiq.net

+15615034500

**EntranceIQ**

**TERN BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**REQUEST FOR PROPOSALS**  
**WELCOME GATE TECHNOLOGY**  
PUNTA GORDA, FLORIDA

JULY 28, 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 N.E. 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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## SECTION 1: REQUEST FOR PROPOSALS

### TERN BAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SOLICITATION FOR REQUEST FOR PROPOSALS

#### WELCOME GATE TECHNOLOGY Charlotte County, Florida

Notice is hereby given that Tern Bay Community Development District (the "District") is requesting proposals to provide welcome gate technology for the District, which proposals shall be addressed to James P. Ward, District Manager, c/o Atwell, LLC and will be received at the office of Atwell, LLC, 4161 Tamiami Trail Building 5, Suite 501, Port Charlotte, FL 33952 until 11:00 A.M., LOCAL TIME, on August 29, 2025.

Proposals will be publicly opened and read aloud at 11:00 A.M. on August 29, 2025 at the office of Atwell, LLC, 4161 Tamiami Trail Building 5, Suite 501, Port Charlotte, FL 33952. Any proposals received after the time and date specified will not be considered. Any person requiring special accommodations at the proposal opening because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least two calendar days prior the proposal opening. Each person who decides to appeal any action taken at the proposal opening is advised that 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 such appeal is to be based.

The Tern Bay Community Development District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the community.

To be eligible to submit a proposal an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Charlotte County and the State of Florida. Additionally, all proposers are required to submit a Federal Government W-9 Form, Human Trafficking Certificate as required by Florida Law and a Certificate of Insurance, naming the Tern Bay Community Development District as a named insured in the amounts required in the Proposal Documents, along with other documents identified in the request for proposals. The successful proposer must enter into a Welcome Gate Technology Agreement with the District.

The proposal documents may be obtained from the office of the District Manager, James P. Ward at [jimward@jwardassociates.com](mailto:jimward@jwardassociates.com). Phone (954) 658-4900.

All contractor Requests for Information (RFI) must be submitted on or before August 20, 2025, at 12:00 PM, local time to James P. Ward, [jimward@jwardassociates.com](mailto:jimward@jwardassociates.com). The District will not open to any RFIs submitted after the time and date specified and will be returned to the proposer.

Proposals shall be in a sealed envelopes containing six (6) printed proposals and a USB drive included with the proposals. at the office of Atwell, LLC, 4161 Tamiami Trail Building 5, Suite 501, Port Charlotte, FL 33952 until 11:00 A.M., LOCAL TIME, on the August 29, 2025, and shall be marked or endorsed Tern Bay CDD Welcome Gate Technology RFP to the attention of James P. Ward, District Manager c/o Atwell, LLC.

Proposals delivered after the submittal deadline will not be opened or otherwise considered. Please note that facsimile, email or proposals not enclosed in a sealed envelope will not be opened or considered. Any uncertainty regarding the time a proposal is received will be resolved against the proposer.

The District reserves the right to reject any and all proposals, make modifications to the scope of work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so.

Tern Bay Community Development District  
James P. Ward, District Manager

## SECTION 2: INSTRUCTIONS TO PROPOSERS

### 2.1 PERIOD OF AGREEMENT

The initial term of this agreement shall be for the one time purchase and installation of technology services as described herein.

### 2.2 SUBMISSION FORMAT AND DUE DATE/TIME:

The envelope shall include:

- a. Six (6) original hard copy of the required proposal manually signed.
- b. One electronic PDF on a USB Drive containing the entire proposal.
- c. Complete and Return all required forms. If the form is not applicable, please return with “Not Applicable or “N/A” across the form.
- d. All documents must be properly signed by corporate authorized representative, witnessed, and if applicable corporate and/or notary seals affixed.
- e. All proposals shall be typed or printed in ink. The proposer may not use erasable ink and all correction made to the proposal shall be initialed.
- f. If a cost/proposal schedule is provided, please use Microsoft Excel format and include on the flash drive.
- g. The proposal cannot contain links to other Web pages.
- h. The proposal is due no later than 11:00 A.M., on **August 29, 2025** in a sealed envelope, marked with the title “Welcome Gate Technology (RFP)” and with the name and address of the proposer.

If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation, TERN BAY COMMUNITY DEVELOPMENT DISTRICT– WELCOME GATE TECHNOLOGY – “NAME OF VENDOR” on the front. **PROPOSALS RECEIVED LATE DUE TO DELIVERY SERVICES WILL BE CONSIDERED LATE AND RETURNED UNOPENED TO PROPOSER.**

- i. Proposals received after the time and date stipulated above will be returned unopened to the Proposer. **Proposals will be opened on August 29, 2025 at 11:00 A.M.** Proposals will be publicly opened and read aloud at the appointed time and place stated in the Request for Proposals. The District representative whose duty it is to open the proposals will decide when the specified time has arrived, and any proposals received after the closing time will not be considered. No responsibility will be attached to any District representative for the premature opening of a proposal not properly addressed and identified. Proposers or their authorized agents are invited to be present.

### 2.3 **PROPOSAL FORMAT**

**The following material shall be submitted in order to be considered:**

- a. Title Page: The title page showing the RFP subject, proposer's name, contact name, address and telephone number, and the date of the proposal.
- b. Table of Contents: The detailed proposal shall follow the order set forth in each section of this RFP.
- c. Transmittal Letter: A signed letter of transmittal briefly stating the proposer's understanding of the contractual needs, commitment to perform the work within the time period, and a statement of why the proposer believes its firm to be the most qualified.
- d. Briefly describe the educational background and professional experience of the firm owners, supervisors or key employees assigned to this project.
- e. List similar contracts for welcome gate technology now held by your firm and other similar contracts, if any formerly held. List at least one (1) person for each such contract that is knowledgeable about your work and who may be contacted by District representatives. Provide telephone numbers for these contacts
- f. Qualifications of the Proposers: The contract, if awarded, will only be awarded to a responsible person or company who is qualified by experience to do the work specified herein. The proposer shall submit satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.
- g. Signature on Proposal: In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the proposer must correctly sign the Acknowledgment of Receipt and Proposal Signature Form. If the proposal is submitted by an individual, that person's name and business address shall be shown. If submitted by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If submitted by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall provide legal evidence of the authority to do so.
- h. Familiarity with Laws: The proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility. If a conflict exists between the Terms and Conditions and Florida Law, Chapter 287 Procurement of Personal Property and Services shall apply.
- i. No proposer shall submit more than one proposal. Proposer shall be disqualified and their proposal rejected if the District has reason to believe that collusion may exist among proposers, the proposer has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.
- j. Interpretations and Addenda: All questions about the meaning or intent of the proposal documents are to be directed in writing to the District Manager. Interpretations or clarifications considered

necessary by the District Manager in response to such questions will be issued by Addenda mailed or delivered to all parties recorded as having received the proposal documents. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers.

