

**Board Meeting
Sonoma Bay Home Owners Association
Wednesday, November 5, 2025
Location: Sonoma Clubhouse
Time: 6:00 pm**

**Agenda
(Subject to Change)**

1. Call Meeting to order –
2. Roll Call –
3. Motion to approve previous board minutes –
4. Financial Report –
5. New Business –
 - Scot Batchen – Pro Integrity Solutions – Discussion on negotiating cable/internet contracts
 - Booting/Guest app
 - Riviera Beach Swim Program
6. Adjourn meeting -

	Broadstar	BlueStream	Breezeline	Hotwire	OpticalTel
Connection Type	AON	G-PON	XGS-PON	G-PON	XGS-PON
Speed Up/Down	1G/1G	1G/1G	1G/1G	1G/1G	1G/1G
TV Boxes	2 Wireless Boxes	2 Wireless Boxes	2 Wireless Boxes	1 TV Box / 1 Stick	2 Wireless Boxes
Equipment Included	1 Wireless ONT	1 Wireless ONT + 2 PODS	1 Wireless ONT = 1 POD	2 Wireless ONT	1 Wireless ONT
Price/U/Mth	64.99	70.95	68.99	102.94	\$65.95
Term	10 Years	10 Years	10 Years	10 Years	10 Years
Increase %	3.5% per anniversary	4%	3.5% per anniversary	3.5% per anniversary starting Yr 3	4% per anniversary
Payment Terms	net30	net 30	net 30	net30	net30
Late Fees		1.5% per month			
Door Fee	\$120,800 (302x\$400)	\$90,600 (302x\$300) Via Check	\$90,600 (302x\$300)	\$60,400 (302x\$200)	\$120,800 (302x\$400)
Dark Fiber Included	Yes	Yes	3 months free service (\$62,505) Yes	No	Yes
Support Timeframe	Same day if by 3pm	Same day if by 2pm	Next day	Same day depending on time called	
Notes	Hotwire is internet provider been on property for years	Owns network	Owns network Has Century Village as client Storefront on Okee and Military	Owns network	3 months free service

		Broadstar	BlueStream	Breezeline	Hotwire	OpticalTel
Connection Type		AON	G-PON	XGS-PON	G-PON	XGS-PON
Speed Up/Down		1G/1G	1G/1G	1G/1G	1G/1G	1G/1G
Equipment Included		1 Wireless ONT	1 Wireless ONT + 2 PODS	1 Wireless ONT = 1 POD	2 Wireless ONT	1 Wireless ONT
Price/U/Mth		29.95	29.95	32.99	65	\$37.99
Term		10 Years	10 Years	10 Years	10 Years	10 Years
Increase %		3.5% per anniversary	3%	3.5% per anniversary	3.5% per anniversary starting Yr 3	4% per anniversary
Payment Terms		net30	net 30	net 30	net30	net30
Late Fees			1.5% per month			
Door Fee		\$120,800 (302x\$400)	\$90,600 (302x\$300) Via Check	\$90,600 (302x\$300)	\$60,400 (302x\$200)	\$120,800 (302x\$400)
Dark Fiber Included		Yes	Yes	Yes	No	yes
Support Timeframe		Same day if by 3pm	Same day if by 2pm	Next day	Same day depending on time called	
Notes		Comcast is internet provider	Owns network	Owns network	Owns network	
				Has Century Village as client	Has been on property for years	
				Storefront on Okee and Military		

SOUTH FLORIDA BOOTING, INC.
2514 Park Street - Lake Worth, FL 33460
Office: 1-877-990-0005 Email: sflbooting@gmail.com
LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("License" or "Agreement") is made by South Florida Booting, Inc & Park-in-Spot ("SFB") with an address of 2514 Park Street Lake Worth, FL 33460 and Sonoma Bay Riveria Beach Florida.

