

# **EASTLAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**

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## **Board Meeting Notice & Agenda**

**April 15, 2025, at 10:00 AM**

**NOTICE IS HEREBY GIVEN**, there will be a Board of Directors Meeting of the East Lake Woodlands Community Association to commence at **10:00 AM on Tuesday, April 15, 2025, at M&A, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL**. All members who have business to bring before the Board should submit their request in writing to [board@eastlakewoodlands.com](mailto:board@eastlakewoodlands.com) by 10:00 AM on Monday, April 14, 2025.

### **A G E N D A**

1. Call to Order/Roll Call/Quorum
2. Approval of Board Minutes from February 20, 2025
3. Treasurer's Report
4. President Report
5. Manager's Report
6. **MRTA**: Preservation of Covenants
  - a. MRTA has been filed for all bound communities. The expiration dates are 2043.
7. Old Business
  - a. Discuss the Removal of the Split Rail Fence on Sunflower
    - i. Review Bids
8. New Business
  - a. Assign Chairman to Committees
    - i. Jeffery Sherman – Chair of Legal
    - ii. Jermiane Jenkins – Chair of Roads & Sidewalk
    - iii. George Carollo – Chair of Drainage
  - b. Sidewalk along Woodlands Pkwy (Woodlands Estates)
  - c. Tampa Rd. Perimeter Wall Repair Discussion
  - d. Envera Contract Discussion
  - e. Non-Resident Access Options at Resident Only Gates

### **Committee Reports**

9. Controlled Access
  - a. Follow up Discussion regarding Final Judgement and Gate Contracts
  - b. Recommendations for Labor Component of Controlled Access
  - c. Reconsider the Allocation of Resources Regarding Rovers and Guards at the Gates
10. Traffic Control Device Committee Update
  - a. Request to Pinellas County for Approval
  - b. Quotes for traffic Speed Limit Sign Changes
  - c. Stonebriar pedestrian Crosswalk
11. Landscape/Irrigation Update
  - a. Storm Damage and Cleanup Update/Proposal
  - b. Proposal for Sod Installation
  - c. Proposal for Median on Woodlands Pkwy.
12. Drainage Update
  - a. Swale Rehabilitation on ELW Pkwy between Hunters Dr. and Hunters Pl.
13. Roads and Sidewalks Update
  - a. Sidewalk and Pedestrian Enhancements on ELW Pkwy between Hunters Dr. and Hunters Pl.
  - b. Proposal From Florida Paving – Removal of Tracks and Slide Gates

# **EASTLAKE WOODLANDS COMMUNITY ASSOCIATION, INC.**

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## **Board Meeting Notice & Agenda**

**April 15, 2025, at 10:00 AM**

14. RFID Distribution Committee Update
  - a. Portal Registration Update
15. Monument Sign Update
16. Insurance
  - a. Insurance Valuation Report
17. Communications/ Government Relations Update
18. Miscellaneous
19. Date/time of next meeting: May 20, 2025, at 10:00AM at Management and Associates, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL.
20. Adjournment.

Dated this 13<sup>th</sup> day of February 2025 By: \_\_\_\_\_

  
Monica D'Ambrosio, LCAM

DISCLOSURE: It is illegal to record this meeting without disclosing it to the Host. You are not permitted to post this meeting publicly online. If the Video is posted publicly, a formal complaint will be placed against the party who posted it.

Management & Associates reserves the right to record the meeting for minute transcription purposes. Upon transcription of the minutes, the recordings will be erased. Minutes of every Board Meeting are posted to the community website at [www.elw-fl.com](http://www.elw-fl.com) or [www.eastlakewoodlands.com](http://www.eastlakewoodlands.com) after they have been approved by the Board at a subsequent board meeting.

Notes		Affordable Work Orders	Bay Area Fence Factory	Perimeter Solutions Group	M&C Fence	Renovia
Removal/Disposal		\$ 4,500.00	Included	Included	Included (\$13,000)	
371 Linerar Feet Install Vinyl Split Rail - White	To green box		\$ 4,453.64		\$ 18,900.00	\$ 21,000.00
2132 Linerar Feet Install Vinyl Split Rail - White	to crosswalk		\$ 25,593.42		\$ 59,400.00	\$ 62,000.00
2830 Linerar Feet Install Vinyl Split Rail - White	the entire length		\$ 33,972.50		\$ 83,600.00	\$ 73,000.00
371 Linerar Feet Install Vinyl Split Rail - Tan	To green box		\$ 4,631.61	\$ 6,884.01	\$ 19,600.00	\$ 21,000.00
2132 Linerar Feet Install Vinyl Split Rail - Tan	to crosswalk		\$ 26,616.14	\$ 39,559.85	\$ 63,600.00	\$ 62,000.00
2830 Linerar Feet Install Vinyl Split Rail - Tan	the entire length		\$ 35,330.06	\$ 51,954.78	\$ 89,100.00	\$ 73,000.00
371 Linerar Feet Install Wood Split Rail	To green box		\$ 4,179.69	\$ 6,402.50	\$ 19,000.00	
2132 Linerar Feet Install Wood Split Rail	to crosswalk		\$ 24,019.12	\$ 36,792.80	\$ 60,500.00	
2830 Linerar Feet Install Wood Split Rail	the entire length		\$ 31,882.79	\$ 48,320.75	\$ 85,000.00	
371 Linerar Feet Install Composite Split Rail	To green box		\$ 6,786.45	\$ 10,093.55		
2132 Linerar Feet Install Composite Split Rail	to crosswalk		\$ 38,999.21	\$ 58,003.91		
2830 Linerar Feet Install Composite Split Rail	the entire length		\$ 51,767.25	\$ 76,177.74		

## AWO

**Affordable Work Orders, L.L.C.**

1391 Lady Marion Lane

Dunedin, FL, 34698

### CONTACT INFO

Phone: 727.709.4895

Email: info@affordableworkorders.com

## PROPOSAL

Date: February 12, 2025

Property Name: ELW Master Association

Property Manager: Management & Associates

**Proposal is valid for 90 days**

**Payment terms: Net 10 days**

Description of job proposal	Cost Estimate
Remove and haul Split Rail fence:	
• All fence posts and rails along Sunflower. Fill holes as needed	\$4,500.00
• All fence posts and rails along Woodlands Dr. Fill holes as needed	\$1,500.00

**All workmanship is guaranteed**

Signature: \_\_\_\_\_

Signature: Dan Depies

Date of acceptance: \_\_\_\_\_

# Bay Area Fence Factory

TOP QUALITY GUARANTEED w/ LICENSE # C-7204

925 Harbor Lake Court, Safety Harbor, FL 34695

727-726-7554 • Fax 727-726-1841

bayarea.fencing@verizon.net • www.BayAreaFenceFactory.com

Authorized distributors for: PT PINE, ECO-Wood & PRESERVE PLUS • ALUMI-GUARD & IDEAL Aluminum,  
BUFFTECH & WEATHERWISE Vinyl Fence • MERCHANTS METALS Chain Link Fence • SIM-TEK Simulated Stone Fence

Email MDAMBROSIOCMGMT-ASSOC.COM Fax \_\_\_\_\_ Evening MONICA  
CUSTOMER EAST LAKE WOODLANDS COMMUNITY ASS'N PHONE 813-433-2000  
ADDRESS 720 BROOKER CREEK BLVD SUITE 206 OLDSMAR JURISDICTION FL  
JOB SITE SUNFLOWER DRIVE ZIP CODE 34677

FENCE MATERIAL See Below STYLE FENCE \_\_\_\_\_  
LENGTH 2830 LF HEIGHT 3' FACES \_\_\_\_\_ TO BE LEVEL \_\_\_\_\_  
WALK GATES N/A WIDTH N/A DRIVE GATES \_\_\_\_\_ WIDTH \_\_\_\_\_ GATES SWING IN OUT  
OTHER Remove + Haul Away Current Fencing + Posts Included  
Bay Area Fence Factory is not responsible for underground facilities. (See reverse side, Item 2 under Misc. for details.)

## DIAGRAM AND DESCRIPTION OF WORK

DIAMOND PROFILE WOOD WEST VIRGINIA SPLIT RAIL FENCING  
\$31,882.79 (SAME AS CURRENT FENCE) TAX INC

WHITE 2 RAIL VINYL FENCING  
\$33,972.50 INC. Sales TAX

TAN 2 RAIL VINYL FENCING  
\$35,330.06 INC. Sales TAX

COMPOSITE VARIEGATED SMOOTH WEATHERED ASPEN  
\$51,767.25 INC Sales TAX

☐ I will be responsible for obtaining all necessary permits. Initial here NIA

\* Price quoted good for two weeks from date of contract \*\* Permit Fees not included in total.

**GUARANTEE:** Fence has a 2-year parts & labor guarantee. This warranty does not extend to damage caused by use other than that which the product has been designed for. RE: negligence, abuse, fading, misuse, vandalism, act of God. Pressure treated pine wood fence has a 10 year guarantee against rot & termite. Wood fences are not guaranteed against drying out cracks or checking. Galvanized & vinyl coated chain link fence has a 5 year guaranteed against defects in material. Vinyl fence has a 10 year guarantee against defects in materials that in the course of normal & proper use will not chip, peel, blister or flake. Aluminum fence has a 5 year guarantee against defects in materials the in the course of normal & proper use will not crack, chip or peel. In adverse environments such as coastlines more frequent cleaning is recommended to remove sodium & hydrocarbon deposits.

SIZE OF MATERIALS: ALUMINUM: \_\_\_\_\_ PICKETS \_\_\_\_\_ RAILS \_\_\_\_\_ POSTS \_\_\_\_\_  
WOOD: \_\_\_\_\_ SLATS \_\_\_\_\_ STRINGERS \_\_\_\_\_ POSTS \_\_\_\_\_  
CHAINLINK: \_\_\_\_\_ LINE POSTS \_\_\_\_\_ TERMINAL POSTS \_\_\_\_\_ TOPRAIL \_\_\_\_\_ FABRIC \_\_\_\_\_  
PVC: \_\_\_\_\_ SLATS \_\_\_\_\_ STRINGERS \_\_\_\_\_ POSTS \_\_\_\_\_

In consideration of the above described fencing installation to be performed by the BAY AREA FENCE FACTORY, the Customer agrees to pay the FENCE FACTORY the sum of \$ \_\_\_\_\_. To be payable as follows:

In witness whereof the two parties have hereunto signed their names this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Rory H. [Signature]  
Fence Factory, Inc. Authorized Signature

[Signature]  
Customer Signature

Three day right of refusal after signing of contract.

Customer Printed Name : Date

By signing above I acknowledge I have read and understood both the front and back of this contract.



# Bay Area Fence Factory, Inc. - Sales & Installation Contract

## DEFINITIONS

1. **Company** - Bay Area Fence Factory, Inc.
2. **Purchaser** - The person or entity executing this contract.
3. **Contract** - This document, including attachments, when executed by the company and the purchaser.
4. **Site** - The address(es) where product is installed.
5. **Installation** - The sale, delivery and placement of product on the site by the company.
6. **Layout** - Any portion of the Contract indicating the installation location and dimensions of the product (s) to be installed.
7. **Product** - all goods identified to this Contract and sold by the Company to Purchaser.
8. **Sale** - Over-the-counter sale of Product to any person or entity without agreement by the Company for Product installation.
9. **Total Price** - Unless otherwise indicated on the Contract, Total Price is the estimated price of the Sale or Installation of Product by the Company including permit fees, taxes, surcharges and any other levy by the governmental or private entity. The cost of the Product is based upon estimates of the amount of Product required to fulfill the Contract. Purchaser will be invoiced or credited for any increase or decrease in the materials, including waste, required for the Company's full performance hereunder.

