

**Grant Agreement Documentation Order: Property Improvement Program (PIP)**

- |   |                |
|---|----------------|
| 1. Reso   | <b>DRAFT</b>   |
| 2. Signed Agreement   | <b>DRAFT</b>   |
| 3. W-9  | <b>PAGE 02</b> |
| 4. Grant Application – Back Up I                                      | <b>PAGE 03</b> |
| 5. Letter of Intent – Back Up I                                       | <b>PAGE 04</b> |
| 6. Property Insurance – Back Up I                                     | <b>PAGE 05</b> |
| 7. Ownership Information – Back Up I                                  | <b>PAGE 06</b> |
| 8. Current Photos – Back Up I   | <b>PAGE 19</b> |
| 9. Letter of Authorization – Exhibit A                                | <b>PAGE 20</b> |
| 10. Bib Summary Form – Exhibit B                                      | <b>PAGE 21</b> |
| 11. Selected Contractor(s) Quotes, Licenses and Insurance – Exhibit B | <b>PAGE 22</b> |
| 12. Renderings – Exhibit B  | <b>PAGE 34</b> |
| 13. Non-Selected Contractor(s) Quotes – Back Up II                    | <b>PAGE 38</b> |

**THE OASIS CONDOMINIUM ASSOCIATION, INC. - W9**



## Property Improvement Program (PIP) Application

Name: \_\_\_\_\_

Name of Business/Property to be Renovated: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Are you the Property Owner or Business Owner? \_\_\_\_\_

Type of Improvement(s) Planned: \_\_\_\_\_

\_\_\_\_\_

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

Á  
Á

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

Á

---

## OASIS CONDO ASSOCIATION

603.490.4324  
[pwbarnaby@gmail.com](mailto:pwbarnaby@gmail.com)

1800 N Ocean Dr  
#203  
Hollywood, FL 33019

June 3, 2024  
Hollywood CRA  
1948 Harrison Street  
Hollywood, FL. 33020

ATTN: Christopher Crocitto

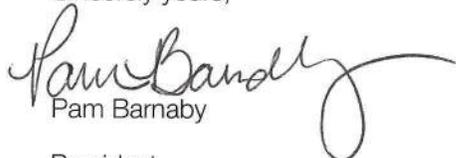
RE: Letter of Intent for Submission of Application for PIP

We are a small condo association located directly on A1A in the heart of Hollywood beach. It is obvious that Hollywood is in the midst of a transformation and we would like to do our part in some small measure to contribute to the overall beautification of the surroundings.

The two-story building is 40 years old and holding on to some of the original features. It is our intention to install a new tile roof (which is visible from the street), paint the exterior of the building (including driveway barrier wall) and install uniform lighting fixtures. As required by the PIP, we have obtained several bids for the projects and feel that we are ready to proceed.

We are looking forward to the improvements to our building and contributing to the efforts of the city in its beautification project.

Sincerely yours,



Pam Barnaby

President

Oasis Condo Association



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/26/2024

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).

<b>PRODUCER</b> Briglio Insurance Group 5718 Hollywood Blvd  Hollywood FL 33021		<b>CONTACT NAME:</b> Client Services <b>PHONE (A/C No. Ext):</b> (954) 987-8250 <b>E-MAIL ADDRESS:</b> sandy@briglioig.com <b>FAX (A/C, No):</b> (954) 962-5040	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> MOUNT VERNON FIRE INS CO	<b>NAIC #</b> 26522
<b>INSURED</b> The Oasis Condo Association Inc 1800 N Ocean Drive  Hollywood FL 33019		<b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		NPP2592921	09/13/2024	09/13/2025	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 - COMP/OP AGG \$ 1,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		NPP2592921	9/13/2024	9/13/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> 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)

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

**CERTIFICATE HOLDER****CANCELLATION**

City of Hollywood  
 Hollywood CRA  
 1948 Harrison St  
 Hollywood, FL 33020

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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New Search

< Prev Parcel

Tax Year 2025

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### Property Summary

**Property ID:** 514212BA0030

**Property Owner(s):** 1 BIG FISH LLC

**Mailing Address:** 1800 N OCEAN DR #203 HOLLYWOOD, FL 33019  
click here to update mailing address

**Physical Address:** 1800 N OCEAN DRIVE # 203 HOLLYWOOD, 33019

**Neighborhood:** Hollywood Central Beach

**Property Use:** 04 - Condominium

**Millage Code:** 0513

**Adj. Bldg. S.F.:** 630 Card/Permits

**Bldg Under Air S.F.:** 630

**Effective Year:** 1985

**Year Built:** 1980

**Units/Beds/Baths:** 1 / 1 / 1



08.11.2018 11:37

Previous Next

**Deputy Appraiser:** Condo Department

**Property Appraiser Number:** 954-357-6832

**Property Appraiser Email:** condoinfo@bcpa.net

*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	\$17,500	\$157,500	\$175,000	\$175,000	
2024	\$17,500	\$157,500	\$175,000	\$175,000	
2023	\$16,760	\$150,810	\$167,570	\$167,570	\$3,878.77

