

Grant Agreement Documentation Order: Property Improvement Program (PIP)

1. Reso
2. Signed Agreement
3. W-9
4. Grant Application – Back Up I
5. Letter of Intent – Back Up I
6. Property Insurance – Back Up I
7. Ownership Information – Back Up I
8. Current Photos – Back Up I
9. Letter of Authorization – Exhibit A
10. Bib Summary Form – Exhibit B
11. Selected Contractor(s) Quotes, Licenses and Insurance – Exhibit B
12. Renderings – Exhibit B
13. Non-Selected Contractor(s) Quotes – Back Up II

Property Improvement Program (PIP) Application

Name: James Markou - Board President

Name of Business/Property to be Renovated: BAVARIA APARTMENTS, INC.

Address: 1930 JACKSON ST.
HOLLYWOOD, FL 33020

Telephone Number: 905-320-2967

Are you the Property Owner or Business Owner? Board President

Type of Improvement(s) Planned:

New Roof, New Paint, New Aluminum Railings, New Impact Doors - 12, Parking Restoration

Incentive Amount: \$ _____

Total Cost of Project: \$ _____

I hereby submit the attached plans, specification and color samples for the proposed project and understand that these must be approved by the Hollywood, Florida Community Redevelopment Agency ("CRA"). No work shall begin until I have received written approval from the CRA. I further understand that unless otherwise approved by the CRA Board, funding will not be paid until the project is complete.



Signature of Applicant

Date

James Markou
Print Name

Christopher - After Bavaria AGM owners felt to wait on the doors and driveway. Cost to each owner too high for one year. Priorities
1) New Roof 2) New Paint 3) New Aluminum Railings

Bavaria Apartments Inc
1930 Jackson St
Hollywood, FL 33020

Re: Letter of Intent for Submission of Application for PIP

Hollywood CRA,

Bavaria Apts is a three story building with twenty units. Bavaria Apts is a registered Cooperative corporation.

Bavaria has been working on improving the appearance of the building for the past ten years. The wooden railings at the back of the building have been replaced with aluminum railings. Landscaping has been upgraded and kept by professionals. Bavaria originally had forty-three wooden doors. At present there are twelve doors that need to be replaced with high impact doors.

Bavaria would like to continue improving and renovating the building. The priority projects for Bavaria are,

- 1) replacing the shingles on the roof
- 2) painting the entire building
- 3) replacing the wooden railings in the front of the building with aluminum.

Secondary improvements might include,

- 1) replacing the the twelve wooden doors
- 2) repairing and painting/sealing the two parking areas.

At this time, Bavaria has collected three bids for the shingles and railings and two bids for the painting. Once Bavaria has all the bids, the Board will determine its choices and present them to the unit owners for final approval.

Looking forward to working with the CRA to improve the appearance of the building and downtown Hollywood.



James Markou,
President, Bavaria Apts Inc



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

03/11/2022

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Florida First Insurance of Broward 1831 N 66th Avenue Hollywood FL 33024		PHONE (A/C, No, Ext):	COMPANY CENTURY SURETY COMPANY - BASS UNDERWRITERS	
FAX (A/C, No): 954-981-9166	E-MAIL ADDRESS: sales@fl-insurance.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER
INSURED		EFFECTIVE DATE 03/11/2022	EXPIRATION DATE 03/11/2023	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED BASIC BROAD SPECIAL

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
General Liability - Coverage	\$2,000,000	\$500
Products/Completed Operations	Incl	
Personal and Advertising Injury	\$1,000,000	
Each Occurrence Limit	\$1,000,000	
Damage to Premises Rented to You	\$100,000	
Medical Payments	\$5,000	
Building Property - Coverage	\$193,000	
AOP Deductible (All Other Perils)		\$2,500
Wind/Hurricane Coverage - Excluded	N/A	N/A

REMARKS (Including Special Conditions)

TOTAL POLICY PREMIUM PAID IN FULL (\$1,816.30)

Certificate Holder is named as an Additional Insured with respect to General Liability

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS

 ADDITIONAL INSURED LENDER'S LOSS PAYABLE LOSS PAYEE

 MORTGAGEE

LOAN #

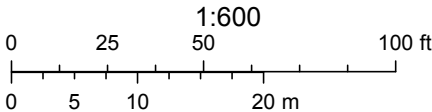
TBA

AUTHORIZED REPRESENTATIVE

**City of Hollywood
Hollywood CRA
1948 Harrison Street
Hollywood, FL 33020**



January 23, 2025





Property Search Search Results Parcel Result

Copy Link New Search

< Prev Parcel

Tax Year 2025 ▾

Next Parcel >

Property Summary

Property ID: 514215NS0110

Property Owner(s): MARKOU, JAMES & NANCY

Mailing Address: 439 CAMPBELLVILLE RD BOX 194 *CAMPBELLVILLE ON CANADA L0P 1B0
[click here to update mailing address](#)

Physical Address: 1930 JACKSON STREET # 11 HOLLYWOOD, 33020-5055

Neighborhood:

Property Use: [05 - Cooperatives](#)

Millage Code: [0513](#)

Adj. Bldg. S.F.: 961 [Card/Permits](#)

Bldg Under Air S.F.: 961



« Previous

Next »

Deputy Appraiser: Condo Department

Property Appraiser Number: [954-357-6832](#)

Property Appraiser Email: condoinfo@bcpa.net

Effective Year: 1963

Year Built: 1962

Units/Beds/Baths: 1 / 2 / 2

Abbr. Legal Des.: BAVARIA APTS CO-OP UNIT 11

If you see a factual error on this page, please click here to notify us.

 Important:

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2025	\$16,660	\$149,950	\$166,610	\$136,990	
2024	\$16,660	\$149,950	\$166,610	\$124,540	\$3,242.31
2023	\$12,260	\$110,350	\$122,610	\$113,220	\$2,790.19

Exemptions And Taxing Authority Information

	County	School Board	Municipal	Independent
Just Value	\$166,610	\$166,610	\$166,610	\$166,610
Portability	0	0	0	0
Assessed / SOH	\$136,990	\$166,610	\$136,990	\$136,990
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0

Taxable \$136,990 \$166,610 \$136,990 \$136,990

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
11/20/2023	Cooperative Property Transfer	Non-Sale Title Change	\$100	119264762
08/28/2012	Cooperative Property Transfer	Non-Sale Title Change		49108 / 1504
08/29/2012	Cooperative Property Transfer	Qualified Sale	\$62,500	49108 / 1500
11/07/2003	Cooperative Property Transfer		\$50,000	36431 / 1150
06/01/1984	Cooperative Property Transfer			11844 / 254

Recent Sales In This Subdivision i

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
514215NS0020	10/31/2023	Cooperative Property Transfer	Qualified Sale	\$160,000	119207911	1930 JACKSON ST #2 HOLLYWOOD, FL 33020
514215NS0050	05/08/2023	Cooperative Property Transfer	Qualified Sale	\$140,000	118926300	1930 JACKSON ST #5 HOLLYWOOD, FL 33020
514215NS0060	05/08/2023	Cooperative Property Transfer	Qualified Sale	\$140,000	118921900	1930 JACKSON ST #6 HOLLYWOOD, FL 33020
514215NS0090	03/31/2022	Cooperative Property Transfer	Disqualified Sale	\$75,000	118072267	1930 JACKSON ST #9 HOLLYWOOD, FL 33020
514224AM0050	07/26/2024	Warranty Deed	Qualified Sale	\$220,000	119711111	2200 S OCEAN DR #N 105 HOLLYWOOD, FL 33019

Land Calculation

[More Sales](#)

Type **Unit Price** **Units** **Zoning**

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Residential (R)								
1								

School ⓘ

School **Grade**

Hollywood	
Central	C
Elementary	
School	
Olsen	
Middle	C
School	
South	
Broward	C
High	
School	

Elected Officials

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Hillary Cassel	37	Jason W. B. Pizzo	Daniel P. Foganholi

X

Having technical issues?