## TERMS

1. This Contract will be in full force and effect upon execution by Company and Purchaser and Purchaser's Signature for the Product.
2. The Company will perform all installations in a workmanlike manner and in accordance with standard practices in the industry.
3. The Company will obtain city permits required for the company's performance. Purchaser will obtain any permission and concession necessary for Installation, including but not limited to those required by any homeowners association.
4. Upon execution of this Contract all Products ordered herein shall be deemed accepted by the Purchaser, without right of rejection or revocation. Cancellation of the contract will result in 50% of the total contract being due and payable to the BAY AREA FENCE FACTORY, INC. by the customer.
5. All terms of the Contract are incorporated in the Contract and Purchaser had not been induced by any promises, explicit or implicit which are not contained therein.
6. Installation scheduling will take place upon receipt of Purchaser's plot plan (survey). The Company will verify by telephone the date and approximate time when the Company will arrive at the Site for installation.
7. Purchaser agrees to pay Company the sum of Two Hundred and Fifty and no/100 Dollars (\$250.00) for its mobilization cost in the event that Purchaser changes any terms of this Contract: changes the Layout: Upon arrival of Installation crew, job site is not ready for installation: does not prepare the Site for installation: or does not obtain permission and concession referenced above. Purchaser is not liable for installation precluded by Acts of God.
8. This warranty is made in lieu of all other warranties, expressed, implied, or statutory, including without limitation the warranties of merchantability, fitness for a particular purchase, and design. There are no warranties which extend beyond those stated in this contract. Purchaser's sole and exclusive remedy for any defect in the Product or installation of the Product shall be the repair or replacement of the Product or a refund for the Product.
9. Purchaser may not transfer or assign this Contract to any person or entity.
10. All proprietary rights and interests in this Sales & Installation Contract shall be vested in the Company, and all other rights including but without limitation, patent, registered design, copyright, trademark, service mark, connected with this contract shall also be vested in the Company.
11. Any alterations or deviation from these practices involving extra costs will be executed only upon written revision to this agreement and will become an extra cost over and above this agreement.
12. All agreements and contingent upon strikes, accidents or other delays beyond normal control. Any changes made after the contract is signed will be subject to a \$20.00 per hour per man charge for time lost.

## PERFORMANCE

1. Performance by the Company shall be complete upon either the Sale or Installation of the Product.
2. Performance by the Purchaser shall be complete upon payment of the total Price at the time of Sale or Installation.

## PAYMENT

1. Purchaser will pay Company the outstanding balance of the total Price at the time of the Sale or Installation by Visa, Discover, MasterCard, American Express, cash pre-approved personal check, cashier's check or money order by hand or US Mail to 925 Harbor Lake Court, Safety Harbor, Florida, 34695. In the event that Purchaser does not pay the Total Price at the time of Sale or Installation it will pay interest on that amount at a rate of one-and-one half percent per month (1.5%/month).
2. The Company does not extend credit to any Purchaser.
3. Purchaser will have no title or right to possession of any Product provided by the Company until Purchaser pays the Total Price in full. The Company retains all liens, including purchase money liens, on all Products until such time as Total Price has been paid.

## MISCELLANEOUS

1. **Non-liability** - The Company does not guaranty or warrant Product which it does not install. By executing this Contract the Purchaser waives any right which it may have, now or in the future, against the Company, its agent or suppliers for Product which fails after the Sale.
2. **Underground facilities** -
  - a. Purchaser will notify Contractor of all underground lines or piping on the Site.
  - b. The company will call Sunshine to mark underground phone, electric and cable lines.
  - c. Purchaser will indemnify and hold the Company harmless for damage to underground cables, pipes structures or other underground facilities located on the Site, whether owned by Purchaser or another, if damage by Company in the course of performance of this Contract.
3. **Costs and Attorney's Fee** - If Purchaser breaches the Contract the Company may remedy that breach using any remedies available under the laws of the State of Florida. In any action brought by the Company in connection with this Contract it will be entitled to recover from the Purchaser, all costs including attorney's fee, at the pre-trial, trial, post-trial and appellate levels.
4. **Rights of repossession** - In the event that Purchaser defaults in the payment of the total Price for greater than ninety (90) days, the Company may, at its own election without notice to Purchaser, reenter Purchaser's property and repossess all products provided under this Contract. Upon repossession, the Company will be entitled to all outstanding amounts and the costs of repossession, including labor and materials, attorney's fees and pre-and post-judgement interest at the highest rate permitted by the Florida law.
5. **Choice of Law** - This contract shall be governed by the laws of the State of Florida and the Courts of Pinellas County Florida shall have exclusive jurisdiction for the determination of all disputes arising thereunder.
6. **Void or Voidable Provisions** - This Contract shall remain in full force and effect if any provisions herein is found to be void or voidable and in this instance the Contract shall be interpreted as though that provision were not incorporated herein.
7. To the fullest extent permitted under the law, under no circumstance will the Company be held liable for any special, incidental, indirect, punitive or consequential damages, whether sought in contract or in tort (including but not limited to negligence and strict liability) or otherwise, and Company's aggregate liability for any such matter arising from or related to this contract shall in no event exceed the amount paid by purchaser for the Product or installation of the Product.



Perimeter Solutions Group  
6500 E. Broadway Ave.,  
Tampa, FL 33619  
P 813-251-5883 F (813) 251-5997  
ar@westfloridafence.com  
www.westfloridafence.com

# Proposal

ID: SQ2025-07139  
Date: 3/25/2025  
Expiration Date: 4/1/2025

## MANAGEMENT AND ASSOCIATES - EASTLAKE WOODLAND SUNFLOWER

Client	MANAGEMENT & ASSOCIATES 720 Brooker Creek Boulevard Oldsmar, FL 34677	Point of Contact	Monica D'Ambrosi (813) 433-2004 mdambrosio@mgmt-assoc.co
Jobsite Address	EASTLAKE WOODLANDS Sunflower Drive Oldsmar, FL 34677	Salesperson	Frank Gavaghan frank@westfloridafence.com

### Scope of Work

Remove and disposal approximately 2800' of old wood two rail fence.

Install 2,800' of 3' tall two rail ranch fence.

- a) Tan Vinyl two rail fence 5" post and 1.5" x 5.5" rails \$51,954.78
- b) Wood two rail fence 6" post and 2" x 6" rails \$48,320.75
- c) Composit two rail fence 5" post and 2" x 6" rails \$ 76,177.74

### Signatures

Signature

Print Name & Title

Date

### Inclusions

PRICE IS VALID FOR 7 CALENDAR DAYS DUE TO SUPPLY CHAIN & FUEL PRICING VOLATILITY

### Exclusions

- 1) SURVEYING PROPERTY LINES OR FENCE LINE STAKING.
- 2) FENCE LINE PREPARATION INCLUDING: SITE WORK, CLEARING, MOVING, AND GRADING.
- 3) LOCATING OR RELOCATION OF PRIVATE UNDERGROUND UTILITIES BEYOND SCOPE OF 811.
- 4) REPAIR, REPLACEMENT, RELOCATION, OR RE-INSTALLATION OF ADJACENT OR CONFLICTING LANDSCAPING, SOD, OR UNDERGROUND UTILITIES.
- 5) REMOVAL OF CONCEALED BELOW GRADE CONDITIONS INCLUDING: ROOTS, STUMPS, LANDSCAPE/CONSTRUCTION DEBRIS, BURIED SLABS/ASPHALT, OR OTHER INORGANIC MATERIAL.

### Terms & Conditions

TERMS:  
1) PAYMENT OF INVOICES IS DUE UPON COMPLETION OF THE WORK.  
2) IF WAIVER OF SUBROGATION IS REQUIRED, ADD \$350.00 TO TOTAL.  
3) CLIENT AGREES TO PROVIDE PSG ACCESS TO THE WORK AREA FOR A DEFINED PERIOD OF TIME. IF THE CLIENT FAILS TO MAKE THE WORK AREA ACCESSIBLE/AVAILABLE THE CLIENT AGREES TO COMPENSATE PSG FOR RE-MOBILIZATION AND OTHER COSTS ASSOCIATED WITH THE DELAY.  
4) WARRANTY - THE WORK IS COVERED BY 1-YEAR WARRANT FOR WORKMANSHIP, WHICH DOES NOT INCLUDE UNUSUAL WEATHER EVENTS, ACTS OF GOD, OR WORK CONTRACTED BY THE CLIENT, PERFORMED BY OTHERS IN THE SAME AREA/PROPERTY/PROJECT. THE FENCE PRODUCTS THEMSELVES IS COVERED UNDER A SEPARATE MANUFACTURER'S WARRANTY.  
5) WOOD DISCLAIMER - WOOD FENCING IS A NATURAL PRODUCT THAT IN HARSH/HUMID WEATHER CAN FADE WARP, ROT, SPLINTER, AND SHRINK AND THESE MATERIALS ARE NOT COVERED BY A MANUFACTURER'S WARRANTY.  
6) PSG ASSUMES NO LIABILITY FOR PROBLEMS AND DAMAGE DUE TO: NATURAL CAUSES, UNKNOWN/CONCEALED BELOW GROUND CONDITIONS.  
7) FORCE MAJEURE - PSG'S AGREED TO PERFORMANCE OBLIGATIONS ARE NULLIFIED WHEN CERTAIN EVENTS/CIRCUMSTANCES OCCUR BEYOND PSG'S CONTROL INCLUDING:  
\*ACTS OF GOD, SUCH AS SEVERE ACTS OF NATURE OR WEATHER EVENTS INCLUDING FLOODS, FIRES, EARTHQUAKES, NAMED STORMS, OR EXPLOSIONS.  
\*WAR, ACTS OF TERRORISM, EPIDEMICS, OR PANDEMICS.  
\*ACTS OF GOVERNMENTAL AUTHORITIES  
\*STRIKES AND LABOR DISPUTES

M&C Fence  
801 S 9th St.  
Leesburg FL 34748  
352-267-8845  
Dalwaddell@gmail.com

# QUOTE

East Lake Woodlands Community Asociacion  
720 Brooker Creek Blvd  
Suite 206  
Oldsmar, FL. 34677  
Att: Monica D'Ambrosio  
mdambrosio@mgmtassoc.com

**Quote #** 0003548  
**Quote Date** 04/03/2025

Item	Description	Unit Price	Quantity	Amount
	2-rail TAN vinyl 5x5x6' post on 8' centers no concrete on post 36" tall fence 36" in ground Product manufacture is Eastern Wholesale Fence in Medford, NY includes materials and installation			
	phase 1- 371'	6600.00	1.00	6,600.00
	phase 2 - 1761'	31000.00	1.00	31,000.00
	phase 3 - 698'	12500.00	1.00	12,500.00
	removal and disposal of existing fence	13000.00	1.00	13,000.00
<p><b>NOTES:</b> Any alternation or deviation from above involving extra cost, or anything hidden from view, will be added to the installation total. M&amp;C offers no warranties on material other the manufacturer's warranty. M&amp;C is not responsible for for any damaged irrigation, power, or water lines not previously flagged or located prior to digging. This proposal is valid for 30 days. Cancellation or termination of this contract by the buyer may result in a 15% restocking charge on vinyl or aluminum materials. Materials and services not paid in full may be subject to FLORIDA'S CONSTRUCTION LEIN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES).</p> <p>Upon completion, please leave us a review on Google.</p>				
		<b>Subtotal</b>		63,100.00
		<b>Total</b>		63,100.00
		<b>Amount Paid</b>		0.00
		<b>Quote</b>		\$63,100.00



M&C Fence  
801 S 9th St.  
Leesburg FL 34748  
352-267-8845  
Dalwaddell@gmail.com

# QUOTE

East Lake Woodlands Community Associacion  
720 Brooker Creek Blvd  
Suite 206  
Oldsmar, FL. 34677  
Att: Monica D'Ambrosio  
mdambrosio@mgmtassoc.com

**Quote #** 0003547  
**Quote Date** 04/03/2025

Item	Description	Unit Price	Quantity	Amount
	2-rail white vinyl 5x5x6' post on 8' centers no concrete on post 36" tall fence 36" in ground Product manufacture is Eastern Wholesale Fence in Medford, NY includes materials and installation			
	Phase 1- 371'	5900.00	1.00	5,900.00
	Phase 2- 1761'	27500.00	1.00	27,500.00
	phase 3- 698'	11200.00	1.00	11,200.00
	removal and disposal	13000.00	1.00	13,000.00
<p><b>NOTES:</b> Any alternation or deviation from above involving extra cost, or anything hidden from view, will be added to the installation total. M&amp;C offers no warranties on material other the manufacturer's warranty. M&amp;C is not responsible for for any damaged irrigation, power, or water lines not previously flagged or located prior to digging. This proposal is valid for 30 days. Cancellation or termination of this contract by the buyer may result in a 15% restocking charge on vinyl or aluminum materials. Materials and services not paid in full may be subject to FLORIDA'S CONSTRUCTION LEIN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES).  Upon completion, please leave us a review on Google.</p>				
		<b>Subtotal</b>		57,600.00
		<b>Total</b>		57,600.00
		<b>Amount Paid</b>		0.00
		<b>Quote</b>		\$57,600.00