- k. **Modification and Withdrawal:** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposals may be withdrawn after opening for a period of sixty (60) days.
- l. **Proposal Form:** All blanks on proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be provided on the Acknowledgment Form). In making its proposal, each proposer represents that it has an understanding of the proposal documents.
- m. **Basis of Award/Right to Reject or Award:** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals, as it is deemed appropriate.
- n. **Contract Award:** Within thirty (30) days of receipt of the Notice of Award, the proposer shall enter into and execute the Welcome Gate Technology Agreement in substantially the form included in the proposal documents.
- o. **Pre-Proposal Meeting:** No pre-proposal meeting will be held. Any proposer interested in a site visit should contact the District Manager James P. Ward. The proposer is assumed to be familiar with the area and any natural features, which will, in any manner, affect the work. Ignorance on the part of a proposer will in no way relieve it from responsibility.
- p. **Insurance:** The proposer shall include a current Certificate of Insurance detailing the company's insurance coverage. In the event a proposer is notified of award, it shall provide proof of insurance coverage, as stated in the Welcome Gate Technology Agreement form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proper proof of insurance coverage shall constitute a default.
- q. **Indemnification:** The successful proposer shall fully indemnify and hold harmless the District and the District Manager, from and against all claims, damages, costs and losses arising, in whole or in part, from proposer's negligence or breach of contract, as more fully set forth in the Welcome Gate Technology Agreement form, provided herein.
- r. **Limitation of Liability:** Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.
- s. **Proposals shall include all forms included within the proposal documents.**
- t. **Any protest regarding the proposal documents, including specifications or other requirements contained in the Request for Proposals must be filed in writing within seventy-two (72) hours after the receipt of the proposal documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial**

notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid proposal documents.

- u.** The proposal shall be ranked based on price and the District's evaluation of the proposer's ability to perform the services for the project as demonstrated by the documentation provided by the proposer and reference checks of the proposer's clients. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the proposal documents.
- v.** Proposer shall provide all necessary permits and/or licenses required for this product and/or service.
- w.** Pursuant to Florida law, a foreign entity may not transact business in the State of Florida until it obtains a certificate of authority from the Department of State. If applicable, the certificate of authority from the Department of State should be provided to the District by the proposer.
- x.** Pursuant to Section 119.071, Florida Statutes, sealed bids, proposals or replies received by the District in response to this Request for Proposal are exempt from public records requests until such time as the District provides notice of an intended decision or until thirty (30) days after opening the bids, proposals, or replies, whichever is earlier.

### SECTION 3: SCOPE OF SERVICES

The Tern Bay Community Development District is desirous of obtaining proposals for the Welcome Gate Technology Agreement to be performed at the Heritage Palms Golf & Country Club (i.e. Tern Bay Community Development District) in Charlotte County, Florida.

- **General:**
  - **Cloud Based Software:** The Software System must be cloud-based software, so that data access can be from anywhere, software updates can happen automatically. System software must be compliant to ensure data security. Vendor to provide specific security protocols.
  - **Ease of Use:** The System must be user-friendly such that Access Gate Attendants, Residents and Visitors can navigate it with little to no training or assistance. For example, the system needs a clear interface that is not cluttered with texts or icons, and the workflow process from check in should be extremely clear to navigate sign in quickly and easily.
  - **Smooth Visitor Registration:** The system must allow for easy and efficient registration of visitors, including options for pre-registration or on-site check-in in ONE Website APP.
  - **Integrated Software Package:** The system must provide one software package for the operations of the Access Control System, including but not limited to, touchscreen operations, resident account access, texting capability to Access Control Personnel, Picture and plate entry/time stamping, scan barcode or QR code (printed and on phone).
  - **Customizable Notifications:** Texting capabilities are required as the primary method of notification, however added features such as a phone call is expected to be available. All Unlimited abilities.
  - **Self-Service Kiosks:** Consider providing self-service kiosks for visitors to check in and out, reducing wait times and administrative burden.
  - **ID Scanning and Verification:** Incorporate features for scanning and verifying visitor IDs to enhance security and accuracy.
  - **Customizable Visitor Flows:** Allow for different visitor types (e.g., contractors, deliveries, guests) with tailored workflows.
- **Security Features:**
  - **Access Control:** Integrate with existing access control systems to manage visitor access to specific areas.
  - **Visitor Screening:** Implement features for screening visitors, including providing driver license, Photo Capture, ensuring owner has provided access, and/or other screening methods as determined by the District.
  - **Instant Alerts:** Provide instant notifications to relevant personnel upon visitor arrival.
  - **Data Security:** Ensure data encryption and secure storage of visitor information to comply with privacy regulations (e.g., GDPR, CCPA).
- **Integration:**
  - **Security System Integration:** Integrate with existing security systems like access control, surveillance cameras, and alarm systems.
  - **Communication System Integration:** Integrate with communication systems for sending notifications and updates to visitors and hosts.
  - **Other System Integration:** Consider integration with other relevant systems, such as HR systems or building management systems.
- **Reporting and Analytics:**
  - **Visitor Tracking:** Track visitor activity, including entry and exit times, locations visited, and duration of stay.

- **Report Generation:** Generate comprehensive reports on visitor activity for auditing, compliance, and security analysis. Provide all filter capabilities available.
  - Filter by
  - Date and Time.
  - Exportable in CVS, PDF and/or Excel.
- **Data Export:** Allow for exporting visitor data in various formats for further analysis or record-keeping.
- **User Experience:**
  - **Intuitive Interface:** The system should be user-friendly for both visitors and administrative staff.
  - **Mobile Responsiveness:** Ensure the system is accessible and functional on various devices, including mobile phones and tablets.
- **Scalability and Flexibility:**
  - **Scalability:** Choose a system that can accommodate the District's growth and evolving needs.
  - **Customization:** The system should be customizable to fit the District's specific requirements and workflows.
  - **Multi-location Support:** A system that can manage visitors across both the Main Gate and Resident Access Gate.

**SECTION 4: EVALUATION CRITERIA SHEET**

**Request for Proposals**

**WELCOME GATE TECHNOLOGY**

For the benefit of the respondents, the Board of Supervisors will utilize the criteria below during the selection process.

