



KEY SECURITY
SERVICES

Proposal #6190

New Access Control

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Strathmore Riverside Villas

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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. The following proposal presents right-sized solutions designed to reduce risk, simplify day-to-day operations for management, and deliver lasting Peace of Mind for residents and the board. Because associations are not one-size-fits-all, we have aligned each recommendation to your current policies, operational flow, and budget considerations. We can provide product demonstrations, submittals, and side-by-side system options as needed, and we are also able to phase work to align with reserve planning or priority areas. Training for property managers, security staff, and vendors is included to ensure smooth adoption from day one. Many legacy proximity fobs can be duplicated at retail kiosks and online services. When cloneable credentials remain in circulation, access control integrity is reduced, audit trails become unreliable, and revoked users may still gain entry using duplicated credentials. The proposed system utilizes encrypted, non-cloneable credentials to help ensure access control remains secure, accountable, and fully managed through the system platform.

Option Name:	Amount
Pool Gates Access Control:	\$15,325.50
Clubhouse Access Control:	\$6,399.91
Clubhouse Automatic Door Operators:	\$14,008.10
Preventative Maintenance:	\$270.40
Total for All Options:	\$36,003.91

Pool Gates Access Control

SCOPE OF WORK: Key Security Services will provide and install Liftmaster electronic access control on the following doors:

#	Location	Reader	Lock Type	#	Location	Reader	Lock Type
1	North Pool Gate	Liftmaster	Magnetic Lock	2	South Pool Gate	Liftmaster	Magnetic Lock
3	East Pool Gate	Liftmaster	Magnetic Lock				

MONTHLY LIFTMASTER FEES: 180\$

LiftMaster cloud programming, myQ Community app (Basic/Advanced/Premium), VOIP calling, and optional video storage are subscription services billed by LiftMaster. Fees/tiers are not set by KSS and may change without notice.

FEATURES:

The proposed pool gate access control system will utilize magnetic locks and compatible credential readers integrated with the LiftMaster MyQ cloud management platform. The system will support both encrypted non-cloneable key fobs and Bluetooth mobile credentials, allowing residents to conveniently access amenities without the need for traditional physical keys.

The MyQ cloud portal provides centralized management of user credentials, real-time directory and access updates, per-door and per-user permission management, audit history, and portfolio-wide reporting capabilities. Residents may also optionally utilize mobile Guest Pass functionality through the app, allowing temporary guest access while improving accountability through searchable access history and exportable event logs.

Disclaimers.

KSS will make best efforts to import existing user and credential data where applicable but cannot guarantee full compatibility or accuracy across third-party systems. Client is responsible for verifying all imported data prior to system go-live. During installation, certain gates or access points may be temporarily offline while work is performed. KSS will make every effort to minimize downtime and disruption. Mobile credential functionality may vary based on device compatibility, Bluetooth settings, and internet connectivity. Cloud-based features require an active internet connection.

Item	Quantity
Liftmaster 4 Door Controller	1.00
Magnetic Gate Lock with Handles	3.00
Liftmaster Proximity Reader with Bluetooth	3.00
Misc. Access Control Material	3.00
Conduit 3/4" per ft	125.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	350.00
Nonclonable Proximity Fobs (logo)	680.00
Standard Labor	32.00 hrs
	Sales Tax
	\$550.50
	Option Total:
	\$15,325.50

Clubhouse Access Control

SCOPE OF WORK: Key Security Services will provide and install Liftmaster electronic access control on the following doors:

#	Location	Reader	Lock Type	#	Location	Reader	Lock Type
1	Front Clubhouse Door	Liftmaster	Electronic Strike	2	Front Clubhouse Door	Liftmaster	Electronic Strike

FEATURES:

The proposed clubhouse access control system will utilize electronic strikes and compatible credential readers integrated with the LiftMaster MyQ cloud management platform. The system will support both encrypted non-cloneable key fobs and Bluetooth mobile credentials, allowing residents and authorized users convenient access without traditional keys.