M&C Fence  
801 S 9th St.  
Leesburg FL 34748  
352-267-8845  
Dalwaddell@gmail.com

# QUOTE

East Lake Woodlands Community Associacion  
720 Brooker Creek Blvd  
Suite 206  
Oldsmar, FL. 34677  
Att: Monica D'Ambrosio  
mdambrosio@mgmtassoc.com

**Quote #** 0003549  
**Quote Date** 04/03/2025

Item	Description	Unit Price	Quantity	Amount
	2-rail wood 4x4x6' post on 8' centers 1x6x16' corral boards no concrete on post 36" tall fence 36" in ground  includes materials and installation			
	Phase 1 - 371'	6000.00	1.00	6,000.00
	phase 2 - 1761'	28500.00	1.00	28,500.00
	phase 3 - 698'	11500.00	1.00	11,500.00
	removal and disposal of existing fence	13000.00	1.00	13,000.00
<p><b>NOTES:</b> Any alternation or deviation from above involving extra cost, or anything hidden from view, will be added to the installation total. M&amp;C offers no warranties on material other the manufacturer's warranty. M&amp;C is not responsible for for any damaged irrigation, power, or water lines not previously flagged or located prior to digging. This proposal is valid for 30 days. Cancellation or termination of this contract by the buyer may result in a 15% restocking charge on vinyl or aluminum materials. Materials and services not paid in full may be subject to FLORIDA'S CONSTRUCTION LEIN LAW (SECTIONS 713.001-713.37 FLORIDA STATUTES).</p> <p>Upon completion, please leave us a review on Google.</p>				
		<b>Subtotal</b>		59,000.00
		<b>Total</b>		59,000.00
		<b>Amount Paid</b>		0.00
		<b>Quote</b>		\$59,000.00



5501 W. Waters Ave. Suite 404  
Tampa, FL 33634

## Eastlake Woodlands Fencing Replacement

**Presented to: Monica D'Ambrosio**

**Presented by: John Iannaccone**  
**Phone: 813-365-2307**  
**Email: [jiannaccone@renovia.com](mailto:jiannaccone@renovia.com)**

**Serve First**

**Uncompromised Character**

**Kaizen**

Pricing Option	Price
Option 1	\$21,000.00
Option 2	\$62,000.00
Option 3	\$73,000.00

Customer:	Site Information:
<b>Management &amp; Associates</b> 720 Brooker Creek Blvd # 206 Oldsmar, FL 34677  <b>Primary Contact:</b> Monica D'Ambrosio <b>Email:</b> mdambrosio@mgmt-assoc.com <b>Phone:</b> 8134332004	<b>Site Address:</b> sunflower dr to Augusta <b>Site City:</b> Olsmar <b>Site State:</b> FL <b>Site Zip:</b> 34677 <b>Site Contact:</b> <b>Site Phone Office:</b> <b>Site Phone Mobile:</b>

## Option 1 - \$ 21,000.00

### Scope of Work

Wooden Fencing Removal and Replacement With Vinyl.

### INCLUDES:

- Remove and Replace 380 Linear Feet of Fencing (48 Posts)
- Fencing Spec:
  - Style: Post & Rail
  - Fence Colors: White or Almond
  - Fence Height: 3ft
  - Rails: 1-1/2" x 5-1/2" Ribbed
  - Sections: 8ft



## Option 2 - \$ 62,000.00

### Scope of Work

Wooden Fencing Removal and Replacement With Vinyl.

#### **INCLUDES:**

- Remove and Replace 1130 Linear Feet of Fencing (142 Posts)
- Fencing Spec:
  - Style: Post & Rail
  - Fence Colors: White or Almond
  - Fence Height: 3ft
  - Rails: 1-1/2" x 5-1/2" Ribbed
  - Sections: 8ft

## Option 3 - \$ 73,000.00

### Scope of Work

Wooden Fencing Removal and Replacement With Vinyl.

#### **INCLUDES:**

- Remove and Replace 1380 Linear Feet of Fencing (173 Posts)
- Fencing Spec:
  - Style: Post & Rail
  - Fence Colors: White or Almond
  - Fence Height: 3ft
  - Rails: 1-1/2" x 5-1/2" Ribbed
  - Sections: 8ft

Mar 31, 2025



## East Lake Woodlands Fencing

# Fencing Bid Details

See Below Report Breakdown:

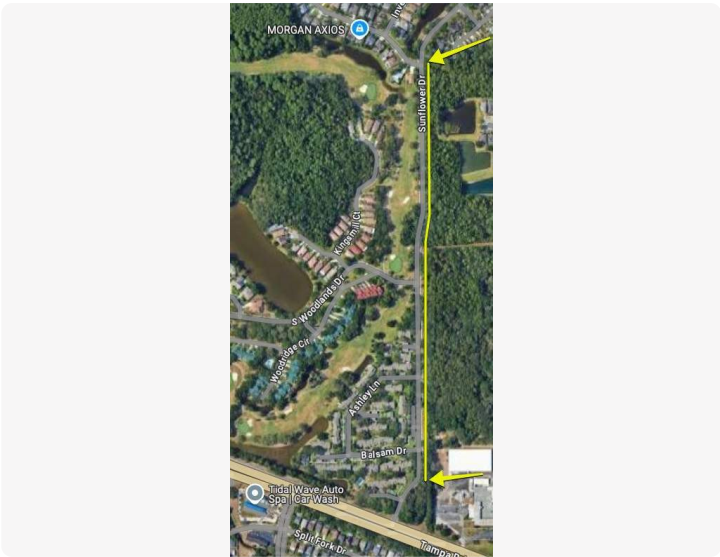
Photo 1: Map of Total Fencing and Property Information

Photos 2-3: Existing and New Fence Example Photos

Photo 4: Pricing Option 1 - Fencing Start/Stop Locations and Details

Photo 5: Pricing Option 2 - Fencing Start/Stop Locations and Details

Photo 6: Pricing Option 3 - Fencing Start/Stop Locations and Details



Map of Fencing Location  
Yellow Line Represents Where Fencing is located  
Approx. 2,890 Linear Feet (Totaled Between 3 Options)  
Address: Sunflower Dr, Oldsmar, FL 34677

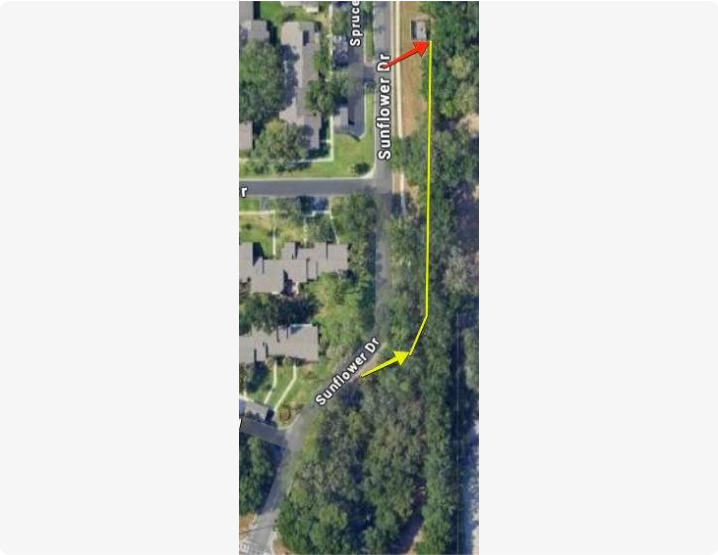


Example Photo Existing Wooden Fence  
To Be Removed and Replaced with Vinyl



Example Photo of Vinyl Fencing Style to be Installed





- Option 1:
- Start Point - Yellow Arrow
  - Stop Point - Red Arrow - Stops at Fencing Enclosure
  - 380 Linear Feet Total - 48 Posts



- Option 2:
- Start Point - Yellow Arrow - Starts at Fencing Enclosure
  - Stop Point - Red Arrow - Stops at Pedestrian Crosswalk
  - 1130 Linear Feet Total - 142 Posts



- Option 3:
- Start Point - Yellow Arrow - Starts at Pedestrian Crosswalk
  - Stop Point - Red Arrow - Stops at Augusta Ave
  - 1380 LF - 173 Posts

## Renovia Terms and Conditions

1. **Work.** Renovia shall perform or cause to be performed the services (including any necessary construction administration and management services) and supply or cause to be supplied those materials expressly identified in the Proposal, including the Scope of Work, as being provided by Renovia for the Project (the "Work").

The term "Agreement" means the Proposal, these Terms and Conditions ("Terms") and the Limited One Year Warranty attached to the proposal ("Limited Warranty"). The term "Project" means the project that is identified on the Site in the Proposal.

2. **Warranty.** The Limited Warranty represents Renovia's entire warranty with respect to the Work.

3. **Renovia's Insurance.** Renovia shall during performance of the Work maintain workers compensation insurance at statutory rates and commercial general liability insurance with minimum policy limits of \$2,000,000 in the aggregate.

4. **Permits.** It is the responsibility of Renovia to purchase ALL permits necessary for project with the exception of color changes. It is the responsibility of the customer to attend necessary government meetings and obtain permits for changing existing colors of asset. The price of any permits necessary will be included in Renovia's price for project.

5. **Temporary Facilities.** Unless otherwise specifically included within Renovia's identified scope of the Work, Customer shall, at Customer's expense, furnish any and all necessary temporary site facilities including but not limited to site access, storage space, guard rails, covers for floor, roof, and wall openings, security, parking, electrical and other temporary utility services, lighting, trash services, weather protection and lavatories.

6. **Customer's Separate Contractors.** In the event that Customer elects to perform work at the Work site directly or by others retained by Customer, Renovia and Customer shall coordinate the activities of all forces at the Work site and shall agree upon fair and reasonable schedules and operational procedures for the Work site activities. Customer shall require each separate Contractor to cooperate with Renovia and assist with the coordination of activities and the review of construction schedules and operations. To the extent that changes to the Work and timing of completion (or other delays or impacts) are necessary due to the coordination of Renovia's Work with Customer's other contractors, the parties shall work with each other to equitably adjust the Contract Price (as identified in the Proposal) and completion time. Any change in the Contract Price or completion time as a result of the condition shall be made by Change Order.

7. **Work Site Conditions.** If the conditions at the Work site are (a) physical conditions which are materially different from those indicated in the Proposal or were otherwise concealed, or (b) unusual and unknown physical conditions which are materially different from conditions ordinarily encountered and generally recognized as inherent in the Work, Renovia shall stop the Work and give prompt written notice of the condition to Customer. Renovia shall not be required to perform any Work affected by such condition(s) until, in Renovia's sole discretion, the condition(s) are resolved. To the extent that changes to the Work and timing of completion (or other delays or impacts) are necessary due to the condition(s), the parties shall work with each other to equitably adjust the Contract Price (as identified in the Proposal) and completion time. Any change in the Contract Price or completion time as a result of the condition shall be made by Change Order.

8. **Customer Requirements.** Customer shall provide, at Customer's expense, to Renovia and with reasonable promptness any information applicable to Renovia's performance of the Work that is under Customer's control, requested by Renovia. Renovia is entitled to rely on any such information. Upon request of Renovia, Customer shall promptly provide evidence of Project financing, which evidence shall be a condition precedent to Renovia commencing or continuing the Work.

**9. Delays.** Renovia shall be entitled to an equitable adjustment in the Contract Price including reasonable overhead and profit and an extension of the completion time for any modification of the construction schedule and for any other delays, accelerations and impacts to the Work that were due to causes beyond Renovia's reasonable control including but not limited to those caused by labor disputes, fires, floods, acts of God or government, adverse weather, wars, embargos, transportation and vendor delays, or delays caused by Customer, its separate contractors or others.

**10. Change Orders.** Renovia may also suggest or Customer may also order changes in the Work or the timing or sequencing of performance of the Work that impacts the Contract Price or the completion time. All such changes in the Work that affect the completion time or Contract Price shall be formalized in a written Change Order. Customer and Renovia shall negotiate in good faith an appropriate adjustment to the Contract Price and/or completion time and shall conclude these negotiations as expeditiously as possible. Acceptance of the Change Order and any adjustment in the Contract Price or the completion time shall not be unreasonably withheld. Renovia shall not be obligated to perform changes in the Work that impact the Contract Price or the completion time until a Change Order has been executed by the parties.