Term: The initial term (the "Term") of this License shall commence on the first day of the month following the effective date (the "commencement date"), and expire at midnight on the last day of the twelve (12) months following the commencement date (the "expiration date"), unless extended or earlier terminated as provided below:

The term shall automatically renew for additional periods of twelve (12) months each (in which event the expiration date shall be the last day of the twelve months of such renewal) unless either party gives the other written notice of its intention that the term shall not renew at least sixty (60) days prior to the expiration of the then-current term.

Cancellation: This license can be canceled with 60 days' notification, with or without any cause. Either party has the right to terminate the license by providing written notice at least sixty (60) days before the desired termination date.

License Fee: Commencing on the effective date of this License at the end of each billing month, South Florida Booting will collect the amount of _____ per month for access to the park-in-Spot Management back office. Sonoma Bay will have access to the Park-in-Spot Management back office and complete access to monitor check-in and enforcement history. We guarantee that Sonoma Bay will be patrolled a minimum of _____ times (___x) weekly. The days and times of patrolling will be subject to change.

This license fee shall include the use of property management and approved personnel to have access to the app to view enforcement history and driver check-in timestamps. Property management will have the ability to add vehicles to the app for digital parking permits.

Enforcement Options: We offer the following enforcement options for your consideration:

Option 1: No fee

- All residents must be registered and parked in resident spaces.
- All guest vehicles must be registered in the app and park only on guest designated parking space.
- Vehicles immobilized may not remain immobilized for more than 96 hours. After this period has expired, the vehicle shall be released and towed from the property.
- South Florida Booting will utilize our license plate recognition cameras (LPR) to quickly identify registered residents and guests.
- All registered residents will receive an invitation to the guest parking app (Park-in-Spot) at no cost per resident using the app.

SOUTH FLORIDA BOOTING, INC.
2514 Park Street - Lake Worth, FL 33460
Office: 561-309-9200 Email: sflbooting@gmail.com

Option 2: \$250 / per month

- All residents must be registered and parked in resident spaces.
- All guest vehicles must be registered in the app and park only on guest designated parking space.
- Vehicles immobilized may not remain immobilized for more than 96 hours. After this period has expired, the vehicle shall be released and towed from the property.
- Patrol property **guarantees 2 times per week.**
- South Florida Booting will utilize our license plate recognition cameras (LPR) to quickly identify registered residents and guests.
- All registered residents will receive an invitation to the guest parking app (Park-in-Spot) at no cost per resident using the app.

Option 3: \$500 / per month

- All residents must be registered and parked in resident spaces.
- All guest vehicles must be registered in the app and park only on guest designated parking space.
- Vehicles immobilized may not remain immobilized for more than 96 hours. After this period has expired, the vehicle shall be released and towed from the property.
- Vehicles in violation will receive **one warning with 72 hours to resolve before being immobilized.**
- Patrol property **guarantees 3 times per week.**
- South Florida Booting will utilize our license plate recognition cameras (LPR) to quickly identify registered residents and guests.
- All registered residents will receive an invitation to the guest parking app (Park-in-Spot) at no cost per resident using the app.

The Property Manager will provide a clean and up-to-date list of all current resident vehicle information. This should include vehicle make, model, color, license plate number, and associated unit or resident name.

I, _____, hereby acknowledge that I have the authority to execute the license agreement described in the proposal and that I agree to bind myself and/or my company to payment for the said work as agreed upon. I understand and accept the terms and conditions outlined in the proposal, including the payment and any associated late payment charges.

Furthermore, I agree to pay a late payment charge of 1.5% per month (18% per annum) on any outstanding invoice that remains unpaid for more than 30 days from the date of the invoice. I also understand that I will be responsible for paying any and all collection fees incurred in the event of non-payment.

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Capital Protection Solutions LLC

Parking Enforcement & Guest Pass System – Addendum

Booting & Enforcement – ParkLock Pros, LLC

ParkLock Pros, LLC is part of our group of companies under our holding company. It was created specifically to complement the patrol and parking enforcement services we provide through Capital Protection Solutions. This structure allows us to keep the process in-house, avoid delays from outside vendors, and ensure full accountability for the communities we serve.

