



**KEY SECURITY**  
SERVICES



# Proposal #5709

## Clubhouse Pool all Gates

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### Village Brooke Condo

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The KEY to your Security and Peace of Mind

## About Us

Thank you for considering Key Security Services for your community's security needs. With over 35 years of experience right here in Southwest Florida, we bring unmatched local insight and proven solutions that protect what matters most while helping associations minimize risk, control costs, and avoid future headaches.

Key Security Services began as a family-owned locksmith business and has since grown into a trusted regional provider of electronic access control, vehicle gates, surveillance systems, and pedestrian door automation—all while staying true to our roots in craftsmanship, responsiveness, and integrity.

We are a fully licensed, bonded, and insured contractor with workers' compensation coverage for every employee. But what truly sets us apart is our commitment to delivering lasting peace of mind. From carefully selected, durable products to a team that shows up when you need us most, we focus on keeping your property secure, your systems running, and your management team supported—day or night.



*At Key Security Services, your peace of mind is our business and we take it seriously.*

## Proposal Summary

Thank you for inviting us to evaluate your association's priorities—resident safety, visitor management, amenity access, and protection of common areas. We walked the site and reviewed the specific needs of your community to better understand daily operations and security challenges. The following proposal presents right-sized solutions designed to reduce risk, simplify management, and deliver lasting Peace of Mind for residents and the board.

Because associations aren't one-size-fits-all, each recommendation has been carefully aligned with your policies, operational goals, and budget. We can provide live demonstrations, product cut sheets, and side-by-side comparisons to assist in your evaluation process. Work can also be phased to align with reserve planning and long-term project scheduling.

Comprehensive training for managers, guards, and vendors is included to ensure smooth adoption and confident operation from day one.

Option Name:	Amount
All Pool Gates Timed Lock Only:	\$19,682.62
Clubhouse Door:	\$4,797.45
<b>Total for All Options:</b>	<b>\$24,480.07</b>

# All Pool Gates Timed Lock Only

**SCOPE OF WORK:** Key Security Services will provide and install electronic access control that will be controlled by a timer on the following gates:

#	Location	Lock Type	#	Location	Lock Type
1	Clubhouse Pool Gate 1	Magnetic Lock	2	Clubhouse Pool Gate 2	Magnetic Lock
3	Clubhouse Pool Gate 3	Magnetic Lock	4	Clubhouse Pool Gate 4	Magnetic Lock
5	Back Pool Gate 1	Magnetic Lock	6	Back Pool Gate 2	Magnetic Lock
7	Back Pool Gate 3	Magnetic Lock			

**FEATURES:**

The pool gate will be configured to operate on a programmed schedule, automatically locking at a designated time and unlocking at a designated time based on the community’s established pool hours. This scheduled locking provides consistent, reliable security during overnight and after-hours periods without requiring staff intervention, helping prevent unauthorized access while maintaining predictable access for residents during approved times. The locking schedule will be remotely accessible and adjustable through a secure mobile application, allowing authorized personnel to monitor and manage access as needed.

For safety and code compliance, the gate will allow free egress at all times. Exit devices such as push-to-exit buttons will be configured to ensure occupants can exit the pool area immediately and without obstruction, maintaining safe egress while preserving controlled entry during secured hours.

*Disclaimers. KSS will make best efforts to import existing databases but cannot guarantee full/accurate import across third-party systems. Client must verify and approve all imported data prior to go-live and maintain backups. During portions of the installation, certain openings (e.g., doors, gates) may be temporarily non-functional; KSS will schedule work and make every attempt to minimize downtime and inconvenience.*

Item	Quantity
Magnetic Gate Lock with Handles	7.00
Request to Exit Button Single Gang / Timed	4.00
Battery Backup (Standard)	2.00
Misc. Access Control Material	7.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	600.00
Standard Labor	60.00 hrs
	Sales Tax
	\$600.73
	<b>Option Total:</b>
	<b>\$19,682.62</b>