**11. Payments.** Renovia shall periodically submit to Customer an invoice for payment based on the Work performed as of the date of submission of the invoice. Invoices shall include payment requests on account of any Change Orders. Customer shall pay the amount due on any invoice in accordance with the payment terms set forth in the Proposal (or if none, then payment shall be made within thirty (30) days of Customer's receipt of the Renovia's invoice). All payments to Renovia shall not be subject to the withholding of any retainage.

**12. Final Payment.** Claims not reserved by Customer in writing with the making of final payment shall be waived except for claims relating to liens or similar encumbrances or warranties.

**13. Delay in Payment.** If Renovia does not receive a progress payment from Customer when such payment is due, Renovia, upon giving three (3) days' written notice to Customer and without prejudice to and in addition to any other legal remedies, may stop the Work until payment of the full amount owing to Renovia has been received. In such an event, the Contract Price and completion time shall be equitably adjusted by Change Order for Renovia's reasonable additional costs and delay resulting from the shutdown, delay and start-up. Any amounts not timely paid shall bear interest at the rate of 1.5% per month from the due date until paid, and Renovia shall be entitled to recover any costs of collection of these overdue amounts including its reasonable attorney fees.

**14. Termination by Renovia.** Should Customer fail to pay Renovia amounts owed per the Agreement or is otherwise in material breach of the terms of this Proposal, Renovia may, without prejudice to any other rights or remedies of Renovia, after three (3) days advance written notice to Customer and provided Customer fails to pay such amounts owed to Renovia or otherwise fails to remedy its material breach within this three (3) day notice period, terminate this Agreement for cause by sending written notice to Customer. In the event of such termination for cause by Renovia, Renovia shall be promptly compensated by Customer for the Work performed up through such termination, any cancellation or restocking fees and any other damages incurred by Renovia. Renovia shall have no further obligation or responsibilities under the Agreement and/or with respect to the Work or Project.

**15. Dispute Resolution.** This Proposal shall be deemed created in, governed by, and construed and enforced in accordance with, the laws of the State of Indiana without regard to its conflicts of law principles. Any lawsuit or other litigation relating to this Agreement filed by either party must be filed and tried in the Indiana Commercial Court located in Marion County, Indiana or, if the Commercial Court does not exist, in a State or Federal court located in Marion County, Indiana.

**16. Damage Limitation.** Customer agrees that Renovia shall not be liable for any indirect, special, incidental, consequential or liquidated damages related to or arising out of this Agreement or the performance of the Work. Customer waives its claims and/or right to claim any and all such damages against Renovia. Customer agrees that under no circumstances shall Renovia be liable for damages in excess of the Contract Price as modified by any Change Orders.

17. **Extent of Agreement.** This Agreement is for the exclusive benefit of the parties and not for the benefit of any third party. This Agreement represents the entire and integrated agreement between the parties, and supersedes all prior negotiations, representations, requests for proposal or agreements, either written or oral. If any term or provision of this Agreement is found by the court to be invalid, illegal or otherwise unenforceable, the remaining provisions shall remain in full force and effect.

18. **Waiver.** The delay or failure by Renovia to exercise or enforce any right hereunder shall not constitute or be deemed a waiver of such right or any other right under this Agreement. No waiver by Renovia of any breach of this Agreement shall constitute or be deemed a waiver of any subsequent breach.

19. **Assignment.** Except as to the assignment of proceeds, Customer may not assign or transfer its interest in this Agreement, in whole or in part, without the written consent of Renovia. The Terms of this Agreement shall be binding upon both parties, their partners, successors, assigns, and legal representatives.

20. **Counterparts.** This Agreement and any Change Orders may be executed in counterparts, and signatures by facsimile copy or e-mail attachment shall be effective as original signatures.

21. **Authority.** The persons that signed the Agreement represent and affirm that they have the authority to execute this Agreement and to bind the entity for which they are signing.



## Limited One Year Warranty

### Limited Warranty

Subject to the limitations set forth below, for a period of 12 months from the date of completion of the Work (as defined in the Terms), Renovia will repair peeling, blistering or chipping paint resulting from defective workmanship.

#### This Limited Warranty Does Not Cover

- Any Work where Renovia did not supply the paint or other materials
- Any Work which was not performed by Renovia or its contractors
- Varnished surfaces
- Surfaces made of, or containing, galvanized metal
- The cost of paint required to perform the Limited Warranty work
- Metal Substrates
- Horizontal surfaces or any surface that by virtue of its design permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, floors and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time
- Any repairs which are necessitated by a defect in the paint, primer or other products not manufactured by Renovia regardless of whether the paint was supplied by Renovia or the customer. Any damage resulting from defects in paint, primer or other such products will be subject to the manufacturer's warranty.
- Cracks in drywall, plaster, or wood
- Peeling, blistering or chipping where they are caused by:
  - Mill-glazing from smooth cedar
  - Ordinary wear and tear
  - Abnormal use or misuse
  - Peeling of layers of paint existing prior to the work performed by Renovia
  - Structural defects
  - Settling or movements
  - Moisture content of the substrate
  - Abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
  - Damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar caused beyond the control of Renovia.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of this contract.

#### In Order to Obtain Warranty Coverage, you MUST:

- Have paid the full contract price (as set forth in the Proposal and agreed upon Change Orders)
- Be able to produce a copy of the Agreement and evidence of your payment
- Pay in advance for all materials used to perform the repairs
- Make the property reasonably accessible to Renovia, or its subcontractors, to perform the repairs

### Warranty Disclaimer



THIS LIMITED WARRANTY IS THE ONLY WARRANTY MADE BY RENOVIA AND IS OFFERED IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED (INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR USE, AND HABITABILITY) , ALL OF WHICH ARE EXPRESSLY DISCLAIMED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY RENOVIA TO THE CUSTOMER OR BY RENOVIA'S CONTRACTOR.

THE WARRANTY IS NONTRANSFERRABLE AND NONASSIGNABLE.

#### **Limitation of Damages**

CUSTOMER AGREES THAT RENOVIA SHALL NOT BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR LIQUIDATED DAMAGES RELATED TO OR ARISING OUT OF THIS AGREEMENT OR THE PERFORMANCE OF THE WORK. OR DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICES. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

CUSTOMER AGREES THAT UNDER NO CIRCUMSTANCES SHALL RENOVIA BE LIABLE FOR DAMAGES IN EXCESS OF THE CONTRACT PRICE AS MODIFIED BY ANY CHANGE ORDERS.

Customer waives its claims and/or right to claim any and all such damages against Renovia.

#### **Jurisdiction Specific Laws**

Some jurisdictions do not allow limitations on how long an implied warranty may last as well as the exclusion or limitation of certain damages, so the above limitations or exclusions may not apply to you.

#### **Unenforceability**

If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired.

## Signatures

### Management & Associates

Accepted by:

Printed Name:

Title:

Signed Name:

Date:

### Renovia

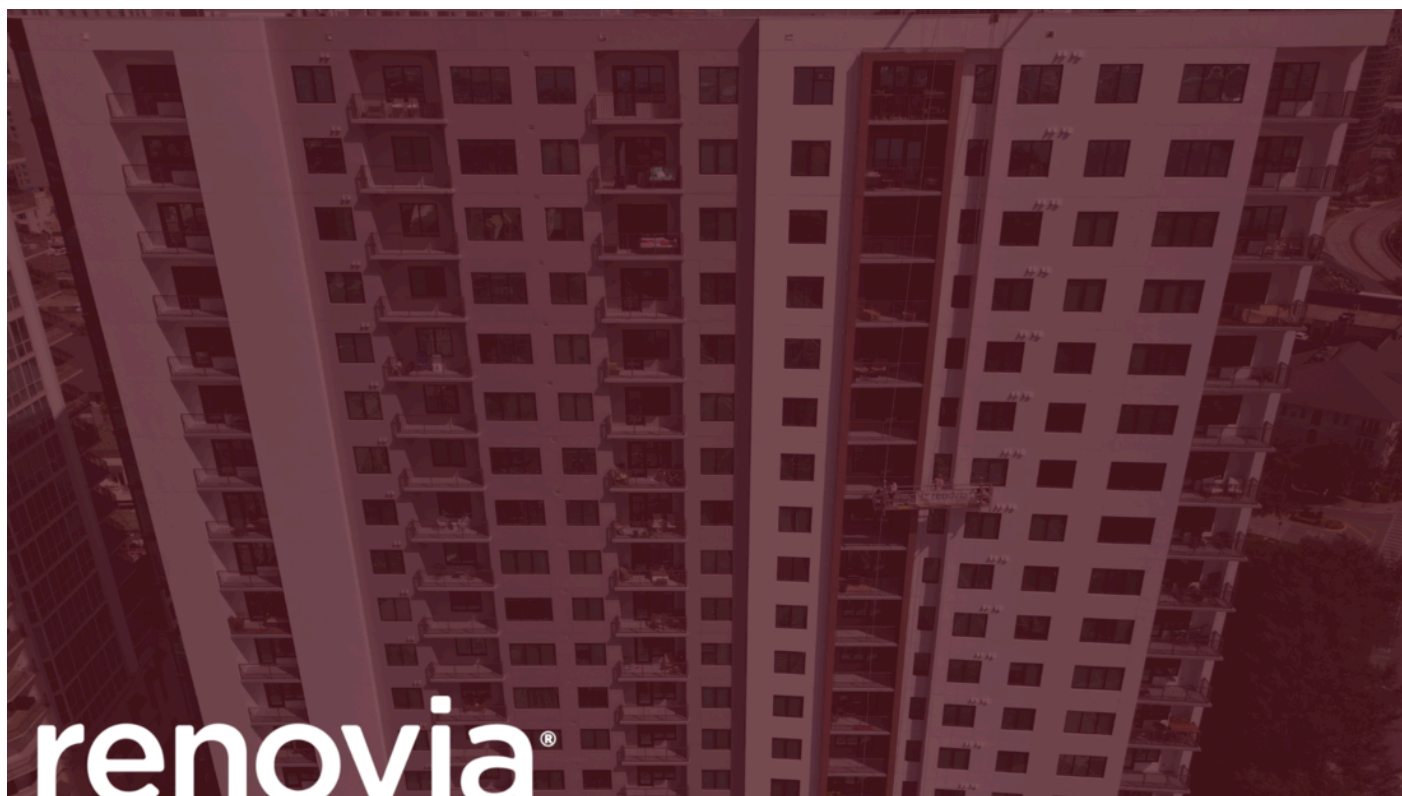
Accepted by:

Printed Name:

Title:

Signed Name:

Date:



Eastlake WoodLands HOA ext. property wall 08.01.22

**Presented to: Monica DAmbrosio**

**Presented by: John Iannaccone**

**Phone: 813-365-2307**

**Email: [jiannaccone@renovia.com](mailto:jiannaccone@renovia.com)**



**John Iannaccone**

[jiannaccone@renovia.com](mailto:jiannaccone@renovia.com)

Senior Account Executive

813.365.2307





We partner with property management companies and asset managers, aligning our services to deliver consistent quality and predictable outcomes across their strategic property portfolios.

Commercial Painting  
Waterproofing  
Wet Glazing  
Sealants

Pressure Washing  
Concrete and Wood Restoration  
EIFS, Stucco & Masonry Repairs  
Vehicular & Pedestrian Traffic Coatings



MAA



Willow  
Bridge

GREYSTAR<sup>TM</sup> GABLES.  
RESIDENTIAL

Renovia reserves the right to withdraw this Proposal without liability prior to Customer's acceptance of this Proposal.