**Exemptions And Taxing Authority Information**

	County	School Board	Municipal	Independent
Just Value	\$175,000	\$175,000	\$175,000	\$175,000
Portability	0	0	0	0
Assessed / SOH	\$175,000	\$175,000	\$175,000	\$175,000
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	\$175,000	\$175,000	\$175,000	\$175,000

**Sales History For This Parcel**

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
04/01/2021	Warranty Deed	Qualified Sale	\$175,000	117175179
12/17/2014	Quit Claim Deed	Non-Sale Title Change	\$100	112759845
09/23/2002	Quit Claim Deed		\$100	34046 / 1271
06/04/1998	Multi Warranty Deed		\$220,000	28373 / 642
02/01/1992	Warranty Deed		\$82,000	19221 / 244

**Recent Sales In This Subdivision** ⓘ

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
514212BA0030	04/01/2021	Warranty Deed	Qualified Sale	\$175,000	117175179	1800 N OCEAN DR #203 HOLLYWOOD, FL 33019

**Land Calculation**

[More Sales](#) ↗

Type	Unit Price	Units	Zoning
------	------------	-------	--------

**Special Assessments**

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

**School** ⓘ

School	Grade
--------	-------

Dania Elementary School B

Olsen Middle School C

South Broward High School C

**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

Yes

No

Broward County Property Appraiser  
 115 South Andrews Avenue  
 Room 111  
 Fort Lauderdale, Florida  
 33301  
 954-357-6830  
 martykiar@bcpa.net

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**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.



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Portability



Exemption



TRIM



Tax



Pictures



Fraud



AskMarty



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Tax Year

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### Property Summary

**Property ID:** 514212BA0050

**Property Owner(s):** DE ARAGON, GUSTAVO  
ROSELLO, MARTA

**Mailing Address:** 1800 N OCEAN DR #205 HOLLYWOOD, FL 33019  
[click here to update mailing address](#)

**Physical Address:** 1800 N OCEAN DRIVE # 205  
HOLLYWOOD, 33019

**Neighborhood:** Hollywood Central Beach

**Property Use:** 04 - Condominium

**Millage Code:** 0513

**Adj. Bldg. S.F.:** 630 Card/Permits

**Bldg Under Air S.F.:** 630

**Effective Year:** 1985

**Year Built:** 1980

**Units/Beds/Baths:** 1 / 1 / 1



Previous Next

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	County	School Board	Municipal	Independent
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Portability	0	0	0	0
Assessed / SOH 24	\$77,460	\$77,460	\$77,460	\$77,460
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
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	\$27,460	\$52,460	\$27,460	\$27,460

**Sales History For This Parcel**

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
03/23/2023	Quit Claim Deed	Non-Sale Title Change	\$100	118767744
04/22/2016	Quit Claim Deed	Non-Sale Title Change	\$100	113648799
05/13/2003	Quit Claim Deed		\$100	35503 / 1184
10/27/2000	Warranty Deed		\$123,000	31021 / 981
06/01/1984	Warranty Deed		\$57,400	11779 / 673

**Recent Sales In This Subdivision** ⓘ

Folio Number	Date	Type	Qualified/Disqualified	Price	Book/Page Or CIN	Property Address
514212BA0030	04/01/2021	Warranty Deed	Qualified Sale	\$175,000	117175179	1800 N OCEAN DR #203 HOLLYWOOD, FL 33019

**Land Calculation**

[More Sales](#) ↗

Type	Unit Price	Units	Zoning
------	------------	-------	--------

**Special Assessments**

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

**School** ⓘ

School	Grade
--------	-------

Dania Elementary School B

Olsen Middle School C

South Broward High School C

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Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
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101	Hillary Cassel	37	Jason W. B. Pizzo	Daniel P. Foganholi

Yes

No

Broward County Property Appraiser  
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 954-357-6830  
 martykiar@bcpa.net

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## Detail by Entity Name

Florida Limited Liability Company

1 BIG FISH LLC

### Filing Information

<b>Document Number</b>	L21000118147
<b>FEI/EIN Number</b>	86-3264871
<b>Date Filed</b>	03/22/2021
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/22/2023
<b>Event Effective Date</b>	NONE