Yes

No

Broward County
Property Appraiser

115 South Andrews
Avenue
Room 111

About BCPASearch
About Marty Property
Kiar Search

Contact Us

Resources
FAQ

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Online Tools

Maps &
Aerials

Exemptions & Classification

All Exemptions

Fort Lauderdale, Florida 33301	Tax Roll Information	Tangible Search	Related Links	Exemption Status	Agricultural Classification
954-357-6830 martykiar@bcpa.net	Business Careers Ask Marty	Sales Search Subdivision Search Time Share Search Commercial Search Land Search	Market Reports Video Gallery Newsletters	Data Request Tax Estimator Portability Estimator Owner Alert	Appeals & Petitions Report Exemption Fraud

 **Privacy Policy**

Having trouble viewing our website? Please contact our accessibility hotline for assistance at accessibility@bcpa.net or 954-357-6830.

Source: Broward County Property Appraiser's Office - Contact our office at 954.357.6830. Hours: We are open weekdays from 8 am until 5 pm. Legal Disclaimer: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone. Information provided on this website is for tax roll purposes only and may not be appropriate for other uses. Values are not final until certified pursuant to Florida law.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
BAVARIA APARTMENTS, INC.

Filing Information

Document Number	706733
FEI/EIN Number	59-1160464
Date Filed	01/22/1964
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/28/2014

Principal Address

1930 JACKSON ST.
HOLLYWOOD, FL 33020

Mailing Address

1930 JACKSON ST.
HOLLYWOOD, FL 33020

Registered Agent Name & Address

Markou, James
1930 JACKSON STREET
APT. 11
HOLLYWOOD, FL 33020

Name Changed: 04/03/2023

Address Changed: 04/12/2015

Officer/Director Detail

Name & Address

Title DTS

Stanwyck, Christina
1930 JACKSON ST
HOLLYWOOD, FL 33020

Title DVP

Butler, Mark
 1930 JACKSON ST SUITE 1
 HOLLYWOOD, FL

Title DP

JAMES MARKOU
 1930 JACKSON ST APT 11
 HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2022	01/24/2022
2023	04/03/2023
2024	03/02/2024

Document Images

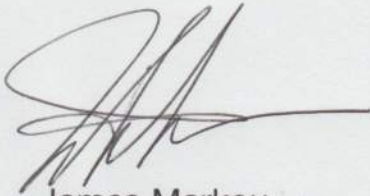
03/02/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- ANNUAL REPORT	View image in PDF format
04/02/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/21/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
04/05/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
04/12/2015 -- ANNUAL REPORT	View image in PDF format
09/26/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
08/30/2009 -- ANNUAL REPORT	View image in PDF format
03/07/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2007 -- ANNUAL REPORT	View image in PDF format
03/06/2006 -- ANNUAL REPORT	View image in PDF format
03/03/2005 -- ANNUAL REPORT	View image in PDF format
02/04/2004 -- ANNUAL REPORT	View image in PDF format
03/06/2003 -- ANNUAL REPORT	View image in PDF format
03/03/2002 -- ANNUAL REPORT	View image in PDF format
04/02/2001 -- ANNUAL REPORT	View image in PDF format
03/02/2000 -- ANNUAL REPORT	View image in PDF format
01/28/1999 -- ANNUAL REPORT	View image in PDF format
02/16/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

January 6, 2025

To Whom it may Concern,

Bavaria Apartments Inc is a Cooperative (as per the laws of the State of Florida) with three Board members and total of 20 units. As President of the association, with full support of the Vice-president and Treasurer, I (James Markou) have the authority to proceed with the grant application process for Bavaria Apts Inc.

A handwritten signature in black ink, appearing to be 'J. Markou', with a long horizontal flourish extending to the right.

James Markou,
President,
Bavaria Apts Inc



HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **BAVARIA APARTMENTS, INC. (James Markou - Board President)**

Property Address: **1930 JACKSON ST. HOLLYWOOD, FL 33020** **PIP**

WORK DISCIPLINE: New Roof

Contractor .001 Val-U Roofing Inc.	\$115,200.00	SELECTED
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Contractor .002 Paul Bange Roofing \$62,984.00

Contractor .003 CLARK Roofing \$59,000.00

WORK DISCIPLINE: New Paint

Contractor .001 South Coast Restoration & Painting	\$45,915.00	SELECTED
--	--------------------	-----------------

Contractor .002 TRX Construction Group LLC \$45,750.00

Contractor .003 NAME \$0.00

WORK DISCIPLINE: New Aluminum Railings

Contractor .001 Expert Remodelings Inc.	\$52,345.00	SELECTED
---	--------------------	-----------------

Contractor .002 Alenac & Associates \$39,600.00

Contractor .003 NAME \$0.00

Bid Summary Continues on Next Page

NOTES:

HOLLYWOOD CRA GRANT PROGRAM



HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY

Business or Condo Name: **BAVARIA APARTMENTS, INC. (James Markou - Board President)**

Property Address: **1930 JACKSON ST. HOLLYWOOD, FL 33020**

PIP

WORK DISCIPLINE: New Impact Doors - 12 Doors

Contractor .001 Expert Remodelings Inc.	\$14,971.00	SELECTED
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Contractor .002 NAME	\$0.00	
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Contractor .003 NAME	\$0.00	
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WORK DISCIPLINE: Parking Lot Restoration

Contractor .001 NAME	\$0.00	SELECTED
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Contractor .002 NAME	\$0.00	
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Contractor .003 NAME	\$0.00	
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End Bid Summary

TOTAL PROJECT COST

\$228,431.00

Out of Pocket

\$78,431.00

TOTAL INCENTIVE AMOUNT

33%

\$75,000.00

(Up To 50% Of Total Project Cost With A \$75,000 Max)

NOTES:

ESTIMATE



Prepared For

JIM
1930 JACKSON ST
HOLLYWOOD, FL 33020
(905) 320-2967

TRX CONSTRUCTION GROUP LLC.

414 S 57 Ave
Hollywood , Florida 33023
Phone: (954) 297-4773
Email: trxconstructiongroup@yahoo.com

Estimate # 898
Date 11/19/2024
Business / Tax # CGC1536002

Description	Total
COMPLETE EXTERIOR PRESSURE WASH AND PAINT	\$45,750.00
Subtotal	\$45,750.00
Total	\$45,750.00
Deposit Due	\$22,875.00

Notes:

THIS QUOTE INCLUDES LABOR AND MATERIALS. PREESURE WASH ALL THE BUILDING, FIIL CRACKS AND PAINTALL EXTERIOR. PAINT WE USE ITS FROM SHERWIN WILLIAMS.

By signing this document, the customer agrees to the services and conditions outlined in this document.

