

Springwood Villa II Association Inc
10440 Azalea Park Dr.
Board of Directors Workshop - Agenda
August 11, 2026 6:00pm

Meeting called to order

Silence phones

Determination of Quorum

Approval of Minutes

- 06/26/26 meeting
- 07/14/26 workshop

Action Items

- Main hall audio/visual quotes-see attached (Bryan)
- CCTV quotes-see attached (Bryan)
- Access quotes-see attached (Bryan)

Discussion Items

- Ongoing project updates
 - Kitchen is complete (Mary)
 - Library is complete (Mary)
 - Hallway and foyer in progress (Mary)
 - Front door handicap conversion - quotes in process (Mary)
 - Gazebo - quotes in process (Mary)
 - Lawns and fountain (Linda)
 - Historical files (Phyllis)
 - Roof cleaning (David)
 - Rules & regulations (David)
 - Property survey/fence (David and Terri)
 - Website update (David and Bryan)
- Community storm drainage (Terri)
- 2027 budget planning (Terri)
- Review Ameritech ticket status (Board)
- Collection and lien updates (Board)
- 2025 financial report and condo board member education certification form (Board)

BOD open discussion

Community questions/agenda, concerns/open discussion

Adjourn Meeting

**Springwood Villas II Association Inc.
10440 Azalea Park Dr., Pinellas Park, FL 33782
Board of Directors workshop
July 11, 2026, Minutes (Draft)**

Meeting called to order - 6:01 pm by David Palio

Determination of Quorum

- 6 members were present; David, Mary, Phyllis, Linda, Chuck (late) and Bryan (remote); absent; Terri,

Board Discussion:

- Rules and Regulation
 - Review completed at 7:02pm; David will send final version to BOD for review and any final edits; then to lawyer for review; then to residents at least 14 days before the meeting where the proposed new rules will be voted on
- Audio Replacement - Bryan
 - Per discussion, proceed with final quote review at July monthly meeting just for main hall at this time
- Property Survey / Fence - Terri
 - Issues to be resolved; fence is in and out of alignment; identified sewer line in area outside of fence that belongs to the association and may need repair; various easements; David will forward copies of the report and attachments to the BOD

BOD open discussion

- Nothing

Adjourn meeting

David moved and Phyllis seconded, all in favor, meeting adjourned at 7:37pm

AV main hall Quotes

Supplier: Pro Audio Services

Quote #: P-25171

Pymnt trms: 50% due upon acceptance and 50% upon completion

Quantity	Description	Unit Price	Line Total
	Network camera, USB extender, small computer for Zoom, wireless keyboard/mouse, cables, wall plate, 1 floor box and labor	\$ 8,752.96	\$ 8,752.96
1	Wireless mic option A - analog	\$ 3,315.99	\$ 3,315.99
1	Speakers (6 in ceiling) and 2ch amplifier Processor, touch screen controller, studio rack	\$ 5,138.49	\$ 5,138.49
1	cabinet and labor	\$ 12,817.65	\$ 12,817.65
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Materials and labor sub-total		\$	30,025.09
Labor sub-total		\$	-
Sales Tax 7%		\$	2,101.76
Total Estimate		\$	32,126.85
https://www.proaudioservices.com/			

Sapphire Audio Visual Experts

SV2-04/23/26

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Quantity	Description	Unit Price	Line Total
1	Amplifier, Lea Professional CS164	\$ 1,599.00	\$ 1,599.00
1	Rally Camera, Logitech 960-007119	\$ 1,399.00	\$ 1,399.00
1	Teams Rms, TDSYNNEX 14389439	\$ 1,599.99	\$ 1,599.99
	Dual handheld microphone, AUDIO TECHNICA ATW-1322	\$ 1,089.99	\$ 1,089.99
4	JBL COL800 Slim Column Loudspeaker	\$ 577.00	\$ 2,308.00
1	Other misc items	\$ 1,163.96	\$ 1,163.96
		\$ -	\$ -
Materials sub-total		\$	9,159.94
Labor sub-total		\$	2,419.78
Sales Tax 7%		\$	810.58
Total Estimate		\$	12,390.30
https://sapphireavexperts.com/			