Description of Ranking	Scoring Criteria	Points Awarded
<b>Price</b>	<b>15 Points</b>	
<b>Quality of Proposal</b> – Shows Experience on projects of comparable size, complexity and technical specialty	<b>15 Points</b>	
<b>Experience</b> in working under similar conditions or constraints	<b>10 Points</b>	
<b>Personal Installation Qualifications</b> – Shows Experience of personnel related to the installation on projects of comparable size, complexity and technical specialty	<b>15 Points</b>	
<b>Delivery Timeline</b> – Shows Ability to deliver services timely and efficiently	<b>8 Points</b>	
<b>Proposal Presentation</b> – Shows the depth of the abilities of the system that maximize the use of technology	<b>12 Points</b>	
<b>Technology</b> – Shows the advancement of the technology	<b>25 Points</b>	
<b>Total Points</b>	<b>110 Points</b>	

Proposer	Notes

Board Member's Signature \_\_\_\_\_

**SECTION 5: ORGANIZATION INFORMATION  
(to be completed by Proposer)**

**DATE SUBMITTED** August 28, 2025

1. Proposer EntranceIQ, LLC  
Company Name  
 an Individual  
 a Limited Liability Company  
 a Limited Liability Partnership  
 a Partnership  
 a Corporation  
 a Subsidiary Corporation
  
2. Proposer's Address  
Street Address 729 Colorado Ave  
P.O. Box (if any) PO Box 1553  
City Stuart State FL Zip Code 34994  
Telephone: 561-503-4500 Fax \_\_\_\_\_  
1<sup>st</sup> Contact Name Robert Belline Title Founder  
2<sup>nd</sup> Contact Name \_\_\_\_\_ Title \_\_\_\_\_
  
3. Parent Company Name (if applicable) \_\_\_\_\_
  
4. Parent Company Address (if different): Street Address  
P.O. Box (if any) \_\_\_\_\_  
City \_\_\_\_\_  
Telephone: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
1<sup>st</sup> Contact Name \_\_\_\_\_ Fax \_\_\_\_\_  
2<sup>nd</sup> Contact Name \_\_\_\_\_ Title \_\_\_\_\_  
\_\_\_\_\_ Title \_\_\_\_\_
  
5. List the location of the Proposer's office which would perform TBCDD work.

Street Address 729 Colorado Ave

P.O. Box (if any) \_\_\_\_\_

City Stuart State FL Zip Code 34994

Telephone: 561-503-4500 Fax \_\_\_\_\_

1<sup>st</sup> Contact Name Robert Belline Title Founder

2<sup>nd</sup> Contact Name \_\_\_\_\_ Title \_\_\_\_\_

6. If the Proposer is a corporation, is it incorporated in the State of Florida?  
Yes ( ) No ( X )

6.1 Does the Proposer have a Federal Employer Identification number (FEIN)?

Yes (X) No ( ) FEIN: 99-0540846

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6.2 Is the Company in good standing with the Florida Secretary of State, Division of Corporations? Yes (X) No ( )

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date incorporated 12/27/22 Charter No. \_\_\_\_\_

Is the applicant registered with the State of Florida? Yes (X) No

6.3 ( ) If Proposer is not a Florida corporation, provide the following:

State in which the Proposer is organized: Delaware

Is the Proposer in good standing with that State? Yes (X) No ( )

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Proposer was organized: 12/27/22

Is the Proposer registered as a foreign corporation with the State of Florida?

Yes ( ) No ( )

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?  
Yes ( ) proceed to Question 7.1                      No ( X) proceed to Question 7.2

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? Yes ( ) No ( )

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the Proposer in good standing with the State of Florida? Yes ( ) No ( )

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Proposer was organized: 12/27/22

7.2 If no, provide the following:

State in which the Proposer is organized: Delaware

Is the Proposer in good standing with that State? Yes ( X) No ( )

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Proposer was organized: \_\_\_\_\_

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? Yes ( ) No ( )

If yes, provide documentation. If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Does the Proposer hold any registrations or licenses with the State of Florida, applicable to the Agreement? Yes ( ) No ( X)

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attach additional sheets if necessary):

Type of registration \_\_\_\_\_  
License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_  
Qualifying individual \_\_\_\_\_ Title \_\_\_\_\_  
List company(s) currently qualified under this license \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8.2 Does the Proposer hold any registrations or licenses, applicable to the Agreement?  
Yes ( ) No ( ) (attach additional sheets if necessary)

If yes, please list and provide a photocopy of each listed license or registration:  
\_\_\_\_\_  
\_\_\_\_\_

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years.

2022 Private Company 2023 Private Company 2024 Private Company

10. List the Proposer's total annual dollar value of work completed, to date, for 2025.

2025 Private Company

11. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance). An example of an insurance certificate is attached hereto as Exhibit A.

General Liability	\$ <u>N/A</u>
Automobile Liability	\$ <u>N/A</u>
Workers Compensation	\$ <u>1,000,000</u>
Expiration Date	_____

12. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two (2) years? Yes ( ) No (X) (attach additional sheets if necessary)

If yes, please describe each violation, fine, and resolution: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12.1 What is the Proposer's current worker compensation rating? \_\_\_\_\_

12.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two (2) years? Yes ( ) No (X) *(attach additional sheets if necessary)*

If yes, please describe each incident \_\_\_\_\_

\_\_\_\_\_

13. Is the Proposer currently involved in any litigation? Yes ( ) No (X)

If yes, describe the nature of the litigation *(attach additional sheets if necessary)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Has the Proposer been involved in any litigation within the past five (5) years?

Yes ( ) No (X) If yes, describe the nature and outcome or ruling of the litigation *(attach additional sheets if necessary)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned hereby authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Tern Bay Community Development District, or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

\_\_\_\_\_ By: \_\_\_\_\_  
Name of Proposer

This \_\_\_ day of \_\_\_\_\_, 2025 \_\_\_\_\_  
[Print name and title]

(Apply Corporate Seal, if filing as a corporation)

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization this \_\_\_ day of \_\_\_\_\_ 2025 by \_\_\_\_\_, of \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary

**SECTION 6: WELCOME GATE TECHNOLOGY AGREEMENT**

**Commented [MM1]:** The Agreement may need to be further refined based upon the provided scope of work.

## WELCOME GATE TECHNOLOGY AGREEMENT

**THIS WELCOME GATE TECHNOLOGY AGREEMENT** (this "Agreement") is made and entered into as of the 1<sup>st</sup> day of October, 2025 ("Effective Date"), by and between **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes ("District") and EntranceIQ ("Contractor").