JIM

Prepared For

JIM

1930 JACKSON ST

HOLLYWOOD, FL 33020

(905) 320-2967

**TRX CONSTRUCTION GROUP LLC.**

414 S 57 Ave
Hollywood , Florida 33023
Phone: (954) 297-4773
Email: trxconstructiongroup@yahoo.com

Estimate # 898
Date 11/19/2024
Business / Tax # CGC1536002

Description	Total
-------------	-------

COMPLETE OUTSIDE BUILDING PAINTING ONE COLOR	\$45,750.00
--	-------------

SCOPE OF WORK; LIGHT PRESURE WASHING CLEAN EXTERIOR OF THE BUILDING TO GET ALL THE SAND AND LOOSE DEBRIS OFF PRIOR PAINTING. ALL EXTERIOR TO BE PREPPED PROPERLY BY PATCHING,CAULKING ,FASCIAL,WINDOWS BANDS, BEFORE PAINT IS APPLIED.PRIME AND PAINT ALL EXTERIOR BY USING SHERWIN WILLIAMS OR BENJAMIN MOORE PAINT. ALL EXTERIOR FIRST COAT WILL BE SPRAY ONLY AND SECOND COAT WILL BE SPRAY AND ROLLED. ALL WORK WILL BE INSPECTED AND CORRECTIONS DONE BEFORE MOVING TO NEXT PHASE. TOTAL JOB DURATION IS ESTIMATED AT 4 WEEKS WEATHER PERMITTED. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WINDOWS AND WHAT DOESN T REQUIRE PAINT. THE CONTRACTOR WILL SUPPLY ALL NECESSARY LABOR ,MATERIALSAND EQUIPMENTFOR THE COMPLETION OF THE JOB.

Subtotal	\$45,750.00
Total	\$45,750.00
Deposit Due	\$22,875.00

Notes:

THIS QUOTE INCLUDES LABOR AND MATERIALS.



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GHIMBASAN, GABRIEL NARCIS

TRX CONSTRUCTION GROUP L.L.C.
414 S 57 AVE
HOLLYWOOD FL 33023

LICENSE NUMBER: CGC1536002

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/03/2024

Do not alter this document in any form.

This is your license It is unlawful for anyone other than the licensee to use this document.





JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 3/19/2024

EXPIRATION DATE: 3/19/2026

PERSON: GABRIEL N GHIMBASAN

EMAIL: TRXCONSTRUCTIONGROUP@YAHOO.COM

FEIN: 923765422

BUSINESS NAME AND ADDRESS:

TRX CONSTRUCTION GROUP L.L.C.

414 S 57 AVE

HOLLYWOOD, FL 33023

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

FS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01894706

QUESTIONS? (850) 413-1609

INVOICE



Bill To

JIM CONDO ASSN,
1930 JACKSON ST
HOLLYWOOD, FL 33020
(905) 320-2967

TRX CONSTRUCTION GROUP LLC.

414 S 57 Ave
Hollywood , Florida 33023
Phone: (954) 297-4773
Email: trxconstructiongroup@yahoo.com

Payment terms Due upon receipt
Invoice # 73
Date 03/05/2024
Business / Tax # CGC1536002

Description	Total
ALUMINUM RAILING INSTALLATION	\$42,768.00
THIS PRICE INCLUDES REMOVAL AND DISPOSAL OF OLD RAILINGS, INSTALL 361 LINEAR FEET OF NEW POWDER COATED ALUMINUM RAILINGS TO FLORIDA CODES TO MATCH EXISTING ONES.	
Subtotal	\$42,768.00
Total	\$42,768.00

Notes:

ALL EXTRA WORK WILL BE CHARGED EXTRA UNDER NEW AGREEMENT. THIS ESTIMATE INCLUDE PERMIT .50% PAYMENT REQUIRED TO START PROJECT.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GHIMBASAN, GABRIEL NARCIS

TRX CONSTRUCTION GROUP L.L.C.
414 S 57 AVE
HOLLYWOOD FL 33023

LICENSE NUMBER: CGC1536002

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 06/03/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/03/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C No. Ext): (855) 222-5919 E-MAIL ADDRESS: support@nextinsurance.com FAX (A/C No.):
	INSURER(S) AFFORDING COVERAGE INSURER A: State National Insurance Company, Inc. NAIC # 12831 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 292667608 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X	NXTFYJQ94H-00-GL	03/20/2024	03/20/2025	EACH OCCURRENCE	\$1,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence)
						MED EXP (Any one person)	\$5,000.00
						PERSONAL & ADV INJURY	\$1,000,000.00
						GENERAL AGGREGATE	\$2,000,000.00
						PRODUCTS - COM/OP AGG	\$2,000,000.00
							\$
						COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N N/A					PER STATUTE	OTHER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A	Contractors Errors and Omissions	X	NXTFYJQ94H-00-GL	03/20/2024	03/20/2025	Each Occurrence:	\$25,000.00
						Aggregate:	\$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder is CITY OF OAKLAND PARK. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER CITY OF OAKLAND PARK 5399 N Dixie Hwy Ste 3 Oakland Park, FL 33334	LIVE CERTIFICATE  Click or scan to view	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 3/19/2024

EXPIRATION DATE: 3/19/2026

PERSON: GABRIEL N GHIMBASAN

EMAIL: TRXCONSTRUCTIONGROUP@YAHOO.COM

FEIN: 923765422

BUSINESS NAME AND ADDRESS:

TRX CONSTRUCTION GROUP L.L.C.

414 S 57 AVE

HOLLYWOOD, FL 33023

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01894706 QUESTIONS? (850) 413-1609

Val-U Roofing Inc.

RESIDENTIAL~COMMERCIAL~INDUSTRIAL
6101 SW 58th CT, Davie FL. 33026 (954)394-6103-MOBILE
LICENSE #CCC1335261

Job Name: 1930 JACKSON ST Homeowners
Job Address: 1930 JACKSON ST
HOLLYWOOD FL 33020-5054

03/18/2024

ID # 514215NS0010-514215NS00200

❖ **For Shingle 96 SQ Roof**

- ❖ Tear off existing roof down to wood deck.
- ❖ Replace all rotten wood.
- ❖ Nail existing and new sheeting to code.
- ❖ Supply and install **1 layer of Peel and stick direct to deck secured** with tin tags and 1 ¼ ring shank nails on laps.
- ❖ Load **3-Tab Shingles** (color _____).
- ❖ Install Shingles per Miami Dade code.
- ❖ *Warranted to original owner, Val- U Roofing Inc. herby warrants workmanship and material for a period of seven (7) years from date of completion but reserves the right to supervise or inspect all work subsequently performed by other parties to the roof, for a reasonable fee.*
- ❖ Our guarantee is not assignable. In the event of hurricane force winds, acts of God or nature, our guarantee is void. Any work performed by others on roof without written authorization of Val-U Roofing Inc. will void the guarantee. No guarantee shall apply until the contract is paid in full. Roof deck condition under installation or repairs is owner's responsibility.
- ❖ Val-U Roofing Inc. provides free of charge 3(three) sheets of plywood, any wood above that will be at a charge of \$5.85 per l.f. and \$115 per sheet of plywood. We will provide photos of all the damaged areas with before and after pictures.
- ❖ Unless otherwise stated, payments are to be made as per the terms dictated in this contract. In the event that payments are not made as stated herein, all fees incurred in collection, such as attorney fees, court costs, filing and collection agencies are to be paid by the owner. Filing of lien on property above due to unpaid balance by owner will result in additional charges of \$300.00 added to the balance owed. Any unpaid balance will accrue interest at a rate of 19% APR from due date amortized daily. No promises verbal or otherwise are valid unless mentioned in specification above.
- ❖ Permit and NOC costs will be included in the contract price.