- Our patrol officers use two reporting systems: one for security patrols and one for parking enforcement.
- These allow us to issue violations, scan GPS checkpoints, document incidents and maintenance in real time, and identify vehicles in violation.
- Automated 7am report to management includes patrol scans, violations, incident reports, and maintenance logs.
- Enforcement is based on community rules:
 - Some: 2 warnings, 3rd violation = boot/tow.
 - Others: Immediate boot/tow if no permit.
- Booted vehicles receive a notice with instructions to pay online.
- Release guaranteed within **1 hour** of payment.

Resident Guest Pass System – ParkingPass App

Through ParkingPass, residents and owners can log in from their phone or computer to register guests instantly. Passes are fully digital and viewable by patrol officers and management in real time.

- Patrol officers use the ParkingPass app on our company-provided phones to scan license plates and immediately verify if a vehicle is registered.
- The system automatically recognizes resident vehicles on file and blocks them from being issued guest passes, preventing abuse and excess vehicles.
- Communities can set **custom rules**, such as:
 - Limit of 7 overnight guest passes per month per residence.
 - Passes automatically expiring after 48 or 72 hours.
- Passes are digital (with printable option if needed).
- Officers and management have full real-time visibility through the portal.
- Capital Protection Solutions personally assists each community with setup and ongoing adjustments.
- Demo Video: <https://www.youtube.com/watch?v=rzMm64-ZQxU>

SECURITY PATROL RATES (BASED ON 12 MONTHS STARTING ON OCTOBER 1ST 2025 AND ENDING SEPTEMBER 30TH 2026)

SECURITY PATROL RATES INCLUDE REPORT PATROL SOFTWARE AND “LIVE VIEW” BODY CAMERAS.



- **OPTION A) RANDOMIZED COMMUNITY SECURITY PATROL & PARKING ENFORCEMENT.**
3 PATROLS PER NIGHT, 7 NIGHTS PER WEEK
A TOTAL OF 21 PATROL PER WEEK
 - **Total of = \$ 621.75 per week with taxes**
- **OPTION B) RANDOMIZED COMMUNITY SECURITY PATROL & PARKING ENFORCEMENT.**
2 PATROLS PER NIGHT, 7 NIGHTS PER WEEK
A TOTAL OF 14 PATROL PER WEEK
 - **Total of = \$ 539.36 per week with taxes**

What's Included

- **Security patrol software with management access. Tracking of violations and reports.**
- **License Plate Reader and software / to find vehicles that don't belong, residents or visitors that aren't registered to park on site.**
- **Patrol Car.**
- **Parking violations.**
- **Live view body cams.**
- **Community dedicated cell phone.**





July 30, 2025

Dear Jeanne Kulick and Sonoma Bay HOA Board Members,

I hope this letter finds you well. The City of Riviera Beach Parks & Recreation Department is pleased to present a new initiative designed to maintain vital aquatic education and community wellness programming while our primary facility, Barracuda Bay, located at 1621 W. Blue Heron Blvd., is scheduled for demolition and the development of a new state of the art Aquatics Facility, expected to be completed by 2027.

We invite your HOA to consider partnering with the City in the Swim On-the-Go: Mobile Swim Lessons Initiative. This program brings certified swim instructors and lifeguards to approved community pools, offering swim lessons directly within your neighborhood—at no cost or operational burden to your HOA beyond providing pool access during pre-scheduled time slots.

Key benefits of the program include:

- Swim instruction for all ages, from infants to senior citizens
- Optional CPR, First Aid, and lifeguard certification classes
- Full program staffing and liability coverage provided by the City
- Flexible participation and pool usage options

This initiative allows us to continue promoting water safety, fitness, and public health across our community while ensuring minimal impact to your pool operations and neighborhood life.

Enclosed, you will find the full Swim On-the-Go Program Proposal, outlining participation options, safety measures, and program logistics. We would encourage the HOA to schedule a brief meeting to discuss the initiative and answer any questions your board may have.