**\*\*This Proposal, its acceptance and the resulting Work are governed by the attached Terms and Conditions ("Terms") and Limited One Year Warranty ("Limited Warranty"). Consult your sales representative with any questions.\*\***

***Full Workers Compensation Coverage/\$2,000,000 General Liability Insurance - All Proposals Are Valid For 90 Days***

## Repainting Stucco on Perimeter Wall - \$ 35,000.00

### Scope of Work

Exterior repainting of both sides of the property wall at Eastlake Woodlands

### **INCLUDES:**

**\*\*All products to be Sherwin Williams on this project\*\***

- Pressure wash all substrates that are to be painted, to remove any dirt or other surface contaminants that could prevent proper adhesion of the paint coatings.
- Apply 1 coat of Loxon Conditioner to the following substrates:
  - Stucco
- Apply 1 coat of Latitude, Satin finish, to the following substrates:
  - Stucco

### **STUCCO REPAIRS:**

- Ground out and remove all loose stucco
- Prime substrate with appropriate surface conditioner
- Replace with new stucco and blend with adjacent surfaces
  - Up to 300 LF
    - Anything over the 300 LF of crack repairs will be charged at \$8/LF
- After proper cure time, seal new surfaces with conditioner

**\*\*Stucco repairs will not perfectly match. Repairs may be visible\*\***

### **EXCLUDES:**

- Wood Sections (See Optional Pricing)
- Entry Gates

### **SPECIAL NOTES**

**\*\*Pricing is based on all the landscaping being trimmed back by the customer, a minimum of 3 feet from the building.\*\***

**\*\*Upon awarding of contract and final color selection, a mockup will be performed per the manufacturer's specification to make sure the colors selected and paint system cover. If the mock up does not cover to managements satisfaction additional charges could occur and will be communicated to management immediately\*\***

## **Option to Install New Composite Fencing - \$ 94,000.00**

### **Scope of Work**

#### **INCLUDES:**

- Remove Old Wood Fencing
- Install New Composite Fence Posts
- Install New Composite Fencing

## Remove Fencing and Install Block Wall - \$ 275,000.00

### Scope of Work

### Existing Wall Modification

The contractor will begin by carefully **demolishing all existing wood infill sections** located between the concrete block and stucco walls. These wood assemblies will be fully removed down to the foundation or adjacent wall ties. Following demolition, **CMU block will be installed in place of the removed wood** to maintain continuity of the existing wall system. All new CMU areas will be finished with a **stucco texture to match adjacent conditions**, providing a uniform and durable façade.

### Proposed Privacy Wall

If the privacy wall is approved to move forward as a full CMU and stucco system in lieu of the previously proposed composite decking wall, the following additional scope items would apply:

- **Site Engineering & Structural Design:** A licensed engineer will design the CMU wall system, foundations, and reinforcing steel layout to meet applicable codes. Sealed drawings will be submitted for approval prior to construction.
- **Excavation & Site Preparation:** Contractor will perform all necessary grading and site preparation, including mobilization of heavy equipment. Soil removed to accommodate foundations will be hauled off-site using dump trucks.
- **Footings:** The new wall system will be supported by a continuous **reinforced concrete footing**, approximately 24" wide and up to 24" deep, complete with formwork, reinforcing steel, and concrete placement.
- **Masonry Wall Construction:** Construct approximately 670 linear feet of **6'-10' CMU block wall**, inclusive of vertical and horizontal reinforcement as required by design. All CMU work will meet structural and aesthetic standards suitable for perimeter privacy applications.
- **Stucco Finishing:** Upon completion of the CMU install, a **stucco finish will be applied** to both sides of the new wall, matching the texture and pattern of the surrounding architecture where applicable.
- **Final Painting:** The stucco will be sealed and coated with a **high-quality exterior paint system** in a color selected and approved by the owner.

Pricing:

Pricing Option	Price
Repainting Stucco on Perimeter Wall	\$35,000.00
Option to Install New Composite Fencing	\$94,000.00
Remove Fencing and Install Block Wall	\$275,000.00



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17. **Extent of Agreement.** This Agreement is for the exclusive benefit of the parties and not for the benefit of any third party. This Agreement represents the entire and integrated agreement between the parties, and supersedes all prior negotiations, representations, requests for proposal or agreements, either written or oral. If any term or provision of this Agreement is found by the court to be invalid, illegal or otherwise unenforceable, the remaining provisions shall remain in full force and effect.

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## Limited One Year Warranty

### Limited Warranty

Subject to the limitations set forth below, for a period of 12 months from the date of completion of the Work (as defined in the Terms), Renovia will repair peeling, blistering or chipping paint resulting from defective workmanship.

#### This Limited Warranty Does Not Cover

- Any Work where Renovia did not supply the paint or other materials
- Any Work which was not performed by Renovia or its contractors
- Varnished surfaces
- Surfaces made of, or containing, galvanized metal
- The cost of paint required to perform the Limited Warranty work
- Metal Substrates
- Horizontal surfaces or any surface that by virtue of its design permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, floors and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time
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- Peeling, blistering or chipping where they are caused by:
  - Mill-glazing from smooth cedar
  - Ordinary wear and tear
  - Abnormal use or misuse
  - Peeling of layers of paint existing prior to the work performed by Renovia
  - Structural defects
  - Settling or movements
  - Moisture content of the substrate
  - Abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
  - Damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar caused beyond the control of Renovia.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of this contract.

#### In Order to Obtain Warranty Coverage, you MUST:

- Have paid the full contract price (as set forth in the Proposal and agreed upon Change Orders)
- Be able to produce a copy of the Agreement and evidence of your payment
- Pay in advance for all materials used to perform the repairs
- Make the property reasonably accessible to Renovia, or its subcontractors, to perform the repairs

### Warranty Disclaimer



THIS LIMITED WARRANTY IS THE ONLY WARRANTY MADE BY RENOVIA AND IS OFFERED IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED (INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR USE, AND HABITABILITY) , ALL OF WHICH ARE EXPRESSLY DISCLAIMED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY RENOVIA TO THE CUSTOMER OR BY RENOVIA'S CONTRACTOR.

THE WARRANTY IS NONTRANSFERRABLE AND NONASSIGNABLE.

#### **Limitation of Damages**

CUSTOMER AGREES THAT RENOVIA SHALL NOT BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR LIQUIDATED DAMAGES RELATED TO OR ARISING OUT OF THIS AGREEMENT OR THE PERFORMANCE OF THE WORK. OR DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICES. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

CUSTOMER AGREES THAT UNDER NO CIRCUMSTANCES SHALL RENOVIA BE LIABLE FOR DAMAGES IN EXCESS OF THE CONTRACT PRICE AS MODIFIED BY ANY CHANGE ORDERS.

Customer waives its claims and/or right to claim any and all such damages against Renovia.

#### **Jurisdiction Specific Laws**

Some jurisdictions do not allow limitations on how long an implied warranty may last as well as the exclusion or limitation of certain damages, so the above limitations or exclusions may not apply to you.

#### **Unenforceability**

If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired.

## Signatures

### Management & Associates

Accepted by:

Printed Name:

Title:

Signed Name:

Date:

### Renovia

Accepted by:

Printed Name:

Title:

Signed Name:

Date:



# The Ouellette Group LLC

## Proposal for Wall Repairs



**TO:**  
Eastlake Woodlands HOA

**FROM:**  
Kenny Ouellette  
The Ouellette Group LLC  
12472 Lake Underhill Road Unit 455  
Orlando, FL 32828

**DATE:**  
3/17/25

### Scope

The Ouellette Group LLC proposes to provide project management services, tools, materials, and labor to complete the following project details:

#### Tampa Road Wall

1. **Remove Current Wood Fencing and post (93 LF) Demo and dispose offsite**
2. **Install Wood Fencing (standard vertical privacy board on board wood 93 LF) 4x4 posts**
3. **Install White Vinyl Privacy 6ft Fencing (93 LF)**
4. **Install Block Wall (permitting, engineering etc excluded from cost) 93 LF included is 36"x24" footer with 3 #5 rebar with dowel everything 48" and 3500 PSI fiber reinforced concrete. Stucco sand finish included.**
5. **Fill Block wall solid with up to 20 yards included (maybe required by engineering)**
6. **Paint – Supply paint / new stucco primer and labor to apply new coating to the new block wall.**
7. **Repaint rest of wall left and right side of entrance both sides including pressure washing**
8. **Perform minor stucco repairs to current wall**
9. **Remove tile for current wall banding**

#### NOTES:

### Exclusions

- Any other areas or services not mentioned above.
- Water connections and Electricity must be supplied by the property.
- Land surveys, Engineering, Architectural Drawings, Permits & Other Administrative Fees when applicable.
- Underground utility repairs, irrigation repairs, electrical, plumbing when applicable.

### Costs

<b>1: Remove Current Wood Fence</b>	<b>\$3,500</b>
<b>2: Install Wood Fence</b>	<b>\$7,250</b>
<b>3: Install White Vinyl (additional cost for tan)</b>	<b>\$8,850</b>

<b>4: Install Block Wall</b>	<b>\$29,762</b>
<b>5: Fill Block Wall Solid with up to 20 yards of concrete</b>	<b>\$9,700</b>
<b>6: Paint new block</b>	<b>\$4,500</b>
<b>7: Paint rest of wall</b>	<b>\$11,280</b>
<b>8: Minor stucco repairs</b>	<b>\$6,500</b>
<b>9: Removal of tile</b>	<b>\$2,850</b>
<b>Total</b>	

## Project Timeline

This project can begin as soon as 4 weeks from the proposal acceptance date. This project should be completed within 1 weeks of the start date assuming there are no delays with sourcing materials and/or any weather or equipment related delays. This timeline does not include if permits, drawings, engineering, etc. are necessary.

## Payment Schedule

**A 50% deposit will be required to schedule any work and prior to ordering any materials (if applicable).** All materials (including installed materials) are property of The Ouellette Group until invoices are paid in full. All material related sales are final. Upon completing our scope of work, the total remaining balance is due within 30 days to avoid late fees. Late fees are \$100 per day beyond the 30-day due date. Thank you in advance for your understanding.

## Company Overview

The Ouellette Group is a project management firm that specializes in coordinating all aspects of each customer's specific project needs. We take care of initial planning, cost calculating, material sourcing, coordinating & scheduling our team of tradesman, covering upfront project costs, as well as inspecting each jobsite for quality control. Our goal is to provide excellent communication to our customers and ensure the project is completed quickly, efficiently, and with the highest possible quality. Our team is composed of highly trained, licensed, and insured contractors such as plumbers, electricians, etc. to ensure the project is operating within all state and county regulations. By hiring The Ouellette Group, you will only have to communicate with one single project manager for the entire length of the project. This results in quality workmanship completed in a timely manner with no added confusion between the customer and the multiple trades of contractors. We pride ourselves on our attention to detail and developing long-term business relationships.

*Disclaimer: This document is strictly private, confidential, and personal to its recipients and should not be copied, distributed, or reproduced in whole or in part, nor passed to any third party.*

Proposals are only valid up to 30 days from the date provided above. Please sign below and return upon proposal acceptance. We look forward to managing and completing this project in a timely manner on your behalf.

**Accepted by** \_\_\_\_\_ **Date** \_\_\_\_\_

**From:** [Santo Carollo](#)  
**To:** [Monica D'Ambrosio](#)  
**Subject:** Speed Limit Sign Change Greenhaven III to Enclave  
**Date:** Thursday, February 27, 2025 10:23:47 AM  
**Attachments:** [Estimate 1564 from LINE STRIPING OF TAMPA BAY LLC.pdf](#)

---

Monica

Attached please find the proposal for changing the Speed Limit within Greenhaven III and Enclave that was voted and Passed at the last meeting.

Please put this on Agenda for our next meeting to have work completed.