The MyQ cloud portal provides centralized management of user credentials, real-time directory and access updates, per-door and per-user permission management, audit history, and portfolio-wide reporting capabilities. Residents may also optionally utilize mobile Guest Pass functionality through the app for temporary visitor access with searchable event history and reporting.

Disclaimers.

KSS will make best efforts to import existing user and credential data where applicable but cannot guarantee full compatibility or accuracy across third-party systems. Client is responsible for verifying all imported data prior to system go-live. During installation, certain gates or access points may be temporarily offline while work is performed. KSS will make every effort to minimize downtime and disruption. Mobile credential functionality may vary based on device compatibility, Bluetooth settings, and internet connectivity. Cloud-based features require an active internet connection.

Item	Quantity
Liftmaster 4 Door Controller	1.00
Liftmaster Proximity Reader with Bluetooth	2.00
Electronic Strike (Standard)	2.00
Misc. Access Control Material	2.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	80.00
Standard Labor	16.00 hrs
	Sales Tax
	Option Total:
	\$203.77
	\$6,399.91

Clubhouse Automatic Door Operators

SCOPE OF WORK: Key Security Services will provide and install Record automatic door operators on the following doors:

#	Location	Reader	Lock Type	#	Location	Reader	Lock Type
1	Front Clubhouse Door	Liftmaster	Electronic Strike	2	Clubhouse Pool Door	Liftmaster	Electronic Strike

FEATURES:

The proposed system includes the installation of two automatic door operators on the clubhouse entry doors to provide safe, convenient, and ADA-compliant access for residents and guests. The operators will allow smooth automatic opening and closing of the doors through push-to-open activation devices and integrated safety controls.

The operators are designed for high-traffic commercial applications and will include adjustable opening/closing speeds, hold-open timing, obstruction sensing, and automatic operation for improved accessibility and user convenience. Work includes installation, setup, adjustment, testing, and commissioning of all operator equipment to verify proper operation and door functionality.

Disclaimers.

120V power is required at each operator location and is not included unless specifically noted in this proposal. Client is responsible for providing dedicated electrical circuits and any required electrical work by others. Existing doors, frames, hinges, and hardware must be in good working condition for proper operator performance. Additional repairs, modifications, or replacement of existing door hardware, framing, or ADA deficiencies are not included unless specifically stated. During installation, affected doors may be temporarily unavailable while work is being completed. KSS will make every effort to minimize downtime and disruption.

Item	Quantity
Record Single Door Operator	2.00
Misc. Access Control Material	2.00
Standard Labor	13.00 hrs
Sales Tax	\$664.14
Option Total:	\$14,008.10

Preventative Maintenance

Our quarterly preventative maintenance program delivers proactive care for your covered security systems per the equipment list in this agreement. On every visit Key Security Services technicians performs visual and functional checks, verifies critical settings (time/schedules/network where applicable), makes minor adjustments/lubrication, and documents findings. This regular cadence helps prevent unexpected failures, extends equipment life, improves safety and reliability, and keeps systems performing when they're needed most. After each visit, you'll receive a concise report noting issues, recommendations, and any quoted corrective work. With a predictable schedule and expert oversight, you gain what matters most—**Peace of Mind**.

Item	Quantity
Service Charge	1.00
Preventative Automatic Door Operator: Test all safety sensors and emergency egress; verify smooth operation of any electronic locks; lubricate moving parts; and check/adjust open and close limits.	2.00
Preventative Access Control: Visual inspection and functional test of electronic locks; doors/gates for consistent closing and latching; readers/keypads (including signs of water intrusion); controllers/panels for online status, programming/schedules, correct time/date, and settings (note available firmware); and visible wiring/conduit/junction boxes for water/pest intrusion and secure terminations.	5.00
Sales Tax	\$0.00
Option Total:	\$270.40

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
	Pool Gates Access Control:	\$15,325.50
	Clubhouse Access Control:	\$6,399.91
	Clubhouse Automatic Door Operators:	\$14,008.10
	Preventative Maintenance:	\$270.40

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Authorized Client Signature


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