### WITNESSETH:

**WHEREAS**, the District was established by Rule 42VV-1, Florida Administrative Code adopted by the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems, roadways, landscaping and other infrastructure within The Heritage Landing community; and

**WHEREAS**, included within the maintenance responsibilities of the District is the responsibility to operate a gatehouse facility, back gate and public access to The Heritage Landing Golf & Country Club community (the "Gatehouse"); and

**WHEREAS**, the District has a need to retain an independent contractor to deliver and install Gatehouse Technology (defined below) pursuant to the Request for Proposal (RFP), incorporated herein by reference ("RFP"); and

**WHEREAS**, the Contractor has submitted its response to the RFP, dated July 28, 2025, to provide and install Gatehouse Technology for the District (the "Proposal"); and

**WHEREAS**, the District has selected the Contractor to deliver and install the Gatehouse Technology to the District; and

**WHEREAS**, the District desires to employ the Contractor as an independent contractor to provide the goods and services described herein for the compensation and upon the terms, conditions and provisions hereinafter set forth.

**NOW, THEREFORE**, the District and the Contractor agree as follows:

1. **RECITALS**. That the above recitals are true and correct and are incorporated herein.
2. **DESCRIPTION OF WORK AND SERVICES**.

A. The District desires that the Contractor provide and install Gatehouse Technology (defined below) of the very highest quality. Following the execution of this Agreement by both parties, the Contractor shall provide the District with the specific goods and services identified in this Agreement.

B. While providing the Gatehouse Technology identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. All work to be performed within the scope of these specifications contained herein shall be strictly managed, executed, and performed by the Contractor using experienced personnel.

C. The Contractor shall provide the specific goods and services as shown in Paragraph 3 of this Agreement. Further, the Contractor shall be responsible for providing the ongoing maintenance, support and updates for the Gatehouse Technology.

**Commented [MM2]:** Is this accurate? Will an additional maintenance/support exhibit be needed?

**3. SCOPE OF GATEHOUSE TECHNOLOGY.** The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as Exhibit "B" and made a part hereof (the "Work" or the "Gatehouse Technology" and those other obligations set forth herein. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are met to the satisfaction of the District. All personnel provided by Contractor pursuant to this Agreement shall deliver and install the Gatehouse Technology hereunder in a professional manner, consistent with the standard rules of conduct of such professionals and in compliance with all state, local and federal laws, rules and ordinances. The performance of all services by the Contractor under this Agreement and related to this Agreement shall be performed in a good and workmanlike manner, in accordance with the highest industry standards for similar services and technology, and to the reasonable satisfaction of the District.

**4. MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work and/or perform such services as specified in this Agreement (including any addendum or amendment subsequently executed by the parties or in any authorized written work order from the District issued in connection with this Agreement and accepted by the Contractor). All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards in Charlotte County, Florida. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

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

B. The Contractor agrees that the District shall not be liable for the payment of any other work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with the District's representative, and at the request of the District, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. The Contractor shall use all due care to protect the property of the District, its residents,

and landowners from damage. The Contractor, at the Contractor's sole cost and expense, agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier.

E. If requested, a representative of Contractor shall attend regular or special meetings of the District's Board of Supervisors, if requested by the District.

F. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances.

## 5. COMPENSATION TERM.

A. As compensation for the Work (including all service and deliverables) described in this Agreement, the District agrees to pay Contractor in As compensation for the Work described in this Agreement, the District agrees to pay Contractor in current United States funds for delivery and installation of the Gatehouse Technology, the price of S\_6480.00\_ Dollars (\$2652.90\_) ("Contract Price"), payable by the District upon the completion of the Work. Within thirty (30) days after District's receipt of written notice from Contractor that the Work is complete and ready for final inspection, District shall make a final inspection and will notify Contractor in writing of any Work which is not in accordance with the requirements of the Scope of Work and describing what is required to render the Work complete, satisfactory, and acceptable (the "Punchlist"). Notwithstanding the foregoing, District's failure to include any corrective Work or pending items not yet completed in the Punchlist shall not alter or reduce the responsibility of Contractor to complete all the Work described herein. Not later than thirty (30) days after District's delivery to Contractor of the Punchlist, Contractor shall correct, complete, or remedy any and all Work noted in the Punchlist.

B. The District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment compensation contributions, and similar payroll deductions from the wages of employees.

C. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month following the completion of the Work. The invoice shall be due and payable within forty-five (45) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

## 6. WARRANTIES.

A. General Performance Warranty. Contractor warrants that all Work performed, services rendered, and Gatehouse Technology delivered and installed under this Agreement shall:

(1) Be performed in a professional and workmanlike manner, in accordance with the highest industry standards for similar technology installation and integration services.

(2) Conform strictly to all specifications, requirements, and functionality described in this Agreement, the RFP (including any addenda thereto), and the Contractor's Proposal (collectively, the "Contract Documents").

**Commented [MM3]:** Note: this section might need to be revised based on the scope of work and if there is a subsequent service component.

**Commented [MM4]:** Will payment be made upon completion of certain milestones?

**Commented [MM5]:** Review language.

(3) Be free from defects in design, materials, and workmanship.

(4) Be fit for the specific purpose of providing access control and related functionalities for the District's Gatehouse, as reasonably inferred from the Contract Documents.

(5) Be free of any liens, encumbrances, or security interests of third parties.

B. Hardware Warranty.

(1) **Manufacturer's Warranties.** Contractor warrants that all hardware components of the Gatehouse Technology are new (unless otherwise explicitly agreed in writing) and shall carry the full benefit of any and all manufacturer's warranties. Contractor shall promptly obtain and pass through to the District, at no additional cost, all such manufacturer's warranties. Contractor shall assist the District, at no additional charge, in enforcing any manufacturer's warranty claims for the duration of such warranties.

(2) **Installation Warranty.** In addition to any manufacturer's warranties, Contractor warrants its installation of all hardware components to be free from defects in workmanship for a period of one (1) year from the date of the District's final written acceptance of the Work (the "Hardware Installation Warranty Period").

C. Software Warranty.

(1) **Functionality.** Contractor warrants that all software components of the Gatehouse Technology (including, but not limited to, operating systems, applications, firmware, and any custom code developed by Contractor) will perform in accordance with the Contract Documents and will be free from material defects, errors, or bugs for a period of one (1) year from the date of the District's final written acceptance of the Work (the "Software Warranty Period").

(2) **Non-Infringement.** Contractor warrants that the software components, as delivered and used in accordance with the Contract Documents, do not and will not infringe upon any patent, copyright, trade secret, trademark, or other intellectual property rights of any third party.

(3) **Malware/Virus Free.** Contractor warrants that, to the best of its knowledge and after performing industry-standard virus and malware scans, all software components delivered are free of viruses, ransomware, Trojan horses, worms, or other malicious code.