CONTRACT PRICE

\$62,790.00

10% on signing of the contract and permit

40% on loading of material

40% upon installation of shingle roof

10% upon completion of work shown in contract

Authorized Signature: _____

President
Val-U Roofing Inc

Accepted by: _____

Date: _____



dbb

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

JISA, VALER DEMOSTENE

VAL-U ROOFING INC
6101 SW 58TH CT
DAVIE FL 33314

LICENSE NUMBER: CCC1335261

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/01/2024

Do not alter this document in any form.



THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. WAIVER OF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement of work certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

Agency #166
 1 State Rd. 7
 FL 33021
 VAL-U ROOFING INC
 6101 SW 58TH CT
 Davie FL 33314


CONTACT NAME: Tania De La Cruz
 PHONE (A/C No, Ext): (954) 241-0542 FAX (A/C No): (954) 989-25
 E-MAIL ADDRESS: agency166@estrellainsurance.com
 INSURER(S) AFFORDING COVERAGE
 INSURER A: SUTTON SPECIALTY INSURANCE COMPANY
 INSURER B:
 INSURER C:
 INSURER D:
 INSURER E:
 INSURER F:

PAGES: CERTIFICATE NUMBER: REVISION NUMBER:
 THIS CERTIFICATE IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, CONDITIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE RETENTION \$ EMPLOYERS COMPENSATION EMPLOYERS' LIABILITY PROPRIETOR/PARTNER/EXECUTIVE MEMBER EXCLUDED? (If "Y" in NH, describe under DESCRIPTION OF OPERATIONS below)			ISCP04000023968	02/14/2024	02/14/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 CONTRACTOR LICENSE # CCC1335261

CERTIFICATE HOLDER
 Imagination Farms
 13601 Orange Drive
 Davie FL 33330

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
 AUTHORIZED REPRESENTATIVE




JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW
CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 10/13/2023

EXPIRATION DATE: 10/12/2025

PERSON: VALER D JISA

EMAIL: 27VALJULIE27@GMAIL.COM

FEIN: 933875291

BUSINESS NAME AND ADDRESS:

VAL-U ROOFING INC

5101 SW 58 CT

FORT LAUDERDALE, FL 33314

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.



Painting and Waterproofing License 13BS00499
7951 W 26TH AVE Hialeah, FL 33016
Office: (786)703-1547 Cell: (786) 209-6294
Email: fcdiamondpainting@gmail.com

PROPOSAL PREPARE FOR:

BAVARIA APARTMENTS

1930 JACKSON ST
HOLLYWOOD, FL 33020



Prepared by: Francisco Cartaya
Diamond Painting Inc
Date:1/29/2025

Diamond Painting Inc, INC
Thank you for your Business!
Page 1 of 4



Painting and Waterproofing License 13BS00499
7951 W 26TH AVE Hialeah, FL 33016
Office: (786)703-1547 Cell: (786) 209-6294
Email: fcdiamondpainting@gmail.com

SCOPE OF WORK **EXTERIOR PAINTING**

Mildew:

- All mildew present must be pretreated with an approved mildewcide/fungicide cleaner as per manufacturer specifications.

Pressure Clean:

- All exterior masonry surfaces will be pressure clean with a minimum of 3500 psi pressure washer using a 15-25 degree spray tip. Peeling, blistering and flaking paint, excessive chalk residue, salt and other foreign matter, will be wire brushing or hand tool scraping. **Diamond Painting will use fire hydrants in the property along with a city meter to obtain water to pressure wash the buildings.**

Primer/Sealer:

- Seal all exterior stucco and previously painted masonry surfaces as per manufacturer specifications. Sealer/primer is used to bind any light chalk, minor peeling, or any other foreign matter still left after the pressure wash. Sealer/ primer will provide a sound surface for the finish coat to adhere. Product will be **SHERWIN WILLIAMS LOXON CONDITIONER.**

Cracks:

- Cracks less than 1/16" shall be filled with brush grade **Elastomeric Patching Compound**, and have the edges feathered to insure a uniform surface with the surrounding surfaces. All masonry cracks greater than 1/16" shall be tooled out to form a 'v' shape. Completely fill all cracks with knife grade **Elastomeric Patching compound** over the patch to cover it to a depth of 1/16" then feathered to blend in with the surrounding stucco surface and texture as closely as possible.

Caulk:

- All window frames and other previously caulked areas shall be checked for caulk deterioration and re-caulked as needed. All deteriorating caulking shall be repaired as well as any dirt or foreign matter, and then all caulking joints will be completely caulked according to the manufacturer's recommendations. Product will be **SHERWIN WILLIAMS 850A ACRYLIC CAULKING**

Stucco Repairs 1 X 1:

- Any loose or missing stucco will be removed and replace. We will be chipping out enough stucco or concrete, to adequately expose enough of the rebar to be able to clean and prime properly. A scratch coat and a finish coat will be applied using Sika 123 mortar. Finish coat will match existing texture as close as possible.

Coating and Applications:

- Apply finish coat with a wet film thickness of 4.0 mils wet to achieve 1.44 mils dry film thickness to all masonry surfaces. Finish coat will be sprayed and/or rolled as needed. Product will be **SHERWIN WILLIAMS LATITUDE ACRYLIC LATEX EXTERIOR PAINT.**



Painting and Waterproofing License 13BS00499
7951 W 26TH AVE Hialeah, FL 33016
Office: (786)703-1547 Cell: (786) 209-6294
Email: fcdiamondpainting@gmail.com

INCLUSIONS:

- 10 YEAR Warranty on Paint by Paint Manufacture.
- Color change at NO additional cost to association
- Satin or Flat finish included at no additional cost to association
- All storage, portable toilet, electricity will be responsibility of Diamond Painting Inc.
- Pressure wash all exterior surfaces to be painted.
- Chlorine will be applied to all mold areas in order to remove it.
- Painting of Gutters and downspouts.
- Painting all previously painted stucco, masonry and concrete areas.
- All minor stucco repairs (not structural) are included (1' x 1')
- Painting of unit doors exterior façade only.
- Painting of previously painted floors.
- Painting of metal handrails and columns.
- Painting and repair of concrete handrails on stairwells.
- Painting of laundry room and elevator door exterior only.

EXCLUSIONS:

- Any other areas not mentioned above.
- Window and door frames.
- Trimming of landscaping, we require a minimum of 12 inches away from the walls clearance.

General Notes:

- *Painting manufacturer will provide a **10 years warranty**. The material supplier will make periodic inspections of the pressure wash, priming and painting of the project.
- *Any existing damage will be report to Management by photos to protect our performance.
- *Storage container will be place on the condominium premises as well as a portable toilet. Placement of these items will be coordinated with management.

PAINTING PRICE: \$ 55,000.00

PAYMENT SCHEDULE:

- 30% DEPOSIT AT CONTRACT SIGNING: \$16,500.00**
- 30% AT 50% COMPLETION:\$16,500.00**
- 20% AT 75% COMPLETION:\$11,000.00**
- 20% AT FINAL WALKTROUGH:\$11,600.00**

CAN BE DISCUSS TO REACH A MUTUAL AGREEMENT



Painting and Waterproofing License 13BS00499
 7951 W 26TH AVE Hialeah, FL 33016
 Office: (786)703-1547 Cell: (786) 209-6294
 Email: fcdiamondpainting@gmail.com

Thanks for allowing Diamond Painting Inc, the opportunity to present this painting proposal for your inspection & approval. Cost of labor and material are included on total price.

CUSTOMER:

BAVARIA APARTMENTS

 Authorized signature

 Print Name

 Date

 Authorized signature

 Print Name

 Date

CONTRACTOR:

DIAMOND PAINTING, INC.

By: _____

Authorized Signature

 Print Name

 Date

Diamond Painting Inc, INC
 Thank you for your Business!



