

**Board Meeting**  
**Sonoma Bay Home Owners Association**  
**Wednesday, February 25, 2026**  
**Location: Sonoma Clubhouse/Zoom**  
**Time: 6:30 pm**

<https://us06web.zoom.us/j/89707978508?pwd=fKPkmfQSAEBJxPDdxUoIuUg1VdKRwI.1>

**Agenda**  
**(Subject to Change)**

1. Call Meeting to order –
2. Roll Call Agenda –
3. Motion to approve previous board minutes –
4. Financial Report –
5. New Business –
  - Scot Batchen – Pro Integrity Solutions – Discussion on negotiating cable/internet contracts- Final two
  - Envera contract term & options
  - Spa repair
  - Speed Bumps
6. Owner comments on agenda items (limit 3 minutes per owner)
7. Adjourn meeting -

# ButterflyMX

Property access made simple





**20,000+**  
Properties

**1,500,000+**  
Apartments

**40,000+**  
Five-star ratings

## The features you'll love:

- ✓ **Powerful access control** at every door and gate
- ✓ **Remote door & gate management**
- ✓ **Mobile app** to open doors and manage access
- ✓ **Video calling**
- ✓ **Time- and date-stamped audit trails**
- ✓ **Visitor Passes** to grant secure access to guests
- ✓ **Delivery PINs** for seamless courier access
- ✓ **Elevator Controls** for floor-specific access
- ✓ **Smart Lock integrations** for unit-level access control
- ✓ **Intuitive & durable hardware**
- ✓ **Leading property management software integrations**
- ✓ **Amenity reservations** from the app
- ✓ **Custom intercom branding**
- ✓ **Telephone entry compatibility**
- ✓ **Automatic feature updates** for software
- ✓ **Customer support** for residents and staff



Company Address 44 West 28th Street, 4th Floor, New York, NY 10001  
 Opportunity Name Sonoma Bay - 3600 Sonoma Dr, Riviera Beach, FL 33404  
 Prepared By Jared Patterson  
 Email jared.patterson@butterflymx.com

Created Date Feb 19, 2026  
 Quote Number nnniP09UnUNk0cnP  
 Name Allison Stauffer  
 Company Name Sonoma Bay  
 Phone  
 Email sonomabay@yahoo.com

| Product                              | Sales price | Quantity | Terms (Yrs) | Total Price | Item Description |
|--------------------------------------|-------------|----------|-------------|-------------|------------------|
| 2 Year Hardware Warranty             | \$0         | 14       | 2           | \$0         |                  |
| 8" Surface Intercom                  | \$3,995     | 1        | -           | \$3,995     |                  |
| Windshield Tags                      | \$5         | 300      | -           | \$1,500     |                  |
| ButterflyMX Bullet Camera            | \$249       | 6        | -           | \$1,494     |                  |
| Windshield Tag Programmer            | \$449       | 1        | -           | \$449       |                  |
| ButterflyMX Gateway                  | \$499       | 1        | -           | \$499       |                  |
| Mullion Reader                       | \$399       | 2        | -           | \$798       |                  |
| Vehicle Reader                       | \$2,995     | 1        | -           | \$2,995     |                  |
| 2-Door Controller                    | \$699       | 2        | -           | \$1,398     |                  |
| Shipping: Small Accessory            | \$12        | 16       | -           | \$192       |                  |
| Shipping: Intercom                   | \$50        | 1        | -           | \$50        |                  |
| Camera Subscription (7 Day Storage)  | \$159       | 6        | 1           | \$954       |                  |
| Vehicle Reader Software Subscription | \$1,200     | 1        | 1           | \$1,200     |                  |
| Software Subscription (Multi-Family) | \$42        | 302      | 1           | \$12,684    |                  |
| Reader Software Subscription         | \$240       | 2        | 1           | \$480       |                  |

Total Subscription \$15,318  
 One-Time Total \$13,370  
 Total Price \$28,688

**Annual Software Subscription Pricing Includes:**

1. ButterflyMX platform maintenance, uptime and hosting
2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database

3. ButterflyMX platform updates including new features
4. Support and compatibility with current and future smart devices and mobile/tablet operating systems
5. On boarding & training for property managers
6. 16 hour daily live technical support
7. 24/7 remote monitoring of software and hardware

**Software Services Include:**

- 1. Implementation Services** - Includes setup of the Services and initial training for property manager.
- 2. Support and Maintenance** - Provider shall provide the Services support and maintenance services set forth in the Property Management Software during the Subscription Term. Does not include maintenance of the hardware Products.

**Installation Services:**

Installation services will be billed directly by third party, unless ButterflyMX provides installation services.



This Order Form is entered into pursuant to the Standard Terms and Conditions available online at (the "Terms").