Thank You



**Santo Carollo, CEO**

santo@olproducts.com

OFC: 813-855-0700

CEL: 727-410-6306

FAX: 813-855-9334

3874 Tampa Rd, Oldsmar, FL 34677

[www.olproducts.com](http://www.olproducts.com)

ESTIMATE

LINE STRIPING OF TAMPA BAY  
LLC  
1324 Seven Springs Blvd, #325  
New Port Richey, FL 34655

Jason@paintmyparkinglot.com  
+1 (727) 800-5987



LINE STRIPING  
— OF TAMPA BAY —

Bill to  
Santo  
East Lake Woodlands

Ship to  
Santo  
East Lake Woodlands

Estimate details

Estimate no.: 1564  
Estimate date: 02/26/2025  
Expiration date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Remove 2 existing C-Channel Post and Signs.  Take (1) sign from removed C-Channel and replace with another.  Dispose of all unwanted items.	1	\$160.00	\$160.00
Total						\$160.00
					Expiry date	03/31/2025

Accepted date

Accepted by

## ESTIMATE

### LINE STRIPING OF TAMPA BAY LLC

1324 Seven Springs Blvd, #325  
New Port Richey, FL 34655

Jason@paintmyparkinglot.com  
+1 (727) 800-5987



## LINE STRIPING — OF TAMPA BAY —

**Bill to**  
Santo  
East Lake Woodlands

**Ship to**  
Santo  
East Lake Woodlands

### Estimate details

Estimate no.: 1553  
Estimate date: 02/15/2025  
Expiration date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	Remove (20) Thermoplastic Stop Bars using a Paint resolver and pressure washed to protect the asphalt from damage.	1	\$20,300.00	\$20,300.00
			Remove (8) stop signs from existing post and replace with Pedestrian crossing sign in matching black frame.			
			Add (8) Pedestrian Crossing Ahead Sign on existing C-Channel Post.			
			Remove (12) stop signs and post.			
			Add (2) Speed limit sign on C-channel Post.			
			Add (4) 10'x3' Speed Waves			
			Optional Pricing for signage associated with new Crosswalk.			
			Option 1. \$11,300 Add (2) New Pedestrian Crossing using previously removed neighborhood sign. Add (2) New Pedestrian Crossing Ahead signs on C-Channel Post. Add (4) New 10x3 Speed Humps (1) 25' x 6' Thermoplastic Crosswalk			
			Option 2. \$19,736 Add (2) Carmanah R920-E Solar Wireless RRFB Single Light Bar w/			

Polera INX Audible Push Button with Pedestrian crosswalk sign on post installed.  
Add (2) Pedestrian Crossing Ahead sign on C-Channel Post.  
(1) 25' x 6' Thermoplastic Crosswalk

Total \$20,300.00

Ways to pay



Deposit due \$12,000.00  
Expiry date 04/30/2025

Accepted date Accepted by



**From:** Santo Carollo <[santo@olproducts.com](mailto:santo@olproducts.com)>  
**Sent:** Wednesday, February 19, 2025 10:00 AM  
**To:** Monica D'Ambrosio <[mdambrosio@mgmt-assoc.com](mailto:mdambrosio@mgmt-assoc.com)>  
**Subject:** Stonebriar

Monica

I have a correctio to the Two options for the Pedestrian Crosswalk Proposals.

There would be an additional charge to each of he se options for the sidewalk installation of no more than \$1,000.00 It is estimated at \$880.00 but a culvert cost may bring that cost slightly higher.

Thank You



**Santo Carollo, CEO**

[santo@olproducts.com](mailto:santo@olproducts.com)

OFC: 813-855-0700

CEL: 727-410-6306

FAX: 813-855-9334

3874 Tampa Rd, Oldsmar, FL 34677

[www.olproducts.com](http://www.olproducts.com)

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# R920-E

## Solar-Powered Rectangular Rapid Flashing Beacon Data Sheet



Rectangular rapid flashing beacons (RRFBs) improve pedestrian safety by increasing yield rates to 72-96% at crosswalks\*:

- ✓ The benchmark for RRFBs, the R920-E meets MUTCD requirements, including IA-21, and is Buy America compliant
- ✓ Compact and lightweight solar engine
- ✓ Audible pushbutton activation with all ADA compliance features
- ✓ Solar Power Report™ (SPR) prepared for every location to ensure battery longevity

### Superior Design and Technology

The R920-E utilizes a self-contained solar engine integrating the Energy Management System (EMS) with an on-board user interface, housed in a compact enclosure together with the batteries and solar panel. MUTCD interim approval IA-21 flash pattern and multiple configurations enable the R920-E to handle all crosswalk applications.

### Easy Installation

With its highly efficient and compact design, installation is quick and uncomplicated, dramatically reducing installation costs. Retrofitting can be done where existing sign bases are used to enhance existing marked crosswalks in minutes, and new installations can be completed without the cost of larger poles, new bases, and trenching.

### Advanced User Interface

The R920-E comes with an on-board user interface for quick configuration and status monitoring. It allows for simple in-the-field adjustment of flash pattern, duration, intensity, ambient auto adjust, night dimming, and many more. Settings are automatically sent wirelessly to all units in the system.

### Reliable

Every solar-powered model is solar-sized by location to ensure year-after-year operation. Carmanah includes a Solar Power Report to prove sustainability over a 12-month period.



**MUTCD  
compliant**



**Buy America  
compliant**



**5-year limited  
warranty**



**Solar-sized for  
every location**

\* U.S. Department of Transportation Federal Highways Administration, Publication No. FHWA-HRT-10-043 - "Effects of Yellow Rectangular Rapid-Flashing Beacons on Yielding at Multilane Uncontrolled Crosswalks"

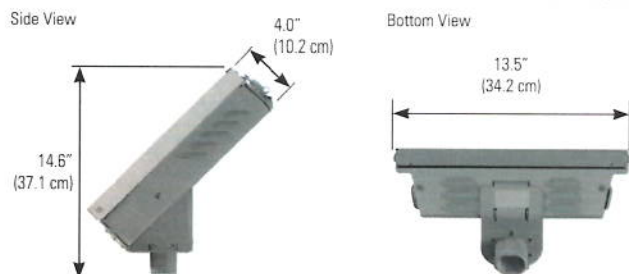
# R920-E

## Solar-Powered Rectangular Rapid Flashing Beacon Data Sheet

1.844.412.8395 | traffic@carmanah.com | carmanah.com



### SOLAR ENGINE DIMENSIONS



### SOLAR ENGINE MOUNTING

2.0" - 2.5" Perforated Square Pole Mount    2.38" - 2.88" Diameter Round Pole Mount    3.5" - 4.5" Diameter Round Pole Mount    Side Pole Mount



### LIGHT BAR CONFIGURATION

Uni-directional Configuration

Bi-directional Configuration



### IN-THE-FIELD AIMING



### BEACON SPECIFICATIONS

Optical	MUTCD interim approval IA-21 and MUTCDC compliant
	Purpose-built light bar optics = maximum efficiency and no stray light
	Exceeds SAE J595 class 1 intensity by 2.5 to 3x when used as recommended
	Meets SAE J578 chromaticity
	3 in (76 mm) x 7 in (178 mm) clear, UV-rated polycarbonate lens with yellow LEDs
	High-power LEDs: +90% lumen maintenance (L90) based on IES LM-80
	Side-emitting pedestrian confirmation LEDs
	Independent, stainless steel mounting brackets make back-to-back installation simple and enable in-field aiming for maximum effectiveness
	Yellow, black, or green powder coated light bar covers

### SYSTEM SPECIFICATIONS

On-Board User Interface (OBUi)	Adjustable system settings with auto-scrolling LED display on our latest EMS
	System test, status, and fault detection: battery, solar, button, beacon, radio, day/night
	Flash patterns: RFB (WW+S), RFB1 (WW+S legacy), RFB2 (WSDOT), 0.5 sec. alternating (MUTCD), 0.5 sec. unison (MUTCD), 0.5 sec. x3 alternating (MUTCD), 0.1 sec. unison, 0.25 sec. unison, 0.1 sec. x3 quick flashes unison, 0.1 sec. x3 quick flashes alternating, steady on
	Input: momentary for pushbutton activation, normally open switch, normally closed switch, dusk-to-dawn operation
	Flash duration: 5 sec. to 1 hr.
	Intensity setting: 20 to 1400 mA for multiple RFBs, circular beacons, or LED enhanced signs
	Nighttime dimming: 10 to 100% of daytime intensity
	Ambient Auto Adjust: increases intensity during bright daytime
	Automatic Light Control: reduces intensity if the battery is extremely low
	Temperature correction: yellow beacons
Beacon Communication	Calendar: internal time clock function
	Radio settings: enable/disable, selectable channel from 1 to 14
	Output: enabled when beacons flashing daytime and nighttime, or nighttime only
	Activation counts and data reporting via OBUi or optional USB connection
	Encrypted, wireless radio with 2.4 GHz mesh technology
	Wireless update of settings from any unit to all systems on the same radio channel
	User-selectable multiple channels to group different beacons and ensure a robust wireless signal
	Communicates with all other Gen III radio-enabled systems including our R820-E, -F, and -G circular beacons
	Instantaneous wireless activation: <150 ms
	Wireless range: 1000 ft (305 m)
Energy Collection	Integrated, vandal-resistant antenna
	15 W high-efficiency photovoltaic solar panel
	45 deg tilt for optimal energy collection
Energy Storage	Maximum Power Point Tracking with Temperature Compensation (MPPT-TC) battery charger for optimal energy collection in all solar and battery conditions
	12 V 14 Ahr. battery system
	Replaceable, recyclable, sealed, maintenance-free, best-in-class AGM batteries offer the widest temperature range and longest life
	Battery design life: +5 yrs.
Solar Engine Construction	Tool-less battery change with quick connect terminals and strapping for easy installation
	Weatherproof, gasketed enclosure with vents for ambient air transfer (NEMA 3R)
	Lockable, hinged lid for access to on-board user interface and batteries
	Corrosion-resistant aluminum with stainless steel hardware
	Raw aluminum finish or yellow, black, or green powder coated
	Prewired to minimize installation time
	High-efficiency optics and EMS = the most compact, lightweight system
Environmental	19 lb (8.6 kg) including batteries, excluding beacons and pushbutton
	-35 to 165° F (-37 to 74° C) system operating temperature
	-40 to 140° F (-40 to 60° C) battery operating temperature
Activation	150 mph (241 kph) wind speed as per AASHTO LTS-6
	Pushbutton: ADA-compliant, piezo-driven with visual LED and two-tone audible confirmation
Warranty	Audible pushbutton station: ADA-compliant, piezo-driven with visual LED and customizable voice message confirmation
	<b>5-year limited warranty, 1-year limited on batteries</b>

Specifications subject to local environmental conditions, and may be subject to change.