Bavaria Apts. Inc.
James Markou
1930 Jackson Street
Hollywood, FL 33020

12/09/2024
561-436-0175
jdmarkou@gmail.com

Letter BID

This proposal is for the painting of the exterior stucco of Bavaria Apts. Located at 1930 Jackson Street.

General Scope of Work:

1. Bleach wash all mildew areas.
2. Completely pressure clean all exterior surfaces to be painted.
3. Seal all exterior stucco surfaces.
4. Remove/convert all corrosion from metal surfaces.
5. Caulk all windows and doorframes.
6. Patch all cracks as specified within.
7. Paint all previously painted masonry and stucco surfaces.
8. Paint decorative concrete block and previously painted brick.
9. Paint all exterior sheer walls / open balconies walls and ceilings.
10. Paint all catwalk / breezeway walls, ceilings and columns.
11. Paint stairwells, balustrades and railings.
12. Paint unit / utility doors.
13. Paint elevator doors and frames.
14. Paint wood catwalk railings and wood trim.
15. Paint all fascia, flashing and soffits.
16. Paint all previously painted pipes and fixtures.
17. Paint dumpster corral.
- 18.** Paint previously painted floors and stairs.

Pricing:

Total Price= \$45,915.00

Payment Schedule:

Split into 3 Even payments

\$15,305.00 Due with Signed Contract

\$15,305.00 Due when 50% completed

\$15,305.00 Due within 5 days after completion.

NOTE: If a payment schedule is unacceptable for any reason, management/association must advise the contractor prior to execution of the contract otherwise guidelines as set forth are to be met by all parties.

CHANGE ORDERS: Any changes or deviations from this scope of work must be authorized and approved by both the contractor and association/management/owner.

COLLECTIONS NOTE: All payments for goods and services rendered are due as per terms stated under the payment schedule in this contract. Any invoices not paid as per said schedule shall be subject to interest at 5% per month. In addition, the owner agrees to pay all costs of collection, including reasonable attorneys and court fees. South Coast Restoration & Painting reserves the right to decline manpower until the account becomes current per the payment schedule.

EXCLUSIONS:

1. All light fixtures.
2. All screen enclosures.
3. All windows and sliders.
4. All hurricane shutters / clamshell awnings.
5. Any area not specifically specified.



1. COATINGS SCHEDULE

A. EXTERIOR STUCCO

Areas to be painted: All previously painted masonry and stucco surfaces.

- 1) Primer - Benjamin Moore's Ultra Spec Masonry Sealer 608 series applied according to manufacturer's label directions.
- 2) Finish Coat- Benjamin Moore's Ultra Spec Low Lustre W455 series applied according to manufacturer's label directions

B. EXTERIOR METAL

Areas to be painted: Metal Doors –

Ferrous Metal

- 1) Rust Primer – Benjamin Moore's Metal Rust Pre-prime HP 1550 series according to manufacturer's label directions. (SPOT PRIME RUST)
- 2) Primer- Benjamin Moore's Alkyd Metal Primer HP 1320 series applied according to manufacturer's label directions. (FULL PRIME)
- 3) Finish Coat - Coronado Paint's MULTAPPLY Acrylic Semi-Gloss Finish 1190 line applied according to manufacturer's label directions.

Areas to be painted: Metal Doors –

Aluminum or Galvanized

- 4) Primer- Benjamin Moore Acrylic Metal Primer HP 1100 series applied according to manufacturer's label directions. (spot prime where necessary)
- 5) Finish Coat - Coronado Paint's MULTAPPLY Acrylic Semi-Gloss Finish 1190 line applied according to manufacturer's label directions.

C. EXTERIOR WOOD

Areas to be painted: Exterior Wood

- 6) Primer - (Spot prime) Benjamin Moore's Fresh Start Oil Based Primer 094 series applied according to manufacturer's label directions.
- 7) Finish Coat- Benjamin Moore's Ultra Spec Low Lustre 455 series applied according to manufacturer's label directions.

D. FLOORS

- 8) Areas to be painted: Previously painted floors, stairs.
- 9) Medallion Paint World and Contractor will Specify products.

E. CAULK & PATCHING MATERIALS

- a. Caulk- Bostik 915
- b. Sealant- Bostik Pro-MS50
- c. Patching- Elastomeric Patching Compounds

F. CLEANING AGENTS

- 1) Insl-x's Corotech Oil & Grease Emulsifier V6000 series
- 2) Insl-x's Corotech Rust Arrestor V180 series

Due to **South Coast Restoration & Painting**, Triple-A credit rating, the paint manufacturer only liens upon request. Therefore, neither **South Coast Restoration & Painting** nor **The Paint manufacturer** will not issue any liens at any time assuming, of course, payments are made as per schedule.

South Coast Restoration & Painting employs large staffing of full-time journeyman class mechanics plus support staff, operations managers, crew chiefs, etc., and are fully covered by Workers' Compensation Insurance, \$2,000,000 General Liability Insurance plus additional Umbrella Coverage of \$3,000,000,000.

Completion timing (up or down) by adjusting crew sizes is sometimes an option. To be discussed and agreed upon before start-up.

Any form of harassment will not be tolerated by **South Coast Restoration & Painting** or from any source, whether association/management/owner, co-workers or visitors.

The prices in this proposal are good for **(30)** days. If executed in that time frame and allowed to proceed immediately, pending issue of permit (if required), pricing to remain constant. If signing is delayed, contract prices may be subject to any increases in labor, material, insurance costs, equipment costs, etc.

If dumpster(s) are required in the execution of the work contained in this contract association/management/owner is responsible for reimbursement of said cost to the contractor upon completion of the job.

If permitting is required, **South Coast Restoration & Painting** will handle the paperwork for the same with the cooperation of the association/management/owner. Association President /Authorize Agent/Property Owner will be required to sign some of the government forms. If Engineering drawings are required the association/management/owner will contract directly with the Architectural or Engineering firm of their choosing or a firm recommended. All costs of permitting fees (if required), plus **South Coast Restoration & Painting's** courier and administration cost **(\$1,000)** will promptly be reimbursed to **South Coast Restoration & Painting** as invoiced. Revisions required by the governing body add \$150.00 per revision to the customer. The city's fee will be paid directly to the city.

South Coast Restoration & Painting is a registered DBA of **South Coat Painting & Developing, Inc.**

Bavaria Apts. Inc., at all times acting through its Board of Directors and by its Association Documents, Florida State Statutes, and all other applicable federal, state, and local laws, does hereby engage **South Coast Restoration & Painting**, to proceed with work as outlined within this contract.

Upon acceptance of this proposal, please sign, date, and initial all pages (where indicated) and return a signed copy to **South Coast Restoration & Painting**.

Reginaldo Texeira / /
Date

Authorized Agent(s) / /
Date

Bill to

The Bavaria Apartment
Jim Markou
1930 Jackson Street
Hollywood, Florida 33020
United States

905-320-2967
Jdmarkou@gmail.com

Estimate Number: 8306

Estimate Date: February 29, 2024

Valid Until: March 30, 2024

Grand Total (USD): \$43,000.00

Items	Quantity	Price	Amount
Custom Custom Made Aluminum Picket Railings All Power Coated in White	1	\$43,000.00	\$43,000.00

366' x 42" Fixed Railing (16 Gauge Aluminum Per Code)

Demolition and removal included

Materials and installation included

One year warranty on workmanship included

Permit fees included

Total: \$43,000.00

Grand Total (USD): \$43,000.00

Notes / Terms

Payment Schedule:

50% Due Upon Signing

40% Upon Completion of Work.