D. Integration and Compatibility Warranty. Contractor warrants that all components of the Gatehouse Technology, including hardware, software, and networking elements, shall be properly integrated and compatible with each other and with any existing District systems or infrastructure specified in the Contract Documents, and will operate seamlessly as a complete and functional system. This warranty shall run for a period of (1) year from the date of the District's final written acceptance of the Work.

E. Remedy for Breach of Warranty.

(1) During the applicable warranty period, if any portion of the Work, Gatehouse Technology, or any component thereof fails to meet the warranties set forth herein, Contractor shall,

at its sole cost and expense and within five (5) business days of receipt of written notice from the District, promptly correct, repair, replace, or re-perform the defective or non-conforming item(s) to the District's satisfaction.

(2) If Contractor fails to remedy the defect within the specified timeframe above, the District, without waiving any other rights or remedies it may have at law or in equity, may elect to: (a) perform the necessary corrections itself or engage a third party to do so, and Contractor shall reimburse the District for all reasonable costs incurred, (b) terminate this Agreement for cause, in accordance with Section 19 and pursue all available remedies, and/or (c) demand a reduction in the Contract Price proportionate to the diminished value of the non-conforming Work or Gatehouse Technology.

F. **Survival.** All warranties set forth in this Agreement shall survive the acceptance of the Work, final payment, and the expiration or termination of this Agreement for the durations specified herein.

G. **No Disclaimer of Implied Warranties.** To the maximum extent permitted by Florida law, but expressly excluding application of Section 725.06, Florida Statutes, Contractor expressly waives any attempt to disclaim implied warranties, including but not limited to, the implied warranty of merchantability and the implied warranty of fitness for a particular purpose.

7. **CONTRACTOR'S ACCEPTANCE OF CONDITIONS.** The Contractor has carefully examined the areas and properties, including the Gatehouse, within the District upon which Contractor will deliver and install the Gatehouse Technology pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to the conditions.

8. **INTELLECTUAL PROPERTY.** All intellectual property rights, including but not limited to copyrights, patents, trade secrets, and trademarks, in any work product, software, configurations, documentation, or other materials specifically created or developed by the Contractor for the District under this Agreement shall be the sole and exclusive property of the District. The Contractor grants the District a perpetual, non-exclusive, royalty-free license to use, reproduce, modify, and distribute any of Contractor's pre-existing intellectual property incorporated into the Work, solely for the District's internal operations and maintenance of the Gatehouse Technology.

9. **TRAINING.** The Contractor shall provide comprehensive training to District personnel on the operation, basic troubleshooting, and maintenance of the Gatehouse Technology.

10. **DATA PRIVACY AND SECURITY.** The Contractor shall implement and maintain appropriate administrative, physical, and technical safeguards to protect the confidentiality, integrity, and availability of any District data, including personally identifiable information, accessed, stored, or processed by the Gatehouse Technology or the Contractor. The Contractor shall comply with all applicable federal and state data privacy laws and regulations.

11. **SAFETY.** The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. The Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration (hereinafter "OSHA") and all applicable laws, statutes, rules, regulations and orders. The Contractor shall take precautions at all times to protect any persons and property affected by the Contractor's work under this Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

12. **INSURANCE.**

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation coverage, in full compliance with Florida statutory requirements, for all employees of the Contractor who are to provide a service under this Contract, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$1,000,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

(2) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.

(3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorists' coverage in the minimum amount of \$100,000 when there are owned vehicles.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier acceptable to the District, who licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**13. INDEMNIFICATION/HOLD HARMLESS.** The Contractor assumes liability for and shall indemnify, defend and save harmless the District as well as its supervisors, members, employees, officers, managers, agents, successors and assigns from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, reasonable attorneys' fees of their attorneys) irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising out of the Contractor's presence within The Preserve at Corkscrew for any purpose (including, but not limited to, performing the Work or Gatehouse Technology under this Agreement). This Agreement also obligates the Contractor to indemnify and save harmless the District for any and all expenses, costs, claims, actions, damages, losses, and liabilities of every kind arising out of any of the Contractor's or their subcontractors at the site. The Contractor understands and agrees that it is obligated and shall indemnify the District for damages and injury to persons and property caused in whole or in part by any act, omission, negligence or fault of the Contractor and its subcontractor, agents, employees, officers, directors, successors and assigns. The Contractor's obligation to indemnify and defend the District is absolute, including instances where the District are found potentially liable, responsible or at fault and in those instances

where the District's own negligence or actions caused said damage or injury in part. Notwithstanding the above, the Contractor shall not be required to indemnify and defend the District for damages found by a Court to have been caused solely by the District gross negligence or the willful, wanton or intentional misconduct of the District or their employees, officers, directors, successors and assigns.

The Contractor hereby acknowledges that the first \$100.00, paid under this contract as sufficient and valuable consideration from the District to the Contractor as specific consideration for this indemnification. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

**14. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**15. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**16. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**17. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any breach under this Agreement by the District. The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

22. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of the Contractor, which policies of the Contractor shall not conflict with the District, or other government policies, rules or regulations relating to the use of the Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. The Contractor shall not incur expenses on behalf of the District, enter into any contract on behalf of the District, either written or oral, or in any other way attempt to obligate or bind the District except upon the express prior written approval of the District.

23. **E-VERIFY.** Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes. Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Contractor enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

**Commented [MM6]:** Do we want to build in self help for defective goods or installation, or a right to cure by District?

If Contractor has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Contractor shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Contractor knowingly violated Section 448.095, Florida Statutes, but Contractor otherwise complied with its obligations hereunder, District shall promptly notify the Contractor and upon said notification, Contractor shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Contractor knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District.

By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Contractor.

**24. PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Contractor acknowledges that the designated public records custodian for the District is James P. Ward ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the Oversight Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Contractor to comply with Section 119.0701, Florida Statutes may subject the Contractor to penalties under Section 119.10, Florida Statutes. Further, in the event the Contractor fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JAMES P. WARD, TELEPHONE: (954) 658-4900, EMAIL: JIMWARD@JPWARDASSOCIATES.COM, AND MAILING ADDRESS: 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308.**

25. **SEVERABILITY.** In the event any term or provision of this Agreement be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given the nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

26. **EXHIBITS.** All of the exhibits attached to this Agreement, if any, are incorporated in, and made a part of, this Agreement.

27. **COMPLETE AGREEMENT.** This Agreement (and any exhibits or proposals expressly incorporated herein) constitutes the entire and complete agreement between the parties hereto and supersedes all prior correspondence, discussions, agreements and understandings between the parties hereto relating to the matters herein contained.

28. **MODIFICATIONS.** This Agreement may not be amended or modified in any manner other than by an Agreement in writing signed by all of the parties hereto.