### Principal Address

1800 NORTH OCEAN DRIVE #203  
HOLLYWOOD, FL 33019

### Mailing Address

1800 NORTH OCEAN DRIVE #203  
HOLLYWOOD, FL 33019

### Registered Agent Name & Address

FILINGS, INC.  
3732 NW 16TH ST  
FORT LAUDERDALE, FL 33311

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

BARNABY, BRUCE A  
1800 NORTH OCEAN DRIVE #203  
HOLLYWOOD, FL 33019

Title MBR

BARNABY, BRUCE A  
1800 NORTH OCEAN DRIVE #203  
HOLLYWOOD, FL 33019

Title AMBR

BARNABY, PAMELA W  
1800 NORTH OCEAN DRIVE #203  
HOLLYWOOD, FL 33019

Title MBR

BARNABY, PAMELA W  
1800 NORTH OCEAN DRIVE #203  
HOLLYWOOD, FL 33019

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/04/2022

**Document Images**

[03/04/2022 -- ANNUAL REPORT](#)

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[03/22/2021 -- Florida Limited Liability](#)

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## Detail by Entity Name

Florida Not For Profit Corporation  
THE OASIS CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N03193
<b>FEI/EIN Number</b>	90-0023465
<b>Date Filed</b>	05/21/1984
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	04/18/2002

### Principal Address

1800 N OCEAN DRIVE  
UNIT 206  
HOLLYWOOD, FL 33019-3409

Changed: 07/16/2024

### Mailing Address

1800 N OCEAN DRIVE  
UNIT 206  
HOLLYWOOD, FL 33019-3409

Changed: 07/16/2024

### Registered Agent Name & Address

BARNABY, PAMELA W  
1800 N OCEAN DRIVE  
UNIT 206  
HOLLYWOOD, FL 33019-3409

Name Changed: 07/16/2024

Address Changed: 07/16/2024

### Officer/Director Detail

## Name & Address

Title STD

CANTALES, VICTORIA  
1800 N OCEAN DRIVE  
UNIT 206  
HOLLYWOOD, FL 33019-3409

Title VP

de Aragon, Gustavo  
1800 N Ocean Drive  
205  
HOLLYWOOD, FL 33019

Title President

BARNABY, PAMELA  
1800 N Ocean Drive  
203  
Hollywood, FL 33019

## Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	03/15/2022
2023	03/14/2023
2024	07/16/2024

## Document Images

<a href="#">07/16/2024 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">01/28/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/03/2020 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/26/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/02/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2002 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>



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## OASIS CONDO ASSOCIATION

603.490.4324  
[pwbarnaby@gmail.com](mailto:pwbarnaby@gmail.com)

1800 N Ocean Dr  
#203  
Hollywood, FL 33019

June 3, 2024  
Hollywood CRA  
1948 Harrison Street  
Hollywood, FL. 33020

ATTN: Christopher Crocitto

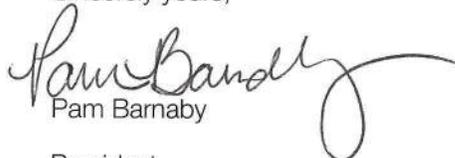
RE: Letter of Intent for Submission of Application for PIP

We are a small condo association located directly on A1A in the heart of Hollywood beach. It is obvious that Hollywood is in the midst of a transformation and we would like to do our part in some small measure to contribute to the overall beautification of the surroundings.

The two-story building is 40 years old and holding on to some of the original features. It is our intention to install a new tile roof (which is visible from the street), paint the exterior of the building (including driveway barrier wall) and install uniform lighting fixtures. As required by the PIP, we have obtained several bids for the projects and feel that we are ready to proceed.

We are looking forward to the improvements to our building and contributing to the efforts of the city in its beautification project.

Sincerely yours,



Pam Barnaby

President

Oasis Condo Association



**HOLLYWOOD CRA GRANT PROGRAM BID SUMMARY**

Business or Condo Name: **THE OASIS CONDOMINIUM ASSOCIATION, INC.**

Property Address: **1800 N OCEAN DRIVE HOLLYWOOD, FL 33019**

**PIP**

**WORK DISCIPLINE: New Barrel Tile Roof**

Contractor .001 M3 Roofing	<b>\$63,600.00</b>	<b>SELECTED</b>
----------------------------	--------------------	-----------------

Contractor .002 DT Builders \$85,150.00

Contractor .003 3Sixty Custom Design \$65,500.00

**WORK DISCIPLINE: Paint & Stucco**

Contractor .001 Paint Pros USA	<b>\$12,997.00</b>	<b>SELECTED</b>
--------------------------------	--------------------	-----------------