10% After Final Inspection (If Permits Pulled by Adonay).

The scope and terms in this estimate are binding for both parties once a deposit is received.

We will match pricing from local competitors that are licensed contractors.

Alenac & Associates
2180 S Congress Ave Unit A,
Palm Springs, FL 33406

Phone: 561-877-4109
Email: info@alenac.com
Web: www.alenac.com



Date: November 25, 2024,
Quote: 24-541

Customer Name: 1930 Jackson St
jmarkou@gmail.com
Phone: 905-320-2967
Att: Jim Markou

Job Name: 1930 Jackson St RAILINGS

Job Address: 1930 Jackson St
Hollywood, FL

Dear Customer:

Thank you for giving Alenac & Associates the opportunity to submit this proposal. See information below.

KYNAR two coats. No metallic or clear coat. 10-year warranty.

	Description	Un	LF	Unit Price	Total Base Bid
PICKET	Catwalks: Cap 2-5/8x1-1/2, Post 2x2, Channel 1x2, picket 1"		340	\$ 110.00	\$37,400.00
	Delivery	1.00		\$ 700.00	\$700.00
	Shop Drawings, Calcs		1	\$ 1,500.00	\$1,500.00
Total					\$39,600.00

Specifications

Aluminum Cap 2-5/8x1-1/2, Post 2x2, Picket 1", channel 1x2. We will use a certified applicator for Kynar painting finishing with pretreatment to comply with AAMA 26-05 All the mentioned will be specified in the shop drawings to get city permit.

Warranty

Alenac will submit a warranty for 3 years for any manufacturing.
10 Years coating warranty by Kynar applicator. No metallic color

SCOPE OF WORK:

MANUFACTURE AND INSTALL RAILINGS

Alenac & Associates
2180 S Congress Ave Unit A,
Palm Springs, FL 33406

Phone: 561-877-4109
Email: info@alenac.com
Web: www.alenac.com



PAYMENT : 50% deposit, 30% delivery 20% installation

SERVICES INCLUDED

- Materials: Aluminum extrusions, materials and hardware necessary to perform the scope of work and required for installation.
- In-house Fabrication: Manufacture, coating application and transportation/delivery to project site.
- Engineering: Engineering shop drawings for manufacturing purposes.
- Measurements.
- Installation of new railings in accordance with permit approved shop drawings.
- Any additional work outside the scope of the original Contract shall be performed under a duly executed Change Order signed by both parties. Alenac shall receive additional days to complete the Work for any additional units performed or any Work outside of the original scope.
- Removal and disposal of existing railings

SERVICES NOT INCLUDED

- Any material, hardware, services or unforeseen conditions not mentioned in this contract.
- Permitting, including expeditor's fees and lead/asbestos testing shall be invoiced at cost to the customer without markup. *Alenac is not responsible for the cost of lead/asbestos remediation.
- X rays or GPR to scan the slab.
- Repairs, replacement, or any necessary work attributed to or associated with post tension cables.
- Bonding, which shall be billed at 3% of the total final Contract Sum, including change orders and additional work.
- Any items not specifically listed above.
- Concrete repairs unless specifically set forth in a line item.

The above products are being quoted at market-based price; aluminum cost is subject to revision based on any valuable changes at the time of material purchase.

This proposal/Contract is valid until December 15th; any extension is subject to revision and modification of price and time for completion by Alenac. Confirmation of site layout and configuration must be required before final pricing may be established, which customer shall provide access to the project site for such measurements upon request. All quantities are subject to verification prior to contract acceptance. This proposal does not constitute a final binding contract unless and until both parties have affixed their signature below. No changes to this contract are accepted unless agreed to in writing and signed by both parties. Customer/Aenac agrees that payment is due upon receipt of invoice from Alenac unless stated differently. Alenac Metals, Corp, DBA Alenac & Associates, is not responsible for delays or cost increases caused by accidents, material shortages, or any circumstance beyond its control. The above price, specifications, and conditions are hereby accepted. I authorize Alenac Metals, Corp, DBA Alenac & Associates., to perform the work as specified. In the event the Contract has been duly executed but commencement of the Work has been delayed through no fault of Alenac, then Alenac reserves the right to increase the prices contained herein to reflect the actual market increase of the materials.

Customer Name and Signature

Date

Alenac & Associates

Date

Alenac & Associates
2180 S Congress Ave Unit A,
Palm Springs, FL 33406

Phone: 561-877-4109
Email: info@alenac.com
Web: www.alenac.com



GENERAL CONDITIONS

The following conditions are hereby incorporated into this contract and by signing this contract the Customer expressly accepts and approves them.

UNFORESEEN CONDITIONS: This Contract is based on visual conditions. Should unforeseen conditions arise that could not be identified by visual inspection, such additional work shall be performed on a time and material basis or on a firm bid basis, as agreed in writing between the Customer and Alenac. Alenac shall not be required to modify or correct any pre-existing conditions to make Alenac's Work code compliant or functional. Payment for all such modifications or corrections shall be the responsibility of the Owner. Alenac will be afforded a day-to-day extension on the Contract completion time for any delays in making such modifications or corrections that are not a result of Alenac's acts or omissions.

PERMITS: If necessary, the Customer understands and agrees that circumstances and conditions may prevent Alenac, from applying for building permits within 30 days of this agreement and/or from starting work within 90 days of permit issuance, as provide in Florida Statutes section 489.126(2). Any such delay, unless directly attributed to Alenac's negligence shall not be considered a material breach of this agreement.

PAYMENT: Alenac shall submit an invoice for in payments in accordance with the above section title "Payment terms". The Customer shall pay Alenac for each progress payment with in ten (10) calendar days of receipt by Customer. Payment shall in no way be contingent upon the acceptance of work done by others which Alenac has no control or is not employed by Alenac. Alenac shall not be responsible or liable for work done by any entity other than Alenac and its subcontractors. In any dispute arising out of this contract, whether or not a lawsuit is ever filed, the prevailing party shall be entitled to collect all related costs, including attorney fees, incurred in enforcing this agreement, including all litigation and court expenses and costs through appeals. Alenac expressly reserves the right to assert all contractor's, mechanic's, and material men's liens that may be asserted under any provision of law to secure payment of the Contract price. Customer understands that unpaid accounts will be considered in default after ten (10) calendar days from presentation, after which time interest will be imposed at the rate 1 ½% per month on the unpaid balances (annual percentage rate of 18%) or the maximum rate of interest allowed by law, whichever is higher. In the event this account in sent to a collection agency or service to enforce payment of this account, Buyer agrees to pay any and all reasonable collection fees. If the Customer has not issued payment after ten (10) calendar days from presentation of any invoice and the Customer has not objected to specific items with supporting information in writing, the Alenac may suspend further Work until the Customer tenders full payment or declare the Customer in default and terminate the Contract. Customer shall pay all unobjected items within ten (10) calendar days or receipt of invoice.

VENUE: Any legal action to enforce the provisions of this contract shall be heard by the State court with subject matter jurisdiction In Palm Beach Country, Florida.

TITLE AND RISK OF LOSS: Alenac retains title to all Work until Customer makes payment in full of amounts due the Contract. Once materials are delivered to the jobsite, the Customer shall assume the risk of loss thereof. Upon any act constituting material breach or default by the Customer, Alenac may declare immediately due and payable any all amounts due and to become due under the Contract documents and any other sums lawfully due hereunder.