29. **WAIVER.** No waiver of any of the terms of this Agreement shall be valid, unless such is in writing and signed by the party against whom such waiver is asserted. In any event, no waiver shall operate or be constructed as a waiver of any future required action or of any subsequent breach.

30. **CONFLICT.** To the extent that there is a conflict with respect to any provisions of this Agreement, the RFP or the Proposal, the provision in the main body of the Agreement shall govern over the RFP and the Proposal, and the Proposal shall govern over the RFP.

31. **CONSTRUCTION OF THIS AGREEMENT.**

A. **TITLES.** The titles of paragraphs and sub-paragraphs are for reference purposes only, and shall not in any way limit the contents, application or effect thereof.

B. **ORDER OF PARAGRAPHS.** This Agreement shall be construed as a whole with no importance being placed upon the order of the paragraphs as they appear herein.

C. **PRONOUNS.** Pronouns used herein shall refer to every other and all genders and any word used herein shall refer to the singular or plural as required or appropriate to the context.

D. **FLORIDA LAWS.** This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

E. **NEGOTIATION OF AGREEMENT.** The parties hereto have participated fully in the negotiation and preparation hereof and accordingly, this Agreement shall not be more strictly construed against one or the other.

F. **INTERPRET TO BIND AND TO DO JUSTICE.** This Agreement shall be interpreted in a manner to uphold and enforce the binding effect of all provisions hereof and, at the same time, to do justice to all parties in the event of doubt or ambiguity as to any term, expression or meaning.

G. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party

not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

**32. NOTICES.** All notices, demands, requests or other communications made pursuant to, under or by virtue of this Agreement must be in writing and either emailed, hand-delivered, delivered by next business day commercial courier (such as FedEx or UPS), or mailed through the United States Postal Service, to the party to which the notice, demand, request or communication is made, as follows:

IF TO THE DISTRICT:

Tern Bay Community Development District  
c/o JPWard & Associates, LLC  
Attn: James P. Ward, District Manager  
2301 Northeast 37th Street  
Fort Lauderdale, FL 33308  
Email: [jimward@jwardassociates.com](mailto:jimward@jwardassociates.com)

WITH A COPY TO:

Coleman, Yovanovich & Koester, P.A.  
Attention: Gregory L. Urbancic, Esq.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
[gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

IF TO THE CONTRACTOR:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_

Such addresses may be changed by written notice given to the address noted above. Any notice, demand, request or other communication shall be deemed to be given upon actual receipt in the case of email, hand-delivery or delivery by overnight courier, or two (2) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the party in accordance with the foregoing and with the proper amount of postage affixed thereto, if applicable. Legal counsel may deliver any notice on behalf of the party such counsel represents.

**33. COUNTERPARTS.** This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

**34. VENUE, PREVAILING PARTY ATTORNEY'S FEES AND COSTS.** In the event of litigation arising out of either party's obligations under this Agreement, venue shall lie in Charlotte County, Florida and the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party, including but not limited to trial level fees, bankruptcy fees and appellate fees.

**35. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** In accordance with the requirements of Section 787.06(13), Florida Statutes, the affidavit attached hereto as Exhibit "B" shall be completed by Contractor at the time of execution of this Agreement and any renewal thereof.

*{Remainder of page intentionally left blank. Signatures appear on following page(s).}*

**IN WITNESS WHEREOF**, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

**DISTRICT:**

Attest:

**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Tara Brady, Chairperson

Dated: \_\_\_\_\_

**CONTRACTOR:**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Name: **Robert Belline** \_\_\_\_\_

Title: **Founder** \_\_\_\_\_

Dated: **8/28/25** \_\_\_\_\_

## Exhibit "A"

### Scope of Work / Gatehouse Technology

- **General:**
  - **Cloud Based Software:** The Software System must be cloud-based software, so that data access can be from anywhere, software updates can happen automatically. System software must be compliant to ensure data security. Vendor to provide specific security protocols.
  - **Ease of Use:** The System must be user-friendly such that Access Gate Attendants, Residents and Visitors can navigate it with little to no training or assistance. For example, the system needs a clear interface that is not cluttered with texts or icons, and the workflow process from check in should be extremely clear to navigate sign in quickly and easily.
  - **Smooth Visitor Registration:** The system must allow for easy and efficient registration of visitors, including options for pre-registration or on-site check-in in ONE Website APP.
  - **Integrated Software Package:** The system must provide one software package for the operations of the Access Control System, including but not limited to, touchscreen operations, resident account access, texting capability to Access Control Personnel, Picture and plate entry/time stamping, scan barcode or QR code (printed and on phone).
  - **Customizable Notifications:** Texting capabilities are required as the primary method of notification, however added features such as a phone call is expected to be available. All Unlimited abilities.
  - **Self-Service Kiosks:** Consider providing self-service kiosks for visitors to check in and out, reducing wait times and administrative burden.
  - **ID Scanning and Verification:** Incorporate features for scanning and verifying visitor IDs to enhance security and accuracy.
  - **Customizable Visitor Flows:** Allow for different visitor types (e.g., contractors, deliveries, guests) with tailored workflows.
- **Security Features:**
  - **Access Control:** Integrate with existing access control systems to manage visitor access to specific areas.
  - **Visitor Screening:** Implement features for screening visitors, including providing driver license, Photo Capture, ensuring owner has provided access, and/or other screening methods as determined by the District.
  - **Instant Alerts:** Provide instant notifications to relevant personnel upon visitor arrival.
  - **Data Security:** Ensure data encryption and secure storage of visitor information to comply with privacy regulations (e.g., GDPR, CCPA).
- **Integration:**
  - **Security System Integration:** Integrate with existing security systems like access control, surveillance cameras, and alarm systems.
  - **Communication System Integration:** Integrate with communication systems for sending notifications and updates to visitors and hosts.
  - **Other System Integration:** Consider integration with other relevant systems, such as HR systems or building management systems.
- **Reporting and Analytics:**
  - **Visitor Tracking:** Track visitor activity, including entry and exit times, locations visited, and duration of stay.
  - **Report Generation:** Generate comprehensive reports on visitor activity for auditing, compliance, and security analysis. Provide all filter capabilities available.

- Filter by
  - Date and Time.
  - Exportable in CVS, PDF and/or Excel.
- **Data Export:** Allow for exporting visitor data in various formats for further analysis or record-keeping.
- **User Experience:**
  - **Intuitive Interface:** The system should be user-friendly for both visitors and administrative staff.
  - **Mobile Responsiveness:** Ensure the system is accessible and functional on various devices, including mobile phones and tablets.
- **Scalability and Flexibility:**
  - **Scalability:** Choose a system that can accommodate the District's growth and evolving needs.
  - **Customization:** The system should be customizable to fit the District's specific requirements and workflows.
  - **Multi-location Support:** A system that can manage visitors across both the Main Gate and Resident Access Gate.