Contractor .002 Abest Painting Contractors \$12,950.00

Contractor .003 CertaPro Painters \$12,266.67

**WORK DISCIPLINE: New Lighting**

Contractor .001 Paint Pros USA	<b>\$1,454.21</b>	<b>SELECTED</b>
--------------------------------	-------------------	-----------------

*Owner Purchase Fixtures @ \$22.69 x 9 = \$204.24 + Install by Paint Pros @ \$1,250 = \$1,454.21*

**TOTAL PROJECT COST**

**\$78,051.21**

**TOTAL INCENTIVE AMOUNT**

**50%**

**\$39,025.61**

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

**NOTES:**



4428 SW 74 Avenue • Miami, FL 33155 • Phone: 305-265-5000/23

Oasis Condo Association  
Cell: 603-490-4324

Job Address:  
1800 N Ocean Drive  
Hollywood, FL

**Print Date:** 6-3-2024

### Proposal for Oasis Condo- Tile Roof

Payment Terms:

- 30% Deposit on Acceptance
- 30% Upon Job Start
- 30% 1st Inspection
- 10% Balance Upon Completion

Due to weather conditions, no work to be scheduled when there is 30% or greater chance of rain forecasted.

**Attachments**

[View All \(8\)](#)



1800NOceanDrive-5

IMG\_7522.jpg



IMG\_7523.jpg



IMG\_7524.jpg



IMG\_7525.jpg



IMG\_7526.jpg



Items	Description	Qty/Unit
Plans	Necessary documents to pull permits for roof to be provided by roofing contractor	1
Permit/Fees	Contractor will file for contractor on record. Permit approval process to be done by contractor. Due to the fluctuating cost of permit fees, permit fees NOT included.	1
Phase 1	<p>Phase 1: Tear Off and Dry-in</p> <ol style="list-style-type: none"> <li>1. Remove the existing roofing system down to wood deck</li> <li>2. Remove existing gutters and dispose accordingly. Downspouts will be left in place for new gutters to tie into existing. New gutters are NOT included</li> <li>3. Inspect deck for any deteriorated decking. Replacement of up to three (3) sheets of plywood or 100 linear feet of T&amp;G Boards. *Refer to Lumber Schedule for Additional Wood Costs*</li> <li>4. Re-nail existing wood decking with 2.5" 8D nails as per FBC</li> <li>5. Install one (1) layer of POLY GLASS POLYANCHOR HV. mechanically fastened with 1-1/4" RS nails and 1-5/8" tin caps. PER FBC 2023 *Does not apply to Flat Roofs*</li> <li>6. All existing valleys will receive new valley metal</li> <li>7. Install new 26-gauge 3x3" galvanized drip edge along perimeter of roof, owner to choose STD color.</li> <li>8. Install new lead stacks at plumbing vents and replace all existing vents with new. All metal to be Galvanized</li> </ol> <p>Excludes Paint &amp; Stucco</p>	1
Cement Tile Roof	<p>Phase 2: Self Adhered Tile Underlayment Install</p> <ol style="list-style-type: none"> <li>9. Apply Prime asphalt primer to all exposed metals to ensure proper adhesion of Tile underlayment.</li> <li>10. Install (1) layer of Self-adhered Tile underlayment Underlayment will be back nailed on overlaps per FBC</li> <li>11. All exposed cricket areas to receive (1) Ply modified SA Cap sheet</li> <li>12. All valley locations to receive (1) ply of self-adhered granulated for re-enforcement</li> </ol> <p>Phase 3: Tile Installation</p> <ol style="list-style-type: none"> <li>13. Install necessary Hip &amp; Ridge metals</li> <li>14. Install metal eave closures at all eave locations.</li> <li>15. Install Cement Roof Tile Boral/Eagle. Set in FOAM Color: Standard Profile: High, Medium, Low</li> <li>16. Install concrete mortar finish to all Hips, Ridges, Gables, Valleys.</li> </ol> <p>:::::NOTE::::: TILE LEAD TIME IS APPROX 16 TO 20 WEEKS DUE TO FOAM SHORTAGE, TILE ROOF INSTALLATION MAY BE DELAYED</p>	5,300

Total Price: \$63,600.00



### TERMS AND CONDITIONS:

We appreciate your business and look forward to working with you. Please make checks payable to: "M3

Roofing." For credit card payments a 3% convenience fee will be added. Visa or MasterCard are accepted.

The following conditions apply to and are hereby made part of this agreement and the attached proposal (collectively referred to herein as "Proposal") entered into between you, the Customer, and us, M3 Roofing and Construction, LLC. (hereinafter "M3").