### Signatures

|                                   |                  |
|-----------------------------------|------------------|
| Accepted & Agreed<br>"Subscriber" |                  |
| Name                              | Allison Stauffer |
| Title                             |                  |
| Signature                         |                  |
| Date                              |                  |

|   |                 |
|---|-----------------|
| Accepted & Agreed ButterflyMX Inc. "Provider" |                 |
| Name  | Jared Patterson |
| Title   | Sales Director  |
| Signature                                     |                 |
| Date  |                 |



## BUTTERFLYMX - ORDER FORM TERMS

**Term and Termination.** The initial term of Customer's subscription to the Services is set forth on the preceding table ("Initial Term"). The Initial Term begins on the date that the software is activated at the Customer's site. The subscription will automatically renew for one-year periods (each, a "Renewal Term") unless either party provides the other party with written notice of nonrenewal at least thirty (30) days prior to the expiration of the Term. The Initial Term and each Renewal Term shall collectively be referred to as the "Term".

**Fees and Payment.** Customer will provide complete and accurate billing and contact information to Provider and notify Provider of any future changes. If paying by credit card, Customer agrees that Provider may charge such credit card for all Services listed in this Order Form now and in the future. Charges will be made in advance, either annually or in accordance with any different billing frequency stated in this Order Form. If Customer is paying by any other method, Provider will invoice Customer in advance and fees are due within thirty (30) days from the invoice date. If Customer does not pay or terminates this Order Form for some other reason than the reasons listed in this Order Form, then Provider may: (a) charge interest at 1.5% per month or at the highest rate permissible by law, whichever is lower; and/or (b) accelerate and invoice Customer the amount of all subscription services that would have otherwise been due by Customer to Provider for the Term. Customer will reimburse Provider for any and all collection costs (including reasonable attorneys' fees and costs). Provider reserves all other rights and remedies available under the Order Form, in equity and at law.

**Taxes.** The fees do not include any applicable sales, use, gross receipts, excise, value-added, personal property, or other similar taxes, which will be separately itemized and payable by Customer. If Provider has the legal obligation to pay or collect any taxes that Customer is responsible for, that amount will be invoiced to and paid by Customer.

**Disputes.** Customer may dispute an invoice within thirty (30) days of the invoice date by providing Provider with notice to [invoices@butterflymx.com](mailto:invoices@butterflymx.com) including all documentation or information explaining the error that gave rise to the dispute. If Customer does not notify Provider within this timeframe, Customer waives its right to dispute that invoice. If disputed, the parties will use commercially reasonable efforts to promptly resolve it. Provider can suspend Customer's access to the Services until all undisputed amounts that are due have been paid. Even if a dispute is made, Customer will pay any undisputed amounts before the due date.

**Standard Terms and Conditions.** This Order Form is governed by the terms located at: <https://butterflymx.com/property-management-software/>. By executing this Order Form, Customer acknowledges it has read and understands these terms, and agrees to be bound by these terms. Capitalized terms used but not defined herein have the definitions set forth in these terms.

**Cardin Pool Care**  
Pool Equipment & Mechanical Services

**Prepared For:**  
Sonoma Bay HOA  
3600 Sonoma Dr  
Riviera Beach, FL

## Spa Repair & Equipment Installation Proposal

This proposal is to restore proper operation of the spa at the Sonoma Bay HOA pool, including heating, jet performance, and leak detection to determine the source and scope of repair.

| # | Description  | Price      |
|---|--|------------|
| 1 | <b>Furnish &amp; Install 400,000 BTU Jandy JXi Propane Heater</b><br>High-efficiency propane spa heater designed for fast heat-up and reliable performance. Unit will be properly sized and installed to manufacturer specifications for spa operation.  | \$5,600.00 |
| 2 | <b>Furnish &amp; Install New Booster Pump</b><br>Installation of a new booster pump to restore proper jet pressure and performance in the spa.   | \$1,400.00 |
| 3 | <b>Leak Detection &amp; Surface-Level Leak Repair</b><br>Locate and repair any accessible surface-level leaks. If the leak is determined to be structural, underground, related to skimmers, tile grout, or otherwise beyond surface-level repair, additional repairs will be quoted separately after the leak source is identified. | \$450.00   |
| 4 | <b>Furnish &amp; Install New Booster Pump Activation Dial</b><br>New control dial installed to properly engage and operate the booster pump for spa jets.  | \$300.00   |

**Total Project Cost: \$7,750.00**

### Payment Terms

50% deposit due upon approval. Remaining 50% due upon completion of work.

Accepted By (Sonoma Bay HOA): \_\_\_\_\_ Date: \_\_\_\_\_

Keegan Cardin  
Cardin Pool Care