**Exhibit "B"**

**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

State of \_\_\_\_\_

County of \_\_\_\_\_

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of \_\_\_\_\_ (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

\_\_\_\_\_  
*Signature*  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Date: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, who is  personally known to me or who produced  \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

(Notary Seal)

**SECTION 7: AFFIDAVIT OF NON-COLLUSION**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that: \_\_\_\_\_

1. He/she is \_\_\_\_\_ of \_\_\_\_\_, the Proposer that has submitted a proposal to perform work for the following:

Proposal #: \_\_\_\_\_ Proposal Name: \_\_\_\_\_

2. He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

3. Such Proposal is genuine and is not a collusive or sham Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the Agreement for which the attached Proposal has been submitted or to refrain from bidding in connection with such Agreement, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Town/City/County of or any person interested in the proposed Agreement: and;

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Signature by authorized representative of Proposer

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was sworn to and subscribed before me by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, of the \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary taking acknowledgment

**SECTION 8: ANTI-KICKBACK AFFIDAVIT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Robert Belline, who, after being by me first duly sworn, deposes and says:

1. I am Founder of EntranceIQ the proposer that has , submitted a proposal to perform work for the following project:

Proposal #: 20250828-064910048 Proposal Name: EntranceIQ @ Tern Bay

2. I, the undersigned, hereby depose and say that no portion of the sum proposal in connection with the work to be performed at the property identified above will be paid to any employee of the Tern Bay Community Development District or, Public Officer as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Signature by authorized representative of Proposer

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was sworn to and subscribed before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, of the \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary taking acknowledgment

**SECTION 9: SWORN STATEMENT PURSUANT TO  
SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Tern Bay Community Development District  
(print name of public entity)

By Robert Belline, Founder  
(print individual's name and title)

for EntranceIQ  
(print name of entity submitting sworn statement)

2. Whose address is: 729 Colorado Ave, Stuart FL 34994

and (if applicable) its federal Employer Identification Number (FEIN) is 99-0540846  
(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:

3. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

4. I understand that "convicted" or "conviction" as defined in paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial or entry of a plea of guilty or nolo contendere.

5. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a) Florida Statutes, means:

i. A predecessor or successor of a person convicted of a public entity crime; or

ii. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling equipment or income among persons when not for fair market value under an arm's length agreement shall be prima facie case that one person controls another person. A person knowing enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e) Florida Statutes, means any natural person entity organized under the laws of any state or the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

\_\_\_\_ Neither the entity submitting this sworn statement, or one of its officers, directors, executives, partners, shareholders, members, and agents, who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

\_\_\_\_ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, members, and agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, members, and agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY, AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

\_\_\_\_\_  
(Signature)

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was sworn to and subscribed before me by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, of the \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary

**SECTION 10: SWORN STATEMENT PURSUANT TO SECTION 287.135(5),  
FLORIDA STATUTES, REGARDING CONTRACTING WITH SCRUTINIZED COMPANIES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO AND MINISTER OATHS.

1. This sworn statement is submitted to Tern Bay Community Development District  
by Robert Belline, Founder [print name of the public entity]  
[print individual's name and title]  
for EntranceIQ  
[print name of entity submitting sworn statement]

whose business address is

\_\_\_\_\_

and (if applicable) its Federal Employer Identification Number (FEIN) is 99-0540846

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: \_\_\_\_\_.)

2. I understand that, subject to limited exemptions, Section 287.135, Florida Statutes, declares a company that at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more
3. Based on information and belief, at the time the entity submitting this sworn statement submits its proposal to the Tern Bay Community Development District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
4. If awarded the Contract, the entity will immediately notify the Tern Bay Community Development District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

*{Signatures appear on following page.}*

\_\_\_\_\_

(Signature)

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was sworn to and subscribed before me by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, of the \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_

Signature of Notary

**SECTION 11: AFFIDAVIT OF COMPLIANCE  
WITH ANTI-HUMAN TRAFFICKING LAWS**

State of \_\_\_\_\_

County of \_\_\_\_\_

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of \_\_\_\_\_ (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

\_\_\_\_\_  
*Signature*  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Date: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, who is  personally known to me or who produced  \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

(Notary Seal)

**SECTION 12: ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM**

This Proposal for WELCOME GATE TECHNOLOGY has been submitted on this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ [company] whose business address is \_\_\_\_\_, telephone number is \_\_\_\_\_ and fax number is \_\_\_\_\_.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees, through submission of this proposal, to honor all pricing information sixty (60) days from the date of the proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the Welcome Gate Technology Agreement in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District considers such action on the part of the proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Tern Bay Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No.: \_\_\_\_\_ dated \_\_\_\_\_

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Tern Bay Community Development District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

\_\_\_\_\_  
Name of Organization

By: \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Print Name and Title

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
Signature of Notary

**SECTION 13: PRICING FORM**

Commented [MM7]: District Manager to provide.

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the first twelve (12) month period, from October 1, 2025 through September 30, 2026.

\$ 31,834.80 Annual Total [YEAR 1: October 1, 2025 to September 30, 2026]

Please provide a monthly total for Year 1: \$ 2652.90 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the second twelve (12) month period, October 1, 2026 through September 30, 2027.

\$ 32,471.52 Annual Total [YEAR 2: October 1, 2026 to September 30, 2027]

Please provide a monthly total for Year 2: \$ 2705.96 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the third twelve (12) month period, October 1, 2027 through September 30, 2028.

\$ 33,120.96 Annual Total [YEAR 3: October 1, 2027 to September 30, 2028]

Please provide a monthly total for Year 3: \$ 2760.08 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the fourth twelve (12) month period, October 1, 2028 through September 30, 2029.

\$ 33,783.36 Annual Total [YEAR 4: October 1, 2028 to September 30, 2029]

Please provide a monthly total for Year 4: \$ 2815.28 Monthly Total

Description			Total Cost
Description			Total Cost

Please provide an annual total for the WELCOME GATE ACCESS SERVICES PROPOSAL, as outlined in the scope for the fifth twelve (12) month period, October 1, 2029 through September 30, 2030.