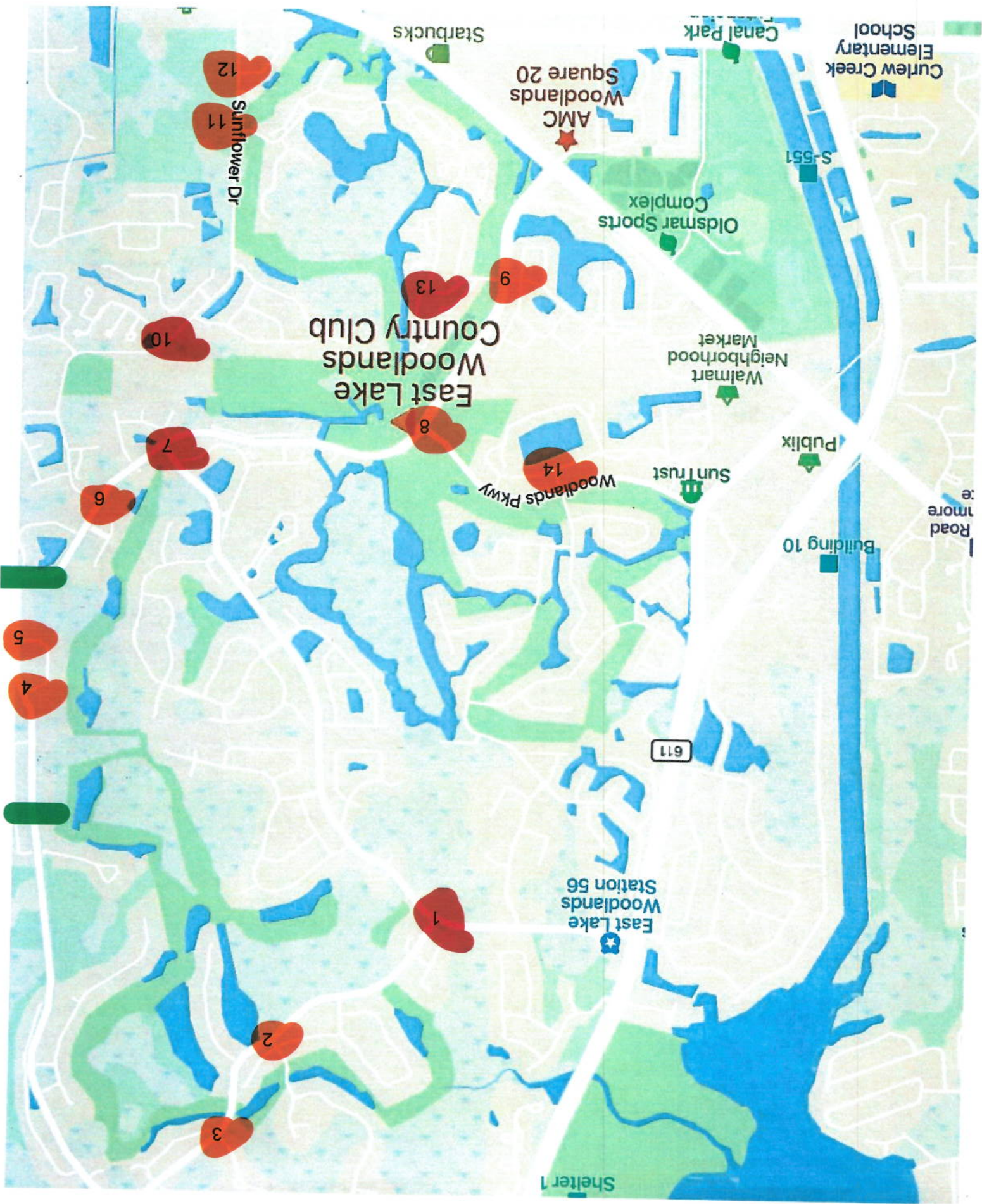
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AREA	#	MAIN ROAD	INTERSECTING ROAD	RECOMMENDATION
East Lake Woodlands Parkway Residential	2	East Lake Woodlands Parkway	Christy Trail	Remove Stop signs on ELW Parkway and replace with pedestrian crossing signs <b>BOTH</b>
	3	East Lake Woodlands Parkway	Turtle Creek Circle	Remove Stop signs on ELW Parkway and replace with pedestrian crossing signs <b>BOTH</b>
	4	East Lake Woodlands Parkway	Whisper Wind (N)	Remove stop signson ELW Parkway , Address speed limit signs for consistency <b>Remove STOP signs and add SPEED Wave</b>
	5	East Lake Woodlands Parkway	Whisper Wind (S)	Remove stop signson ELW Parkway , Address speed limit signs for consistency <b>Remove STOP signs and add SPEED Wave</b>
	Additionally speed control implmentation should be considered after getting placement recommendations from a qualified engineer and approval from our governing bodies.			
Sunflower Dr. Residential	10	Sunflower Dr.	Pinewinds Dr.	No Changes
	11	Sunflower Dr.	S Woodlands Dr,	<b>Remove Stop Signs on Sunflower Dr.</b>
	12	Sunflower Dr.	Ashley Lane	Remove Stop Signs on Sunflower Dr. <b>(address sight lines)</b>
Additionally speed control implmentation should be considered after getting placement recommendations from a qualified engineer and approval from our governing bodies.				
Woodlands Blvd. Main Corridor	1	Woodlands Blvd.	East Lake Woodlands Parkway (Just past Deerpath)	No Changes
	7	Woodlands Blvd.	East Lake Woodlands Parkway (Main Corridor)	No Changes
South Woodlands Dr	13	South Woodlands Drive	Michaels Drive	No Changes
Woodlands Parkway	14	Woodlands Parkway	Holly Hill Dr.(Woodlands Estates)	<b>Remove Stop Signs on Woodlands Parkway</b>
East Lake Woodlands Parkway Main Corridor	6	East Lake Woodlands Parkway	Sunflower Drive	Remove Stop signs on ELW Parkway and replace with pedestrian crossing signs <b>BOTH</b>
	8	East Lake Woodlands Parkway	Woodlands Parkway (Country Club)	Remove Stop signs on East Lake Woodlands Parkway
	9	East Lake Woodlands Parkway	Woodlands Drive	Remove Stop signs on ELW Parkway and replace with pedestrian crossing signs <b>BOTH</b>









July 29, 2024

Contract No. -  
160721

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## East Lake Woodlands

### - Sod Install

- Tampa rd. Guard shack, tip of the island. Install 250 sq ft of Floratam sod.
- Fire House exit side. Install 400 sq ft of Floratam sod. **WARRANTY**
- Truist bank entrance. Install 2,720 sq ft. of Floratam sod.
- 6.5 total pallets of St. Augustine sod

Description	Price
sod Install	\$5,831.00
Total	\$5,831.00

*All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.*

*This proposal is valid for thirty (30) days. Thereafter, it is subject to change without notice. Payment shall be requisitioned as follows: 100% due upon completion. If payment is not received within thirty (30) days, Customer agrees to pay a 1.5% per month service charge that will accrue on the unpaid balance. The customer has five (5) days to notify LWI in writing of any deficiencies in the work performed.*

*If this proposal meets with your approval, please sign and return via email or fax. If we may be of further service, please do not hesitate to call.*

*Upon acceptance and completion of the work described in this proposal, an invoice will be generated by our accounting team and sent to you for payment. Please hold payment until the invoice is received. Including the invoice number on your check will help ensure your payment is applied to the correct account.*

Acceptance of  
Bid:

Thank you,

---

Customer Signature

*Kevin Thornton*

7/29/2024

Kevin Thornton

7279196006

kthornton@landscapeworkshop.com

---

Date



April 03, 2025

Contract No. -  
193548

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## East Lake Woodlands

### Scope of work: Woodlands Median

- Mobilization of landscape crew with dump truck, articulating loader and stump grinder.
- Removal of all plant material on median including Palmetto clusters.
- Removal of 4 Yaupon Holly trees and stumps.
- Removal of 3 Geiger trees and stumps.
- Pruning of Oak tree to remove sucker growth.
- Grinding of stumps from previously removed trees and Palmetto clusters.
- Grading of median and Preparation of area for new sod installation.
- Supply and install 7 - 45 gallon Crepe Myrtles.
- Supply and install 40 - 1 gallon Blue My Mind as ground cover for island tips.
- Supply and install 4,350 square feet of Floratam sod.
- Supply and install Coco mulch as need around pine trees, Crepe Myrtles and island tips.
- Alliterations to irrigation as needed for sod and plant establishment.

Total	\$16,300.00
-------	-------------

**All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.**

**This proposal is valid for thirty (30) days. Thereafter, it is subject to change without notice. Payment shall be requisitioned as follows: 100% due upon completion. If payment is not received within thirty (30) days, Customer agrees to pay a 1.5% per month service charge that will accrue on the unpaid balance. The customer has five (5) days to notify LWI in writing of any deficiencies in the work performed.**

**If this proposal meets with your approval, please sign and return via email or fax. If we may be of further service, please do not hesitate to call.**

**Upon acceptance and completion of the work described in this proposal, an invoice will be generated by our accounting team and sent to you for payment. Please hold payment until the invoice is received. Including the invoice number on your check will help ensure your payment is applied to the correct account.**

Acceptance of  
Bid:

Thank you,

*Matthew Mondelli*

4/3/2025

Matthew Mondelli

727-919-4415

mmondelli@landscapeworkshop.com

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

# SERVICE ESTIMATE

DATE ISSUED: 03/31/2025



## SUBMITTED TO:

Management & Associates  
720 Brooker Creek Blvd., #206  
Oldsmar, Florida 34677

## JOBSITE:

Eastlake Woodlands C.A.  
East Lake Woodlands Pkwy.  
Oldsmar, Florida

**ATTENTION:** Monica D'Ambrosia

---

As per directions from Monica D'Ambrosia and site visit to perform the following scope of work:

### GATE REMOVAL/ROAD REPAIR: **Sunflower and Quail Forest Gates (Four in Total)**

1. Sawcut the pavement, excavate and remove the gate and concrete ribbons from job site.
2. Install road base as needed rolled and compacted with vibratory plate compactor.
3. Tack surface with RC-70 primer tack.
4. Install a 1.5" average compacted layer of hot plant mixed asphalt Type SP 9.5 surface course.
5. Roll and compact with 3-5 ton steel wheeled vibratory roller.
6. Disassemble and haul away one (1) existing gate at Sunflower entrance plus the three stacked gates.
7. Broom clean the areas and haul away the related debris from job site.
8. Barricades and/or traffic cones will be provided during course of construction.

### Project Notes:

- \*THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGES TO IMPROPERLY BURIED UTILITY LINES AND IRRIGATION PIPES.
- \*THIS CONTRACTOR CANNOT BE RESPONSIBLE FOR STANDING WATER OR REFLECTIVE CRACKING.
- \*THE ELECTRIC LINES ARE TO BE DISCONNECTED AND REMOVED BY OTHERS.

We propose to furnish labor and material to complete in accordance with the above specifications, and subject to conditions stated herein, for the sum of.....\$2,944.00

(Two Thousand Nine Hundred Forty-Four Dollars and zero cents)

**Terms:** In Full at Completion

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. I authorize you to perform the work specified. Payment will be made as outlined above.

Date of Acceptance\_\_\_\_\_

Signature\_\_\_\_\_

Submitted by: Chuck Fairman  
Florida Pavement Services, Inc.  
P.O. Box 565007 Pinecrest, FL 33256  
(727) 294-1378 / Fax 888-444-7244

# The Ouellette Group LLC

---

## Change Order for Monument Signs Signage & Cap Repairs



**TO:**  
Eastlake Woodlands HOA

**FROM:**  
Kenny Ouellette  
The Ouellette Group LLC  
12472 Lake Underhill Road Unit 455  
Orlando, FL 32828

**DATE:**  
3/17/25

### Scope

---

The Ouellette Group LLC proposes to provide project management services, tools, materials, and labor to complete the following project details:

#### HDU Sign Change For Signs

1. **Small Sign Tampa Road** – Supply and install **2x new HDU** Sign based off current sign replace like for like design wise other than material will now be changed to HDU. Colors are optional and maybe changed. Font maybe changed. **Also included** in the cost is to **replace the top cap with a new custom foam cap**. Current one has the foam balls so is needed to repair. This is for both sides.
2. **Medium Sign East Lake Road** – Supply and install **2x new HDU** Sign based off current sign replace like for like design wise other than material will now be changed to HDU. Colors are optional and maybe changed. Font maybe changed. **Also included** in the cost is **to replace the top cap with a new custom foam cap**, this is needed to perform our work. Originally as proposed it was excluded as the sign company was going to include this on that portion therefore it is included in this cost. This is for both sides
3. **Large Sign Tampa Road** – Supply and install **1x new HDU** Sign based off current sign replace like for like design wise other than material will now be changed to HDU. Colors are optional and maybe changed. Font maybe changed. New sign will be combine into one VS current has two. This is to reduce cost.

#### NOTES:

- HDU is the best option to keep the price down. We can offer acrylic as well as other options but the cost will increase significantly so we recommend HDU. It will also be easy to repaint in the future if a color change is desired and for on going maintenance as well.
- **New top caps are required to change on small and medium signs** due to the small one having foam for the balls we are removing and the repairs that are needed to finish that. The medium sign is needed to extend the length of the cap because the current one is too short once we remove the arch. The large sign is not needed to perform our work. It is **NOT included for the large sign demo of current or new foam cap so if desired we can replace this one as well for additional cost of demo, materials and installation.**

## Exclusions

- Any other areas or services not mentioned above.
- Water connections and Electricity must be supplied by the property.
- Land surveys, Engineering, Architectural Drawings, Permits & Other Administrative Fees when applicable.
- Underground utility repairs, irrigation repairs, electrical, plumbing when applicable.

## Costs

<b>1: Small Sign Tampa Road</b>	<b>\$10,785</b>
<b>2: Medium Sign East Lake Road</b>	<b>\$13,250</b>
<b>3: Large Sign Tampa Road</b>	<b>\$6,825</b>
<b>4: Permitting NOC Filing Engineering Labor etc</b>	<b>\$3,875</b>
<b>Total</b>	<b>\$34,735</b>

## Project Timeline

This project can begin as soon as 4 weeks from the proposal acceptance date. This project should be completed within 1 weeks of the start date assuming there are no delays with sourcing materials and/or any weather or equipment related delays. This timeline does not include if permits, drawings, engineering, etc. are necessary.

## Payment Schedule

**A 50% deposit will be required to schedule any work and prior to ordering any materials (if applicable).** All materials (including installed materials) are property of The Ouellette Group until invoices are paid in full. All material related sales are final. Upon completing our scope of work, the total remaining balance is due within 30 days to avoid late fees. Late fees are \$100 per day beyond the 30-day due date. Thank you in advance for your understanding.