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CLAIMS AND WAIVER OF CONSEQUENTIAL DAMAGES: The Customer must present all claims for breach or non-fulfillment of this contract in writing within ten (10) calendar days of becoming aware of the breach and not later than thirty (30) days after completion of the work. Alenac's liability for alleged deficiencies in work is limited to the cost of replacement labor and materials; the parties specifically and mutually waive all claims to consequential damages. Alenac does not assume or accept any responsibility for interior or exterior damage to personal property or contents of the property. The Customer hereby agrees to file and pursue all available claims against its own insurance carrier before asserting any claim against Contractor for damages.

LANDSCAPING, SIGNS, DRIVEWAYS/WALKWAYS & LIGHTING: Alenac shall exercise due care in working around landscaping, driveways/walkways, signs, and lighting of the building(s), however, Alenac will not be responsible for damage to these areas that are within the construction area or pathway to the construction area. The Customer must remove all signs, lighting, sod and landscaping before Alenac begins work in these areas. Furthermore, Alenac shall not be responsible for any damaged walkways, pavers, or driveways which are in the construction zones or pathways to access the construction area.

PROVISION OF FACILITIES AND SERVICES: The Customer shall provide the Alenac with an adequate grounded power supply, adequate contractor employee parking and water at no cost to Alenac. Including, Customer shall be responsible for providing any and all "hook-ups" (including pigtails and junction boxes) to attach to Customer's electrical outlets and any and all valves to Customer's water outlets.

TIME LIMIT: This proposal is made for the immediate acceptance, expires after thirty (30) calendar days, and is subject to withdrawal without notice until acceptance. This proposal is made with the understanding that all provisions and conditions contained it contains become integral to the Contract upon execution, which shall constitute acceptance of all provisions and conditions without exception. Any time stated for completion of the work is an estimated time period and is not intended to create a binding obligation on Alenac. Time is not of the essence of this Contract.

ORAL PRIMISES: Alenac assumes no responsibility for any promises, discussions. All agreements outside of this written contract must be documented in a written change order and signed by the parties. There are no promises, representations, or understandings outside of this Contract, except as otherwise expressly provided in this Contract and modifications in writing signed by both parties.

DELAYS: For any reason, should Contractor be unable to fulfill this contract due to "FORCE MAJEUR," e.g.: strikes, lockouts, labor disputes, Acts of God, COVID-19 government shut downs or labor shortages, failure to pay invoices as presented, governmental actions or failures to act, material shortages, court Injunctions, legal actions of any type, or disputes with the Customer not attributed to a material breach by Alenac, then Alenac shall be entitled to additional time to perform its work and reimbursement for all actual damages for labor and materials, loss of revenue, rental changes, mobilization/demobilization costs, set-up costs for starting and stopping, plus all reasonable legal fees and court costs attributable to the delay and the consequences of the delay. Alenac is not responsible in any way for any damages, claims, or injuries suffered or occurring after the job has been halted, suspended, delayed, or terminated.

DAMAGE EXCLUSIONS: Alenac will exercise reasonable care during the performance of the Work however, Alenac shall not be responsible for damage to persons and/or property remaining within or that results from unauthorized intrusions into designated "construction zones." Removal of any/all personal items on balconies and in storage closets located on balconies and other Work areas, including but not limited to window and sliding glass door screens, curtains, tables, chairs, and plants, and property that could be damaged by vibrations, dust or other activities normally involved in performing the Work adjacent to such construction

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zones will be the responsibility of the Customer. Alenac shall not be responsible for claims based on damage to or loss of personal property of unit owners or others, including but not limited to plants, cars, patio furniture, screen doors, umbrellas, and barbeque grills, when the personal property was located on balconies or in common areas undergoing Work required by this contract unless such damage is caused by the intentional acts of Alenac, its agents, employees and/or subcontractors. Alenac also not be responsible or liable for damage to personal property of unit owners located inside units that are adjacent to Work areas, including but not limited to drywall, flooring, carpeting, built in furniture pieces or mirrors, unless the damage was caused by recklessness or intentional wrongful misconduct of Alenac or persons employed or utilized by Alenac relating to the performance of Work as described in this Contract. In the event a temporary wall is necessary, the Customer's representative or the Unit Owner is responsible for removing all personal belongings a minimum of six (6) from the opening, upon Contractor's notice. Alenac shall not be responsible for mold or mildew accumulation or claims on the interior of units due to humidity from temporary wall installation. Damage to personal property and non-Customer property shall not be considered "punch list" work. Alenac shall be not be held responsible for damage to items removed unless the damage was caused by Alenac's failure to exercise due care in the removal or reinstallation.

DEFECTIVE WORK: Alenac shall be responsible for any defects in workmanship and materials which have been supplied and installed. Defective Work shall be defined as Work which does not conform with the Contract Documents. Notwithstanding the foregoing, Alenac shall not be responsible for any consequential damages to the Customer or any 3rd party's personal property. The Customer agrees that its sole remedy for such damages shall be asserted against the Customer's insurance carrier. The Customer shall use due care to mitigate any consequential damages to both the property and personal property. Alenac will not assume or accept any responsibility or liability for damaged floors, tiles, ceilings, stains, cracked or fallen plaster, walls, Insulation, or acoustical tile caused before, during or after work is completed, or for repainting or refinishing repaired areas. ****Any concealed damages discovered during work in progress, regardless of its cause, are not included within this proposal nor are they the liability of Alenac to remedy.

WARRANTY: Alenac warrants the supplied Work to be free from material and workmanship defects for a period of five (5) years from the date of completion. All warranties are conditioned upon final payment by the Customer. Alenac assumes no responsibility for damage caused the Owner of by Acts of God, such as hurricanes, tornadoes, lightning, and the like, natural use, wear and tear, lack of maintenance, modifications by others, or any other act beyond Contractor's reasonable control. Contractor also assumes no responsibility for damage caused to plant life termites, or negligence or neglect by the Customer or the Customers unit owners or invitees. This warranty supersedes and is in lieu of any and all other expressed

warranties that are in conflict with the terms and conditions stated herein. There are no other warranties, express or implied. Contractor shall not be liable for any incidental or consequential damages resulting from any breach of contract or warranty. All Work shall be completed by Contractor in conformance with the contract Documents and in a workmanlike manner according to accepted industry standards and compliance with all building codes and other applicable laws. Unless the Contract Documents provide otherwise, application or installation of materials in accordance with the specifications shall be deemed to be in conformance with the Contract Documents. The Customer understands that all concrete Wok must be completed to comply with international concrete repair institute (ICRI) Standards, and when the Customer elects not to proceed with such additional concrete Work as identified by the Engineer, then any areas not repaired to ICRI standard shall not be covered by Alenac concrete repair warranty.

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

Alenac reserves the right to correct any and all defects, deficiencies, conditions, or improper workmanship for which it is found responsible. Alenac reserves the right to authorize that the Customer or Customer's agent may employ another contractor to carry out such work, but Alenac will not be responsible or liable for

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services performed by others, nor shall payment for labor or materials exceed the value of this Contract. IN NO EVENT SHALL THE LIABILITY OF CONTRACTOR EXCEED THE CONTRACT SUM. Customer shall be liable under this Contract for any installation, replacement, or repair made, or for any damage, deficiency, defect, or unsafe condition caused by or attributable to the Customer or any person other than Alenac or Alenac's employee or subcontractor.

Alenac does not practice architecture or engineering and offers no opinion on and expressly disclaims any responsibility for the structural soundness of the property subject to this Contract. The Customer is solely responsible and liable for the structural soundness of the areas where Alenac will perform Work. The Customer should obtain the opinions of competent structural engineer to confirm the structure's integrity to withstand the repairs and work included in this contract and will be deemed to have obtained such opinion. Alenac accepts no liability for any failure to obtain such opinion or resulting damages. In addition, Alenac shall not be responsible for defective design, specifications or drawings by an engineer unless specifically employed by Alenac.