- 1. Entire Agreement:** This Proposal shall constitute the entire agreement between Customer and M3 and may only be modified by written agreement signed by both parties. Oral representations not contained in the Proposal shall have no force or effect.
- 2. Acceptance & Cancellation:** This Proposal may be withdrawn at any time prior to the written acceptance by the Customer. This Proposal shall become null and void after 7 days from the date hereof if the Customer does not sign the written acceptance. The Customer shall have the right to cancel this contract in writing, within, (3) business days after acceptance. However, Customer shall be responsible for any out-of-pocket costs incurred by M3 within that three (3) day period. In the event the Customer cancels after the three-day period, M3 shall be entitled to retain the "**deposit**" listed above or 33% of the total job price, whichever is higher, as liquidated damages. In the event M3 begins the project, and the Customer cancels this agreement, the Customer shall be liable to pay all costs, profits, and reasonable attorney's fees incurred by M3 as a result of said cancellation.
- 3. Expiration:** The Proposal and all quoted prices contained therein will be effective as of the date of the estimate and will expire one (1) week thereafter. If Customer fails to return a signed copy of this Proposal to us within one (1) week from the date of the Proposal, the Proposal shall be deemed expired and the Customer must request a new estimate from M3 for the Project.
- 4. Payment:** Any payment not received within three (3) days of the disbursement schedule noted on reverse side, or date of invoice, whichever is earlier, shall accrue interest at the maximum allowed by Florida law, or 1.5% per month, not to exceed 18% per annum. In the event any written change orders or modification in services or materials are required, and such changes require additional costs, the Customer shall pay such additional costs within three days of any supplemental invoice issued. Customer shall be responsible for any and all costs, plus reasonable attorney's fees, in the event the account is sent to an attorney for collection and/or a lawsuit is filed. M3 reserves the right to avail itself of all legal remedies in the collection of any unpaid or late portion of the contract sum including, but not limited to, Florida's Material man and Construction Lien Laws.

#### 5. Chapter 713 Lien Law:

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS**

**CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

**6. Florida Homeowner's Recovery Fund:**

Florida Statute 489.140 through 489.143 known as "Florida Homeowners' Construction Recovery Fund" is available to compensate those homeowners that qualify. For more information address the below Florida Statute or consult an attorney.

**FLORIDA HOMEOWNER'S CONSTRUCTION RECOVERY FUND**

**PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR.**

**FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:**

**Construction Industry Licensing Board  
2601 Blairstone Road  
Tallahassee, Florida 32399-1039  
(850)487-1395**

**7. Performance of Work:** M3 agrees to furnish labor, materials, tools, equipment, supervision, and perform in a workman-like manner as described in this Proposal. Photos and brochures used by M3 are examples of products and notice is hereby given that actual materials and services rendered may vary. Contract does not include permit, architectural or engineering fees, or additional insurance requirements, unless noted in the Scope of Work.

**7. Re-Roofing:** M3 will use precaution during inclement weather when re-roofing, however, we are not responsible for interior damages to any building, including ceiling, paint, and personal belongings during the progress of work. When necessary, Customer shall provide written permission from surrounding landowners or homeowners to provide access to the job site. Customer shall be responsible for any damage to surrounding owner's property or home. Customer shall remove vehicles from garage and driveways while work is being commenced. Customer shall cover and/or remove all objects within 50 feet of the roof line to protect those objects from falling debris, tar, gravel, or other roofing materials. In no instance shall M3 be responsible for damage to any object that has not been covered and/or removed 50 feet from the roof line. M3 takes extra precaution when re-roofing, but is not responsible for pre-existing damage that may be worsened. In the vent Gutters need to be removed and home/building owner elects to keep gutters on property, it will be owners responsibility to keep gutters in a safe location. M3 will not be responsible for damage to gutters if removed and left on site per owners request.

**8. Change Orders:** Without invalidating this agreement, Customer and/or M3 may order additional work and/or

change the existing Proposal's work by the use of a change order. A change may consist of additions, deletions, or modifications to the original Proposal's work, an addition or deletion to the sum, and/or the time for performance under the Proposal. Any additional sums incurred for such additional work as defined in this section, shall be paid in full (100%), at the next progress payment due or the final payment due, whichever comes first. The change may occur providing the document is mutually agreed to and signed by both the Customer and M3.

Only one (1) signature from each respective party to this Proposal shall be necessary to execute the change order. Customer understands a design/estimating and coordination fee may be incurred on the design, drafting, research, and pricing of the change or additional work, whether the change is elected or not by the Customer, and this fee is to be paid in full (100%) prior to the start of any design, drafting, research, or pricing.