## Company Overview

The Ouellette Group is a project management firm that specializes in coordinating all aspects of each customer's specific project needs. We take care of initial planning, cost calculating, material sourcing, coordinating & scheduling our team of tradesman, covering upfront project costs, as well as inspecting each jobsite for quality control. Our goal is to provide excellent communication to our customers and ensure the project is completed quickly, efficiently, and with the highest possible quality. Our team is composed of highly trained, licensed, and insured contractors such as plumbers, electricians, etc. to ensure the project is operating within all state and county regulations. By hiring The Ouellette Group, you will only have to communicate with one single project manager for the entire length of the project. This results in quality workmanship completed in a timely manner with no added confusion between the customer and the multiple trades of contractors. We pride ourselves on our attention to detail and developing long-term business relationships.

*Disclaimer: This document is strictly private, confidential, and personal to its recipients and should not be copied, distributed, or reproduced in whole or in part, nor passed to any third party.*

Proposals are only valid up to 30 days from the date provided above. Please sign below and return upon proposal acceptance. We look forward to managing and completing this project in a timely manner on your behalf.

**Accepted by** \_\_\_\_\_ **Date** \_\_\_\_\_

# The Ouellette Group LLC

## Change Order for Electric at Monument Signs



**TO:**  
Eastlake Woodlands HOA

**FROM:**  
Kenny Ouellette  
The Ouellette Group LLC  
12472 Lake Underhill Road Unit 455  
Orlando, FL 32828

**DATE:**  
3/17/25

### Scope

The Ouellette Group LLC proposes to provide project management services, tools, materials, and labor to complete the following project details:

#### Electrical For Signs

1. Small Sign Tampa Road – Supply and install – Provide and install (8x) 3000k LED Outdoor Rated 120v fixtures with stakes. 4 spotlights for each side of the sign as shown in the mock up. Ran with 12/2 wire from junction box. Replace box with weather proof blank and photocell included.
2. Medium Sign East Lake Road – Supply and install – Provide and install (8x) 3000k LED Outdoor Rated 120v fixtures with stakes. 4 spotlights for each side of the sign as shown in the mock up. Ran with 12/2 wire from junction box. Install a dedicated 110v 20 amp circuit with photocell.

#### NOTES:

- We DO NOT recommend low voltage lighting for monument signs. They are problematic and will fail. The lights we are proposing to install are made for this purpose, high quality commercial outdoor rated sealed light fixtures that will last as a long term solution.
- The medium sign off east lake requires additional work than the small sign in needing to add a dedicated circuit.
- Large sign already has spot lights so no additional electric needed for this one.

### Exclusions

- Any other areas or services not mentioned above.
- Water connections and Electricity must be supplied by the property.
- Land surveys, Engineering, Architectural Drawings, Permits & Other Administrative Fees when applicable.
- Underground utility repairs, irrigation repairs, electrical, plumbing when applicable.

### Costs

<b>1: Small Sign Tampa Road</b>	<b>\$6,275</b>
<b>2: Medium Sign East Lake Road</b>	<b>\$6,875</b>
<b>Total</b>	<b>\$13,150</b>



## Project Timeline

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This project can begin as soon as 4 weeks from the proposal acceptance date. This project should be completed within 1 weeks of the start date assuming there are no delays with sourcing materials and/or any weather or equipment related delays. This timeline does not include if permits, drawings, engineering, etc. are necessary.

## Payment Schedule

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Proposals are only valid up to 30 days from the date provided above. Please sign below and return upon proposal acceptance. We look forward to managing and completing this project in a timely manner on your behalf.

**Accepted by** \_\_\_\_\_ **Date** \_\_\_\_\_

**From:** [Madeline Gonzales](#)  
**To:** [Monica D'Ambrosio](#)  
**Subject:** Insurance Valuation Appraisal will expire on 6-14-2025- INSURANCE VALUATION UPDATE - REN Quo2524490  
East Lake Woodlands  
**Date:** Monday, March 10, 2025 12:43:51 PM  
**Attachments:** [image001.png](#)  
[FPAT Accord.pdf](#)  
[FPAT w9.pdf](#)  
[AGREEMENT\\_24490.pdf](#)

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**On June 14, 2022, FPAT completed the Insurance Valuation report for the above association. Attached for your review is our contract to update that information.**

Florida State Statute 718.111 requires all Condominium Association boards to update their Insurance Valuation at least every 36 months. (See excerpt below)

The National Flood Insurance Program (NFIP flood manual, Condo 8, paragraph B) also requires a 36 month update.

**Our current turnaround time for reports is 30 days. Please sign and return the attached contract to receive the updated report in a timely manner.**

Amounts of Insurance/Independent Insurance Appraisal

2008 Legislation: Association insurance must be based on the "full insurable value" of the property as determined by an "independent insurance appraisal" done at least every 36 months. Sources with the State of Florida advised FAIA that an "independent insurance appraisal" would include items such as cost estimator performed with insurance cost estimating software, an appraisal that shows a replacement cost (not just a market value), or a contractor's estimate. While the insurance must be "based on" the replacement cost, this does not appear to be a mandate that associations must insure to 100 percent of value. It is up to the association board to determine what "adequate insurance" is and the argument can easily be made that a board could decide to insure to 90 percent of replacement cost (as an example) and be in compliance with the statute. Finally, an initial appraisal that was completed 36 months earlier could be updated and this would comply with the statute.

Copyright FAIA, 6/2/09, David Thompson

Thank you, we appreciate the opportunity present our services.



March 10, 2025

East Lake Woodlands Community Association, Inc.  
East Lake Woodlands Pkwy  
Oldsmar, Florida 34677

Dear Board of Directors,

Thank you for considering Felten Property Assessment Team for your property inspection needs. Enclosed in this proposal package you will find the following items for your review:

- Agreement to Provide Services
- FPAT Liability Insurance Information & Signed W-9

Below is a breakdown of your cost estimate based upon the information that was provided to us. If the information provided differs from what is noted the cost estimate is subject to change. Please complete the attached Agreement and either Email, Fax, or Mail back to us. Upon receiving the signed agreement, we will make contact to schedule an inspection of the properties. This proposal includes the following reports:

- INSURANCE VALUATION UPDATE - REN

The Description of Work and cost breakdown for the above selected services is as follows:

Guardhouse 1, Guardhouse 2, Perimeter Wall, Signage, North Entry Equipment, Sunflower Entrance Equipment, Publix Entrance Equipment, McDonalds/Metro Entrance Equipment, Quail Forest Entrance Equipment

Total Service Fee: Three Hundred Ninety Five Dollars and No Cents (\$395.00)

When you return the signed Agreement please be sure to include the following contact information:

- Person to assist us with scheduling appointments
- Person who will assist us in gaining access during the inspection process

We thank you for the opportunity to present this proposal.

Sincerely,

**Brad Felten**  
Managing Member  
Felten Property Assessment Team

**Felten Professional Adjustment Team, LLC.**  
**dba Felten Property Assessment Team**  
143 8<sup>th</sup> Ave N  
Safety Harbor, FL 34695



## **AGREEMENT TO PROVIDE SERVICES**

The pricing terms and conditions included in this Agreement were prepared on March 10, 2025 and shall be guaranteed from one hundred eighty (180) days of this date.

### **I. PARTIES**

This Agreement is made and entered into by and between:

- a. Felten Professional Adjustment Team, LLC., of 143 8<sup>th</sup> Ave N, Safety Harbor, FL 34695 ("FPAT"),  
and
- b. East Lake Woodlands Community Association, Inc. of East Lake Woodlands Pkwy , Oldsmar, Florida 34677 ("Customer").

### **II. DESCRIPTION OF WORK**

FPAT agrees to provide and pay for all materials, equipment and labor required for the timely performance of the following services:

Monetary Replacement Cost Valuation (RCV) Update of all items listed below for the sole purpose of establishing limits of liability for property insurance. This report includes, but is not limited to: hazard and flood insurance replacement cost values, risk descriptions, risk sketch/diagram, risk photographs, general risk condition, risk occupancy, and property maps. **This service agreement does not include a physical inspection of the property. If any major changes have taken place since our last inspection i.e. new construction, major upgrades, additional buildings, removal of buildings, etc. a physical inspection will be required and additional inspection fees will apply.**

FPAT agrees to perform the above selected services located at East Lake Woodlands of East Lake Woodlands Pkwy, Oldsmar, Florida 34677 ("Property") for the following items:

Guardhouse 1, Guardhouse 2, Perimeter Wall, Signage, North Entry Equipment, Sunflower Entrance Equipment, Publix Entrance Equipment, McDonalds/Metro Entrance Equipment, Quail Forest Entrance Equipment

### **III. PROFESSIONAL RESPONSIBILITY**

Customer understands that:

1. This agreement does not create any employee/employer relationship between FPAT and Customer.
2. It is the parties' intention that FPAT will be an independent contractor and not the Customer's employee or agent for any purposes.
3. The fulfillment of the terms of this Agreement is not contingent upon producing or reporting any predetermined results.
4. FPAT has no present or prospective interest in the subject property of this report.
5. FPAT has no bias with respect to the subject property of this report or to the parties involved.
6. FPAT's compensation is not contingent on any action or event resulting from this report.

#### **IV. PRIMARY DUTIES**

Customer agrees to provide the following but not limited to:

1. to provide FPAT with accessibility to all and any building(s), properties and areas necessary to complete the above listed services including arranging interior access with unit owners;
2. to provide FPAT with building plans if available and requested;
3. to provide FPAT with previous and existing insurance documents;
4. to provide FPAT with requested association documents if applicable;
5. to provide FPAT with deferred maintenance documentation.

#### **V. LIABILITY**

FPAT and Customer agree:

1. Customer has not assumed liability of any FPAT representative or employee during performance of services listed in this Agreement.
2. FPAT carries appropriate insurance required to perform the above services. All insurance documentation is available upon request (see attached).
3. The report provided by FPAT is to be used solely for the purposes contained within the published report. FPAT does not assume any liability arising from the unauthorized or improper use of the information provided in its report.

#### **VI. TERMS OF PAYMENT**

1. Customer agrees to pay FPAT the total sum of **Three Hundred Ninety Five Dollars and No Cents (\$395.00)** plus any necessary outside services incurred (e.g. copies of building plans, building department fees for permits and building plans, etc.)
2. Customer agrees to provide payment before the report is released to the customer.

#### **VII. HOLD HARMLESS**

CUSTOMER agrees that Service is being performed for CUSTOMER'S sole and exclusive benefit and use. The Service, including any written report provided to CUSTOMER, is not intended to benefit any person or entity not a party to this Agreement. FPAT does not assume any liability arising from the unauthorized or improper use of the information provided in its reports. If CUSTOMER allows or causes any written report or a portion thereof to be distributed to any third party, CUSTOMER agrees to defend and hold FPAT harmless for any claims or actions made based upon the report or this Agreement brought by any third party.

#### **VIII. VENUE AND JURISDICTION**

The laws of the State of Florida shall govern the construction and interpretation of this agreement. Any action brought to enforce the terms and conditions of this Agreement shall be brought in the Sixth Judicial Circuit in and for Pinellas County, Florida.

**IX. ENTIRE AGREEMENT**

This Agreement contains the entire agreement between FPAT and Customer Any modifications or alterations to this Agreement are void unless in writing and executed by both parties to this Agreement.

BY SIGNING BELOW, CUSTOMER HEREBY AGREES TO PAY THE TOTAL PRICE INDICATED ABOVE FOR PERFORMANCE OF THE SERVICE ON THE PROPERTY. CUSTOMER ACKNOWLEDGES AND AGREES THAT SHE/HE/IT HAS READ, UNDERSTANDS, AND AGREES TO ALL THE TERMS AND CONDITIONS OF THIS AGREEMENT INCLUDING BUT NOT LIMITED TO THE HOLD HARMLESS AND LIMITATION ON LIABILITY CLAUSES.

**SIGNED:**



Brad Felten, Managing Member

**ACCEPTED BY:**

Signature

Date

Name (Please Print)

Phone Number

Email

CONTACT PERSON  
IF DIFFERENT  
FROM ABOVE:

Name (Please Print)

Phone Number

REPORT DELIVERY METHOD: Email Delivery - Included at no additional fee.

**RESERVE STUDY PROPOSAL:** Congratulations! By executing this service agreement this property qualifies for a discount on our Reserve Study Services. If you would like to receive a proposal, simply check "Yes" below.\*

☐ **No, we are not interested**

☐ **Yes, please email us a proposal**

\*A reserve study is a separate service and does not change the price of this service agreement, which is clearly stated in Section VI. This discount does **NOT** apply to Reserve Study Updates.