# Clubhouse Door

**SCOPE OF WORK:** Key Security Services will provide and install electronic access control that will be controlled by a timer on the following door:

#	Location	Lock Type
1	Clubhouse Door	Magnetic Lock

## **FEATURES:**

The door will be configured to operate on a programmed schedule, automatically locking at a designated time and unlocking at a designated time based on the property's operating hours. This scheduled locking provides consistent, reliable security during overnight and after-hours periods without requiring staff intervention, helping reduce the risk of unauthorized access while maintaining predictable access for residents and authorized users.

For life safety and code compliance, the door will maintain constant free egress at all times. Exit motion sensors and a push-to-exit button will be provided to ensure the door unlocks immediately upon approach or activation from the secured side. This allows occupants to exit freely and safely at all times while preserving controlled access from the exterior during secured hours.

*Disclaimers. KSS will make best efforts to import existing databases but cannot guarantee full/accurate import across third-party systems. Client must verify and approve all imported data prior to go-live and maintain backups. During portions of the installation, certain openings (e.g., doors, gates) may be temporarily non-functional; KSS will schedule work and make every attempt to minimize downtime and inconvenience.*

Item	Quantity	
Annual Event Timer (less battery) for Access	1.00	
Magnetic Lock for a double door (standard)	1.00	
Spacer Plate for 600D and 1200D Double Door Maglocks 1/2"	1.00	
Request to Exit Button Single Gang / Timed	1.00	
Motion Sensor for Electronic Access Control Systems	1.00	
Misc. Access Control Material	1.00	
Battery 2032	1.00	
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	100.00	
Standard Labor	16.00 hrs	
	Sales Tax	\$130.67
	<b>Option Total:</b>	<b>\$4,797.45</b>

# Peace of Mind Plan

## **The Headaches:**

- 1) Unplanned capital improvement expenses: Large system upgrades and/or replacements put a strain on their budgets and reserves
- 2) Extreme swings in repair costs and upkeep: Gate impacts, vandalism, maintenance, and discontinued products can cause repair costs to vary drastically from year to year making it difficult for associations to adequately budget for these systems.
- 3) Extreme Weather: From summer electrical storms to now regular hurricanes, associations are looking for ways to minimize their financial risks from lightning strikes, wind, and floods.
- 4) Invoice overload: While we love that Key Security Services offers so many services for your property, this can lead to receiving several invoices from cloud fees, repairs, preventative maintenance and warranty issues. Your staff has to track, verify, process, sign, and send each invoice which is an administrative burden.
- 5) Warranty whiplash: Tracking the warranty periods for parts across multiple manufacturers is daunting even for us!
- 6) System Downtime: When your security systems are not functioning your property is exposed and many communities need to know someone is on the way.

## **The Solutions:**

- 1) Reduced up front installations costs: Your system upgrade costs are spread out over the life of the contract greatly reducing your initial system upgrade costs-often by over 60%!
- 2) All inclusive coverage: Parts, labor, maintenance, everything is covered. You get one invoice a year and your security systems are covered-even from lightning, vandalism, and even hurricanes.
- 3) Warranties managed: No more tracking products or paying for items just a few months out of warranty. All material and labor is covered in the contract for the entire term.
- 4) Guaranteed Uptime and Reponse: We guarantee we will have a technician onsite within 24 hours of a problem and even sooner for emergencies. We put our money where our mouths are offering payments to the association if we don't arrive or keep your systems running.

## **Pricing:**

We solve all of this with a single annual Peace of Mind coverage plan. To keep everything clear, we present pricing in two simple parts on one proposal and one invoice:

Peace of Mind Plan (Annual Coverage Fee): **\$6841.15**

Covers all equipment provided and maintained, installation costs, preventative maintenance, repairs/replacements (incl. hurricanes, lightning, and gate impacts per agreement), programming & reporting, and performance guarantees.