All remedies under this Contract or by law afforded Alenac shall be cumulative and not alternative. In the event any term or provision of this Contract shall be found invalid or contrary to applicable law, the validity of the remaining provisions shall not be affected. Alenac's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

VARIATION: Contractor is not responsible for reasonable variations in color, style, designs, or materials whether selected by the Customer.

Customer accepts all terms and conditions below,

Alenac & Associates



Prepared For

JIM CONDO ASSN,
1930 JACKSON ST
HOLLYWOOD, FL 33020
(905) 320-2967

**EXPERT REMODELINGS INC. COMPLETE
CONSTRUCTION SERVICES**

414 S 57 Ave
Hollywood , Florida 33023
Phone: (954) 297-4773
Email: expertremodelings@yahoo.com

Estimate # 868
Date 02/23/2024
Business / Tax # CGC1532821

Description	Total
EXTERIOR DOORS 8 PCS INSTALLATION	\$14,971.00
THIS PRICE INCLUDES INSTALLATION , FIBERGLASS DOORS ,OLD DOORS REMOVAL AND DISPOSAL, PAINT(EXTERIOR PART ,LABOR), DOOR TRIM OF 8 DOORS AND 2 EXTRA 2 DOOR PAINT EXTERIOR. DOOR DELIVERY FROM HOME DEPOT INCLUDED.	
ALUMINUM RAILING INSTALLATION	\$52,345.00
THIS PRICE INCLUDES REMOVAL AND DISPOSAL OF OLD RAILINGS, INSTALL 361 LINEAR FEET OF NEW POWDER COATED ALUMINUM RAILINGS TO FLORIDA CODES TO MATCH EXISTING ONES.	
Subtotal	\$67,316.00
Total	\$67,316.00

Notes:

ALL EXTRA WORK WILL BE CHARGED EXTRA UNDER NEW AGREEMENT. THIS ESTIMATE DOESN T
INCLUDE PERMIT IF REQUIRED.50% PAYMENT REQUIRED TO START PROJECT(PURCHASE DOORS
AND ALUMINUM FOR RAILINGS). ALL PAYMENTS HAS TO BE MADE TO EXPERT REMODELINGS INC.

CLARK ROOFING
 1425 SW 1ST CT SUITE 26
 POMPANO BEACH, FL 33069
 (O) 954-960-1300
 CLARK@GO2CLARKROOFING.COM
 WWW.CLARKROOFINGFLORIDA.COM



Proposal FOR SHINGLE ROOF

Date	Owners Name/Phone :	Services Performed For:
11.20.2024	JAMES MARKOU CELL :905 320 2967	1930 JACKSON ST HOLLYWOOD FL 33020

FIVE YEAR WARRANTY ON LABOR

ROOF REMOVAL PROCESS:

REMOVE THE EXISTING ROOF TO A WORKABLE SURFACE.
 INSPECT WOOD SHEATHING FOR PROPER NAILING PATTERNS. IF NEEDED, ADDITIONAL NAILS WILL BE INSTALLED TO MEET SOUTH FLORIDA CODE.
 THERE WILL BE NO CHARGE FOR THE FIRST 70 FEET OF SHEATHING, IF NEEDED. NO CHARGE FOR THE FIRST 3 PLYWOOD SHEETS. ADDITIONAL PLYWOOD WILL BE \$5.00 PER SF AND ANY ADDITIONAL SHEATHING WOOD WILL BE \$6.00 PER LINEAR FOOT INSTALLED.
 GUTTER REMOVAL AND REPLACEMENT, RESPONSIBILITY OF THE HOMEOWNER.

SLOPED ROOF:

SUPPLY AND INSTALL ONE(1) LAYERS OF SELF ADHERED MODIFIED BITUMEN UNDERLAYMENT TO THE EXISTING SHEATHING: POLYSTICK IR-XE
 ALL METAL WILL BE 26 GAUGE GALVALUME
 SUPPLY AND INSTALL 3" X 3" METAL EAVE DRIP.
 SUPPLY AND INSTALL 4" X 5" METAL FLASHING AS NEEDED.
 SUPPLY AND INSTALL 16" VALLEY METAL AS NEEDED.
 SUPPLY AND INSTALL PLUMBING VENTS AS NEEDED
 SUPPLY AND INSTALL EXHAUST VENT AS NEEDED.

INSTALLATION PROCESS:

SUPPLY AND INSTALL TAMKO TITAN XT ARCHITECTURAL SHINGLES COLOR TO BE OWNER'S CHOICE FROM THAT COLLECTION

MISCELLANEOUS:

ALL ROOFING DEBRIS TO BE REMOVED.
PERMIT FEES ARE INCLUDED IN CONTRACT PRICE.
PROPOSAL IS GOOD FOR 30 DAYS.

SIGNATURE

NOTE:

Florida Building code requires that a property with a just market value of \$300,000 or more be inspected by a certified general contractor and/or engineer to confirm that roof to wall connections are up to code. This inspection is not included in the current proposal as well as any work required to bring property up to code.

Any asbestos related expenses, including but not limited to, the testing by a Licensed Asbestos Consultant as to the asbestos content, which may require by the Building Department on order to obtain a building permit, will be an additional to the contract.

Any Engineers related expenses, including but not limited to those required by building department in order to obtain a building permit will be additional to the contract.

We hereby propose to furnish and install, as specified above, the materials and labor for the above job for the sum of: FIFTY NINE THOUSAND DOLLARS....(\$59,000.00)

TERMS: **Deposit: \$5,900.00 Due upon signing of this contract**
2ND DRAW \$23,600.00 DUE AT MATERIAL LOADING ON ROOF
3RD DRAW \$23,600.00 DUE AT COMPLETION OF WORK
Balance due at approved final inspection

CLARK ROOFING shall not be responsible for any delays due to acts of god, or any condition beyond our control I accept the above proposal at the proposed price and agree to pay for said work, according to the "TERMS" herein

Customers Signature

Clark Roofing

Date Accepted

Date Accepted

954-981-7663 (ROOF)
paulbangeroofing.com
info@paulbangeroofing.com
7000 SW 21st Place Davie, FL 33317

Paul Bange Roofing

Scope of Work

This quote includes labor, materials, equipment, insurance, engineering, and required permits to complete the project.

- Remove Shingles Down to Workable Surface
- Replace Damaged Decking as Needed
Includes (10) Sheets of Plywood Replacement
- Renail Wood Deck to Current Building Code
- Install Polyglass IRXE Underlayment
- Installation of Polystick MTS Applied Under All Valleys and Penetrations
- Install 26 Gauge Valley Metal
- Install Customer Selected Shingle
- Install New Drip Edge Metals, Valley Metal, Vents and Pipe Flashing
- Limited Lifetime Shingle Manufacturer Warranty
- 7 Year Paul Bange Workmanship Warranty
- Mechanical, Electrical, Plumbing, Interior Protection, Gutters Excluded

Shingle Roof System\$62,984

Thank you for the opportunity and we look forward to working with you.

If you have any questions or concerns, please feel free to contact me on my cell phone **954-214-0149**.

Will Diaz

Director of Commercial Sales

Direct 954-214-0149

willdiaz@paulbangeroofing.com

4-2040 / 11.25.2024



Could you please share your appreciation publicly through Google Review.

Initial _____