**9. Unforeseen Conditions:** This Proposal is based upon visual inspection of the roof. Should unforeseen conditions arise such that additional work is necessary; the Customer shall be notified timely and advised of the additional materials and/or modifications to the Proposal. Proposals cover only the items listed therein and the cost of item(s) inadvertently omitted will be added to total quoted. Prices are subject to change depending on final engineering and/or architectural analysis. Common unforeseeable conditions relate to carpentry work. M3 roofing crew will replace damaged lumber at the replacement costs based on a square foot and/or linear foot measurement. Please reference attached lumber sheet for additional wood pricing.

**10. Delivery to Jobsite:** Customer takes possession and is responsible for all materials once they are delivered to the jobsite.

**11. Notice of Use of Photos and Videos by M3:** Customer hereby is put on notice that M3 may use photographs and videos of work completed for marketing and advertising purposes of their work at the Customer's home. No identifying information will be revealed in said photographs and/or videos.

**12. Existing Conditions:** M3 is not responsible for errors or noncompliance of architectural or customer supplied specifications, errors or nonconformities in existing construction, openings, or places of attachment.

**13. Special Orders:** Customer agrees that M3 is not responsible for all issues relating to manufacture, delivery, fitment, completeness, and/or acceptability for a particular use regarding products selected by Customer from any source other than M3's represented product life.

**14. Delays:** M3 shall not be held responsible for damages caused by delays of strikes, riots, acts of God, shortages of labor or materials, war, pandemics, epidemics, changes in governmental laws or regulations or any other causes that are beyond M3's reasonable control. Delays for non-payment by client causing project completion to be delayed will result in remobilization fee of up to 10% of original contract amount.

**15. Customer Responsibility:** Customer shall notify M3 of the whereabouts of exposed sheathing, holes, openings, location of septic tank and drain fields, if any. Customer shall protect interior and furnishings from falling sediment and debris filtering through roof sheathing. M3 recommends installing 3/4" plywood sheathing over all exposed ceilings to protect sheathing from splitting & chipping. Customer shall remove and replace at its own expense all electrical lines, gutters, signs, plumbing, pipes, solar panels, air conditioning units and any other items attached to the roof. Customer shall provide unobstructed ingress and egress to the job site, shall supply water and electrical service for use at the job site, and shall be responsible for damage to the above items. In

addition, M3 will not be responsible for any damage to landscaping, screens, screen enclosures, driveways, sidewalks, A/C Units, Aluminum-Fiberglass-Plastic Roofs, Pools, and Pool Pumps. In no event shall Contractor be liable for consequential, loss of use or profits, or special damages. Contractor's liability under this contract is limited to only labor and material to repair such and shall not exceed the total amount of this Proposal.

Customer represents that he/she/it has insurance or is self-insured as to any other damages.

**16. Homeowner Association Approval:** If the work to be completed as part of this Proposal will be completed at a Condominium or on behalf of a Condominium Homeowner's Association, Customer shall be responsible for obtaining all approvals needed to perform the work. This Proposal may be presented to the association to assist in that regard as necessary.

**17. Liability Release:** In recognition of the relative risks, rewards, and benefits of the project to both the Customer and M3, the risks have been allocated such that the Customer expressly agrees to limit M3's total liability to the Customer, for any and all expenses, damages, claims, or liabilities arising out of this Proposal, including attorney's fees and costs, to the amount of the contract sum.

**18. Jurisdiction & Governing Law:** The Terms and Conditions, as well as the rights and duties of the parties to the contract resulting from this Proposal shall be governed by the laws of the State of Florida and submitted to the state and federal courts located in Miami-Dade County, Florida.

**19. Attorney's Fees:** In the event of a dispute between Customer and M3 regarding goods, the workmanship, the Terms and Conditions, or Customer's or M3's performance or nonperformance hereunder, the prevailing party shall be entitled to an award of its reasonable attorney's fees and court costs against the non-prevailing party.

**20. Warranty:** M3 extends to Customer a warranty on the materials and workmanship of the above-described ROOF for the period of:

**5 Years Built-Up / 10 Years Tile/ 10 Years Shingle / 10 Years Metal / Repairs TBD based on roof condition,** subject to the following:

- (a) M3 must be notified within five (5) days of the discovery of any defect in the roofing system.
- (b) The defect area must be free from the workmanship of others. Third parties may not be used to correct any defect without the express, written consent of M3. Failure to obtain M3 express, written consent will invalidate said Warranty.
- (c) Warranty does not cover defects caused by windstorms, strikes, riots, acts of God, shortages of labor, quality of materials, war, fire, changes in governmental laws or regulations or any other causes beyond M3's control.
- (d) **The following are maintenance items not covered under the Warranty which require periodic care:** Pitch pans and roof areas with ponding (gathering) of water. Upon completion of the roofing system a preventative roof maintenance program should be initiated by the Customer to achieve normal life expectancy and performance. A yearly inspection should be performed to determine the condition of counter-flashing, penetrations, metal edging, membrane defects, drains, removal of debris from the roof, and reflective coatings.