Thank you for your consideration and continued commitment to supporting the wellbeing of Riviera Beach residents. We hope to hear a resounding “Yes” from your team and look forward to the opportunity to work together.

Sincerely,

Kacy Young

City of Riviera Beach
Parks and Recreation Director
Office: 561 845-3411
Email: Kyoung@rivierabeach.org



Example.

LEARN TO SWIM

When: ~~Monday~~, Wednesdays, & Fridays

Lessons Starting March 31st

Times:

Parent/Child: Level 1 & 2: 5:15pm – 5:45pm

Pre-school: Level 1: 5:15pm – 5:45pm
Level 2: 5:15pm – 5:45pm
Level 3: 5:15pm – 5:45pm

Learn-to-Swim: Level 1: 6:00pm – 6:30pm
Level 2: 6:00pm – 6:30pm
Level 3: 6:00pm – 6:30pm

Adult Lessons: 6:45pm – 7:15pm



Location:

Barracuda Bay Aquatic Complex
1621 W. Blue Heron Blvd
Riviera Beach, FL 33404

Fees:

\$30.00 Residents / \$40.00 Non-residents per session

Private Lessons: \$50.00 Residents / \$60.00 Non-Residents per week

The City of Riviera Beach is partnering with the Palm Beach County Drowning Coalition to provide swim lessons for qualified applicants FREE of charge. For more information, contact the Drowning Prevention Coalition at 561-616-7068.

Drowning Prevention Coalition of Palm Beach County



405 Pike Rd
West Palm Beach, FL 33411
Email: astewart@pbcgov.org
Phone: 561-616-7068
Fax: 561-616-7084

- Private Swim Lessons are offered by request
- First Come / First Serve (Space is limited)
- All dates and times are subject to change due to inclement weather or staffing



LEARN TO SWIM

When: Saturdays Only

Lessons Starting April 5

Times:

Parent/Child:	Level 1 & 2:	9:15am – 10:00am
Pre-school:	Level 1:	9:15am – 10:00am
	Level 2:	9:15am – 10:00am
	Level 3:	9:15am – 10:00am
Learn-to-Swim:	Level 1:	10:15am – 11:00am
	Level 2:	10:15am – 11:00am
	Level 3:	10:15am – 11:00am
Adult Lessons:		10:15am – 11:00am



Location:

Barracuda Bay Aquatic Complex
1621 W. Blue Heron Blvd
Riviera Beach, FL 33404

Fees:

\$30.00 Residents / \$40.00 Non-residents

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Barracuda Bay Aquatic Complex

Learn to Swim

All classes are taught by American Red Cross certified Water Safety Instructors.

Skill Levels

Parent and Child Aquatics (Ages 6 months -3 yrs. old)

Level 1 – Introduces basic skills to parents and children, including safety topics.

Level 2 – Builds on the skills introduced in Level 1, with participants improving these skills and learning more advanced skills.

Preschool Aquatics NEW! (Ages 4yrs. – 5yrs. old)

Level I

Helps participants feel comfortable in the water and to enjoy the water safely.

Level II

Builds on the skills learned in Level 1 and gives participants success with fundamental skills such as floating and basic locomotion.

Level III

Builds on the skills in Level 2 and improves participants' coordination of simultaneous arm and leg actions and alternating arm and leg actions.

Learn-to-Swim (Ages 6yrs.-15yrs. old)

Level I: Introduction to Water Skills

Helps participants feel comfortable in the water.

Level II: Fundamental Aquatic Skills

Gives participants success with fundamental skills.

Level III: Stroke Development

Builds on the skills in Level 2 through additional guided practice in deeper water.

Level IV: Stroke Improvement

Develops confidence in the skills learned and improves other aquatic skills.

Adult lessons for Beginners (Ages 16yrs. and older)

This class is designed for ages 16 and up to build on the aquatic locomotion and safety, and to develop overall confidence and competency in the aquatic environment. This level includes deep water bobbing, turns at the walls, fundamentals of elementary backstroke, front crawl, side stroke, breast stroke and rhythmic breathing