\$ 34,459.08 Annual Total [YEAR 5: October 1, 2029 to September 30, 2030]

Please provide a monthly total for Year 5: \$ 2871.59 Monthly Total

Description			Total Cost
Description			Total Cost

*The District reserves the right to adjust the \_\_\_\_\_ operation as needed.*

The undersigned hereby authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Tern Bay Community Development District, or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Robert Belline  
Name of Proposer

By: [Signature]

This 28 day of August, 2025

Robert Belline, Founder  
[Print name and title]

(Apply Corporate Seal, if filing as a corporation)

State of Florida

County of St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28 day of August, 2025 by Robert Belline of Entrance 10 who is personally known to me or who has produced as identification and who did (did not) take an oath.



[Signature]  
Signature of Notary

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

DISTRICT:

TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT

Attest:

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Tara Brady, Chairperson

Dated: \_\_\_\_\_

CONTRACTOR:

\_\_\_\_\_  
By: Robert Bellina

Name: Robert Bellina

Title: Founder

Dated: 8/28/25

Exhibit "B"

**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

State of Florida

County of St. Lucie

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of Entrance10 (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Robert Bellino  
Signature  
Printed Name: Robert Bellino  
Title: Founder  
Contractor: Entrance10  
Date: 8/28/25

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization, this 28 day of August, 2025, by Robert Bellino as Founder of Entrance10, who is  personally known to me or who produced  as identification.

Laura Jones  
Notary Public

(Notary Seal)



SECTION 7: AFFIDAVIT OF NON-COLLUSION

STATE OF Florida  
COUNTY OF St. Johns

BEFORE ME, the undersigned authority, personally appeared Robert Bellino, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that: \_\_\_\_\_

1. He/she is Robert Bellino of Entrance 10, the Proposer that has submitted a proposal to perform work for the following:

Proposal # 20250828-064910048 Proposal Name: Entrance 10 @ Tern Bay

2. He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

3. Such Proposal is genuine and is not a collusive or sham Proposal;

4. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the Agreement for which the attached Proposal has been submitted or to refrain from bidding in connection with such Agreement, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Town/City/County of or any person interested in the proposed Agreement: and;

5. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Dated this 28 day of August 2025.

Rob Bellino  
Signature by authorized representative of Proposer

State of Florida  
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization this 28 day of August, 2025, by Robert Bellino of the Coastline, IA, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Laura Jones  
Signature of Notary taking acknowledgment



SECTION 8: ANTI-KICKBACK AFFIDAVIT

STATE OF Florida  
COUNTY OF St. Lucie

BEFORE ME, the undersigned authority, personally appeared Robert Belline, who, after being by me first duly sworn, deposes and says:-

1. I am Founder of EntranceIQ the proposer that has , submitted a proposal to perform work for the following project:

Proposal #: 20250828-064910048 Proposal Name: EntranceIQ @ Tern Bay

2. I, the undersigned, hereby depose and say that no portion of the sum proposal in connection with the work to be performed at the property identified above will be paid to any employee of the Tern Bay Community Development District or, Public Officer as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

Dated this 28 day of August 2025.

Robert Belline  
Signature by authorized representative of Proposer

State of Florida  
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization this 28 day of August, 2025, by Robert Belline of the EntranceIQ, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Laura Jones  
Signature of Notary taking acknowledgment



**SECTION 9: SWORN STATEMENT PURSUANT TO  
SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Tern Bay Community Development District  
(print name of public entity)

By Robert Belline, Founder  
(print individual's name and title)

for EntranceIQ  
(print name of entity submitting sworn statement)

2. Whose address is: 729 Colorado Ave, Stuart FL 34994

and (if applicable) its federal Employer Identification Number (FEIN) is 99-0540846  
(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:

3. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

4. I understand that "convicted" or "conviction" as defined in paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial or entry of a plea of guilty or nolo contendere.

5. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a) Florida Statutes, means:

i. A predecessor or successor of a person convicted of a public entity crime; or

ii. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling equipment or income among persons when not for fair market value under an arm's length agreement shall be prima facie case that one person controls another person. A person knowing enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e) Florida Statutes, means any natural person entity organized under the laws of any state or the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

Neither the entity submitting this sworn statement, or one of its officers, directors, executives, partners, shareholders, members, and agents, who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, members, and agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, members, and agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY, AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

  
(Signature)

State of Florida  
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization this 28 day of August, 2025, by Robert Belline of the Entrance 103, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
Signature of Notary



Dot Belli  
(Signature)

State of Florida  
County of St. Johns

The foregoing instrument was sworn to and subscribed before me by means of  physical presence  
or  online notarization this 28 day of August, 2025, by Robert Belli of the  
entrance@a, who is personally known to me or who has produced  
\_\_\_\_\_ as identification and who did (did not) take an oath.

L. Jones  
Signature of Notary



SECTION 11: AFFIDAVIT OF COMPLIANCE  
WITH ANTI-HUMAN TRAFFICKING LAWS

State of Florida

County of St Lucie

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of Entrance IA (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Robert Bellino  
Signature  
Printed Name: Robert Bellino  
Title: Founder  
Contractor: Entrance IA  
Date: 8/28/25

SWORN TO AND SUBSCRIBED before me by means of  physical presence or  online notarization, this 28 day of August, 2025, by Robert Bellino as Founder of Entrance IA, who is  personally known to me or who produced  as identification.

Laura Jones  
Notary Public

(Notary Seal)



**SECTION 12: ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM**

This Proposal for WELCOME GATE TECHNOLOGY has been submitted on this 28 day of August, 2025 by Entrocaccia [company] whose business address is 729 Colorado Ave, Stuart FL 34994, telephone number is 888-503-4500 and fax number is \_\_\_\_\_.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees, through submission of this proposal, to honor all pricing information sixty (60) days from the date of the proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the Welcome Gate Technology Agreement in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District considers such action on the part of the proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Tern Bay Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No.: \_\_\_\_\_ dated \_\_\_\_\_

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Tern Bay Community Development District, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

Entrance 10  
Name of Organization

By: [Signature]

This 28 day of August, 2025

Robert Bellino, Founder  
Print Name and Title

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: \_\_\_\_\_

State of Florida  
County of St Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28 day of August, 2025 by Robert Bellino of Entrance 10, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

[Signature]  
Signature of Notary



# TB - Technology Agreement - 09 12 2025

Final Audit Report

2025-09-18

Created:	2025-09-15
By:	Trisha O'Brien (trishaobrien@jppardassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMWm836gOsdwobuMJBVjJgpm8KME_lhaN

## "TB - Technology Agreement - 09 12 2025" History

-  Document created by Trisha O'Brien (trishaobrien@jppardassociates.com)  
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-  Document e-signed by James Ward (jimward@jppardassociates.com)  
Signature Date: 2025-09-18 - 5:25:35 PM GMT - Time Source: server
-  Agreement completed.  
2025-09-18 - 5:25:35 PM GMT