**M3 Roof Maintenance Programs are available at an additional cost; contact us today at (305) 265-5000 to**

**inquire.**

(e) Customer must pay Proposal in full for Warranty to be in full force and effect for the above prescribed time periods. Warranty begins from the date of completion of the roofing system.

**21. Termination Clause:** Customer may terminate M3's services and work upon thirty (30) days written notice to M3 by Customer. Upon such notice, M3 shall discontinue the work and discontinue placing of orders for materials, facilities, and/or supplies in connection with performance of the work under this Proposal. Upon such termination, M3 shall be entitled to payment as follows: (1) the actual cost of the work completed in conformity with this Proposal; plus, (2) such other costs actually incurred by M3; plus, (3) ten percent (10%) of the value of this Proposal for liquidated damages. This cost shall be deducted from such sums already provided prior to the date of termination and M3 shall be entitled to any claim or claim of lien against Customer for any additional compensation or damages in the event payment is not received.

# ESTIMATE

Paint Pros USA  
12255 SW 128th Street - #407  
MIAMI, FL 33186

jon@paintprosusa.net  
+1 (786) 214-1999  
www.paintprosusa.net



## Oasis Condo

Bill to  
Oasis Condo  
1800 N Ocean Dr,  
Hollywood, FL 33019

### Estimate details

Estimate no.: 1613  
Estimate date: 06/03/2024

#	Product or service	Description	SKU	Qty	Rate	Amount
1.	24 Paint	<p>Scope of Work Proposal Estimate for Oasis Condo Exterior Painting</p> <p>Location: 1800 N Ocean Dr, Hollywood, FL 33019</p> <p>Project Overview: The project, aimed at enhancing the aesthetic appeal and longevity of the Oasis Condo, involves the exterior painting of a two-level residential building at the above address. The comprehensive work will include power washing and painting all stucco walls, soffits, carport ceiling, and the front entrance door. Please note that metal gates, back doors, balcony decks, and railings are excluded from this project.</p> <p>1. Surface Preparation: 1.1 Power Washing - Power wash all stucco walls, soffits, and carport ceilings to remove dirt, mildew, and loose paint. - Ensure the surfaces are clean and dry before painting.</p> <p>1.2 Surface Repair: - Inspect all surfaces for cracks, holes, or other damages. - Patch and repair stucco surfaces as needed. - Sand and clean the front entrance door</p>		1	\$12,997.00	\$12,997.00

to ensure proper paint adhesion.

## 2. Painting Services:

### 2.1 Stucco Walls

- Apply one coat of high-quality exterior primer.
- Apply two coats of premium exterior paint.

### 2.2 Soffits:

- Apply one coat of high-quality exterior primer.
- Apply two coats of premium exterior paint.

### 2.3 Carport Ceiling:

- Apply one coat of high-quality exterior primer.
- Apply two coats of premium exterior paint.

### 2.4 Front Entrance Door:

- Apply one coat of high-quality exterior primer.
- Apply two coats of premium exterior paint suitable for wood or metal.

## 3. Materials:

### 3.1 Primer and Paint:

- Primer: Sherwin Williams High-quality exterior primer suitable for stucco and wood/metal surfaces.
- Paint: Sherwin Williams Premium exterior paint is designed for durability and weather resistance and is appropriate for the South Florida climate.

### 3.2 Other Materials:

- Caulk and patching materials for surface repair.
- Tape, drop cloths, and protective coverings for non-painted areas.

## 4. Labor:

- Skilled labor for power washing, surface preparation, and painting.
- Supervise quality control and project management.
- Cleanup crew to ensure the site is left clean and debris-free.

## 5. Schedule:

- Total Duration: Approximately two weeks.

## 6. Warranty and Maintenance:

- Warranty on workmanship: 2 years.
- Warranty on materials as per manufacturer's terms.
- Recommendations for ongoing maintenance to extend the life of the paint job.

## 7. Exclusions and Special Conditions:

- This proposal excludes any work related to metal gates, back doors, balcony

**Total**

**\$12,997.00**

### Note to customer

A deposit of 50% for mobilization is required before the start of project. Any deviation from the above specifications involving extra costs will become an extra charge over and above estimate. All agreements are contingent upon strikes, accident or delays beyond our control.

Thank you for your business.