Innovative Sight & Sound

SV2-04/23/26

70% Material Deposit - 25% Substantial Completion, 5% Net 30 days

Quantity	Description	Unit Price	Line Total
1	16-Channel mic/line mixer, Mackie PROFX16v3	\$ 599.99	\$ 599.99
1	Logitech TAPZOOMLARGE	\$ 5,799.00	\$ 5,799.00
1	Logitech Rally Mounting Kit	\$ 149.99	\$ 149.99
	Wireless Microphone Systems, Shure BLX1288/CVL-		
4	H9	\$ 686.00	\$ 2,744.00
1	eero POE 7	\$ 499.99	\$ 499.99
1	Wire and cable	\$ 456.90	\$ 456.90
1	Crown Xli 800 two channel amplifier	\$ 520.00	\$ 520.00
Materials sub-total		\$	10,769.87
Labor sub-total		\$	5,049.58
Sales Tax 7%		\$	1,107.36
Total Estimate		\$	16,926.81
https://beinnovative.com/tampa/			

CCTV Quotes

Supplier: Security Lock & Safe
Quote #: MLH041626D
Terms: 50% Material Deposit. Balance Net 30 days.

Quantity	Description	Unit Price	Line Total
1	Avycon 16-channel NVR w/ 8TB Hard Drive	\$ 1,444.00	\$ 1,444.00
		\$ -	\$ -
14	Avycon 2MP HD-TVI fixed lens turret camera	\$ 84.00	\$ 1,176.00
14	Camera junction box	\$ 42.75	\$ 598.50
1		\$ 230.00	\$ 230.00
		\$ -	\$ -
Materials sub-total			\$ 3,448.50
Labor/Travel			\$ 1,600.00
Sales Tax 7% (Material Only)			\$ 241.40
Total Estimate			\$ 5,289.90

Surveillance Technology, Inc.
SV2-04/14/26
50% Deposit. Balance Net 5 days.

Quantity	Description	Unit Price	Line Total
	Cortex 16 Channel Commercial Grade 4K UHD NVR, 8		
1	MP resolution	\$	-
1	Cortex 14 Terabyte Pro Video Surveillance Hard Drive	\$	-
16	Cortex 4K 8MP Turret Style IP camera with AI Technology	\$	-
16	CAT6 Cable Runs From NVR To Each Camera	\$	-
		\$	-
1	16 Channel 12vdc Fused Power Supply	\$	-
1	900VA Battery Backup With AVR	\$	-
Materials sub-total			
Project cost			\$ 10,200.00
Sales Tax 7%			\$ 714.00
Total Estimate			\$ 10,914.00

Innovative Sight & Sound
SV2-04/23/26
85% Material Deposit - 15% Net 30 days

Quantity	Description	Unit Price	Line Total
	Uniview 16 Channel NVR 16 Port POE 2 SATA - IQ		
1	Analytics	\$ 1,319.00	\$ 1,319.00
2	Western Digital 10TB hard drive	\$ 399.99	\$ 799.98
14	Uniview 4MP IPC324SR-ADF28KM-H	\$ 299.00	\$ 4,186.00
14	Cable runs	\$ 35.00	\$ 490.00
14	Fixed Dome Junction Box	\$ 27.00	\$ 378.00
1	Misc parts fee	\$ 71.73	\$ 71.73
		\$ -	\$ -
Materials sub-total			\$ 7,244.71
Labor/Travel			\$ 4,025.75
Sales Tax 7%			\$ 788.94
Total Estimate			\$ 12,059.40

Sapphire Audio Visual Experts
SV2-04/23/26
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Quantity	Description	Unit Price	Line Total
1	Hikvision EKI-K164T412C 4 MP 16 Channel NVR	\$ 1,899.00	\$ 1,899.00
		\$ -	\$ -
14	Hikvision 4MP DS-2CD1347G2-LUF 2.8MM	\$ 229.00	\$ 3,206.00
14	Cable runs - cat6	\$ 150.00	\$ 2,100.00
14	Hikvision CBS bracket	\$ 35.00	\$ 490.00
		\$ -	\$ -
		\$ -	\$ -
Materials sub-total			\$ 7,695.00
Labor/Travel			\$ 2,395.12
Sales Tax 7%			\$ 706.31
Total Estimate			\$ 10,796.43

Access Quotes

Supplier: Security Lock & Safe

Quote #: MLH041626C

Payment terms: 50% Material Deposit. Balance Net 30 days.