Platform Subscriptions: **\$**

The recurring fees charged by your chosen platforms (e.g., LiftMaster/MyQ, cellular data, cloud video storage, video storage, mobile app licensing). We cover all these costs and guarantee no price increases for six years!

## **Ready to simplify your security?**

Eliminate surprises and simplify your budget with our Peace of Mind plan. Talk to your estimator to get more information and to help us customize a program that works perfectly for the unique needs of your property.

# Terms & Conditions

-  **Deposit:** The deposit shall be equal to the full cost of all required materials or fifty percent (50%) of the total contract amount, whichever is greater. The remaining balance of the contract price shall be due and payable within thirty (30) days following satisfactory completion of the project. For projects with a duration exceeding sixty (60) days from commencement to completion, Key Security Services reserves the right to request one or more additional progress payments to cover labor and associated costs. In many cases Key Security Services will not order material for the project until the deposit check is received.
-  **Access:** Client acknowledges that Key Security Services may require access to multiple areas of the property during installation. Certain portions of the property may be restricted and some noise or disruption may occur while work is being performed. Key Security Services shall make every reasonable effort to minimize inconvenience to homeowners, staff, and guests; however, some level of disruption is to be expected. Client agrees to ensure that all items are removed from work areas in advance to provide safe and unobstructed access for Key Security Services' personnel.
-  **Cancellation:** Client may cancel this Agreement at any time prior to the commencement of work. In the event of cancellation after execution of the Agreement, Client shall be responsible for a cancellation fee equal to ten percent (10%) of the contract labor amount, together with any restocking fees on materials, up to one hundred percent (100%) of the material cost.
-  **Cosmetics:** Key Security Services shall make every reasonable effort to maintain a clean and professional cosmetic appearance during installation. Client acknowledges, however, that certain installations may require the use of wall plates, wire boxes, conduit, or may result in drywall modifications or repairs. Key Security Services is not a painting or finishing contractor, and any painting, patching, or cosmetic finishing shall be the sole responsibility of Client upon completion of the installation.
-  **Credit Card:** Client acknowledges that all credit card payments in excess of five hundred dollars (\$500.00) shall be subject to a five percent (5%) surcharge to offset processing fees. Payments made by check, money order, or cash are accepted without surcharge.
-  **Fixed Price:** This proposal is offered as a fixed-price contract. Key Security Services shall furnish all labor and materials necessary to complete the project for the total contract amount agreed upon, regardless of the actual labor or material costs incurred. Any modifications to the scope of work, including but not limited to client-requested changes or unforeseen conditions requiring additional labor or materials, shall be documented by a written change order and billed separately from the fixed contract amount.
-  **Future Rates:** The rates set forth in this proposal apply solely to the scope of work described herein and shall not be construed as a guarantee of pricing for future projects or services. Key Security Services reserves the right to adjust pricing for any goods or services not included within the scope of this proposal at its sole discretion.
-  **Warranty:** Unless otherwise stated in writing, Key Security Services warrants all materials in accordance with the applicable manufacturer's warranty and warrants all labor for a period of six (6) months from the date of installation. Extended warranty is available at an additional cost. This warranty excludes damage or failure resulting from vandalism, misuse, unauthorized modifications, or acts of God. Warranty service is contingent upon Client's account being paid in full.
-  **Approval:** This proposal, in whole or in part, shall be deemed approved and binding upon any written or verbal authorization from Client, including but not limited to emails, text messages, or verbal confirmations. Such approval authorizes Key Security Services to proceed with the next stages of the project, including issuance of deposit invoices, ordering of materials, and scheduling of work. Key Security Services prefers that an authorized representative of Client sign below and initial next to all approved options for clarity of record.

Initial	Option Name:	Amount
	All Pool Gates Timed Lock Only:	\$19,682.62
	Clubhouse Door:	\$4,797.45

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Authorized Client Signature

*Jonathan Powell*

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