Quantity	Description	Unit Price	Line Total
	CDVI A22K 2-door controller w/ software, metal enclosure, power supply, 2 reader inputs, 2 outputs, and 2 mullion-sized 125kHz fob / card readers, adding 6 office and pantry	\$ 1,700.50	\$ 10,203.00
1	Electrical supplies	\$ 50.00	\$ 50.00
16	CDVI standard 125kHz Black keyring fob, 25-pack	\$ 125.00	\$ 2,000.00
			\$ -
	Materials sub-total		\$ 12,253.00
	Labor/Travel		\$ 2,050.00
	Sales Tax 7% (Material Only)		\$ 857.71
	Total Estimate		\$ 15,160.71
	https://securitylockandsafe.com/ https://www.cdvi.ca/		

Surveillance Technology, Inc.

SV2-04/14/26

50% Deposit. Balance Net 5 days.

Quantity	Description	Unit Price	Line Total
1	Cortex Main Network IP Access Controller 4 Door		\$ -
	Cortex Main Network Controller 4 Door Expansion		
2	Board		\$ -
10	Cortex Access Control Bluetooth Reader-existing		\$ -
	Cortex Access Control Bluetooth Reader-office and		
2	pantry; electronic door strike		\$ -

Innovative Sight & Sound

SV2-04/23/26

85% Material Deposit - 15% Net 30 days

Quantity	Description	Unit Price	Line Total
1	Red Max Door Controller - PDK RMAX	\$ 4,026.00	\$ 4,026.00
2	PDK R4E door expander	\$ 1,218.00	\$ 2,436.00
10	High-Sec + Prox + Mobile Mullion Reader - PDK RMPB	\$ 524.00	\$ 5,240.00
			\$ -
3	Power Supply Charger, Altronix EFLOW102NB	\$ 397.25	\$ 1,191.75
	12V 8AH battery with F1 terminal. Power King		
4	Backup Battery 8AH	\$ 24.99	\$ 99.96
	Ethernet + Wireless Enabled Cloud Node Main		
1	Controller, Prodatakey	\$ 1,236.00	\$ 1,236.00
	Subscription per device per month. Billed yearly. (10		
120	readers x 12 months)	\$ 15.00	\$ 1,800.00
16	PDK RKF - red key fobs	\$ 374.66	\$ 5,994.56
			\$ 167.79
	Materials sub-total		\$ 22,192.06
	Labor/Travel		\$ 3,245.88
	Sales Tax 7%		\$ 1,780.66
	Total Estimate		\$ 27,218.60
	https://beinnovative.com/tampa/ https://www.prodatakey.com/		

Sapphire Audio Visual Experts

SV2-04/23/26

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Quantity	Description	Unit Price	Line Total
			\$ -
			\$ -
10	PDK	\$ 2,000.00	\$ 20,000.00
1	Misc Parts, Cables, etc...	\$ 400.00	\$ 400.00

Quantity	Description	Unit Price	Line Total
1	10amp Power Supply	\$	-
1	7AH internal back up battery	\$	-
1	UPS Battery Backup With AVR	\$	-
1	Electrical supplies	\$	-
225	Access control fobs	\$	-
225	Access control cards	\$	-
Materials sub-total			
Project cost			
		\$	14,840.00
Sales Tax 7%			
		\$	1,038.80
Total Estimate			
		\$	15,878.80

<https://www.surveillancetechnology.net/>
<https://www.cortexcctv.com/index.html>

Quantity	Description	Unit Price	Line Total
		\$	-
		\$	-
		\$	-
Subscription per year, \$399 bluetooth and \$199 cloud			
1	storage	\$ 598.00	\$ 598.00
16	PDK RKF - red key fobs	\$ 374.66	\$ 5,994.56
		\$	-
Materials sub-total			
		\$	26,992.56
Labor/Travel			
		\$	2,000.00
Sales Tax 7%			
		\$	2,029.48
Total Estimate			
		\$	31,022.04

<https://sapphireavexperts.com/>
<https://www.prodatakey.com/>



AF GROUP USA LLC
1930 N 30TH RD STE 2 HOLLYWOOD FL
33021-4402
Phone: +18444276886

ESTIMATE

Estimate # EST-132
Date Issued 27 Jul 2026
Expires On No Expiry

Estimate for

Jennifer
+15082457427

Service address

10440 Azalea Park Drive,
Pinellas Park, FL, 33782,
US

Items	Unit Cost	Qty	Price
Replace 12 old access control system with new one.	\$1,500.00	12.00	\$18,000.00
Subtotal			\$18,000.00
Service fee			\$540.00
Total			\$18,540.00