# ESTIMATE

Paint Pros USA  
12255 SW 128th Street - #407  
MIAMI, FL 33186

jon@paintprosusa.net  
+1 (786) 214-1999  
www.paintprosusa.net



**Bill to**  
Oasis Condo  
1800 N Ocean Dr,  
Hollywood, FL. 33019

**Ship to**  
Oasis Condo  
1800 N Ocean Dr,  
Hollywood, FL. 33019

## Estimate details

Estimate no.: 1822  
Estimate date: 09/24/2024

#	Product or service	Description	Qty	Rate	Amount
1.		Oasis Condo 1800 N Ocean Dr, Hollywood, FL. 33019			
2.	<b>22 Specialty</b>	Removing and Installing Light Fixtures  The service includes the removal of nine light fixtures and the reinstallation of nine light fixtures provided by the customer. It does not cover any electrical rewiring or the running of new electrical wires. The task is simply to remove the existing fixtures and install the new ones in the same locations.	9	\$138.8888889	\$1,250.00

**Total** **\$1,250.00**

## Note to customer

A deposit of 50% for mobilization is required before the start of project. Any deviation from the above specifications involving extra costs will become an extra charge over and above estimate. All agreements are contingent upon strikes, accident or delays beyond our control.

Thank you for your business.

Accepted date

Accepted by

Delivering to Hollywood 33020  
Update location

Tools & Home Improvement Search Amazon



EN

Account & Lists

Orders

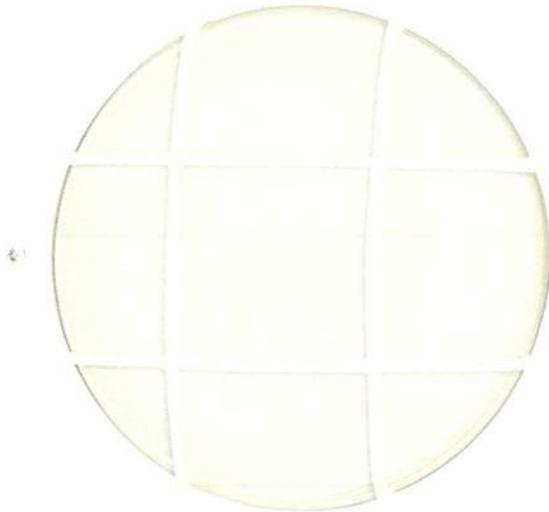


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Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Porch & Patio Lights > Wall Lights

Sponsored



Roll over image to zoom in



# Westinghouse Lighting '83600 One-Light Outdoor all Fixture, White Finish, White Glass Lens, Round

at the Westinghouse Store

121 ratings

50+ bought in past month

~~55%~~ \$22<sup>69</sup>

List Price: \$49.99

Fast, Free Shipping with Amazon Prime  
FREE Returns

Get \$10 off instantly: Pay \$12.69 ~~\$22.69~~ upon approval for the Amazon Store Card. No annual fee.

or: White



Style: Incandescent

**Incandescent** LED

Brand Westinghouse  
Color White  
Material Steel  
Style Incandescent  
Light fixture Wall form

### About this item

- One-light outdoor wall fixture, wet location approved
- White finish on aluminum alloy, white glass lens with cage
- 8 inches in diameter; extends 4 inches
- Uses one medium-base light bulb, 60-watt maximum (not included)
- Five-year limited warranty against defects in materials and workmanship; ETL/CETL listed for safety

See more product details

### Customer ratings by feature

Sturdiness	4.6
Value for money	4.6
Easy to install	4.5

See all reviews

Report an issue with this product or seller



Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows with Prime

Try Prime and start saving today with fast, free delivery

Delivery Pickup

\$22<sup>69</sup>

Get Fast, Free Shipping with Amazon Prime  
FREE Returns

FREE delivery Sunday, June 9 on orders shipped by Amazon over \$35

Or fastest delivery Tomorrow, June 5. Order within 2 hrs 2 mins

Delivering to Hollywood 33020 - Update location

In Stock

Quantity: 1

Add to Cart Buy Now

Ships from Amazon.com  
Sold by Amazon.com  
Returns Eligible for Return, Refund or Replacement within 30 days of receipt  
Packaging Ships in product packaging

See more

Add a gift receipt for easy returns

Add to List

### Other sellers on Amazon

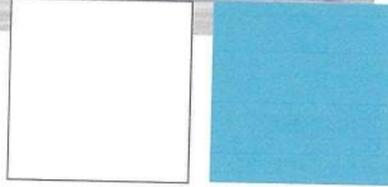
New (18) from \$22<sup>69</sup> FREE Shipping on orders over \$35.00 shipped by Amazon.



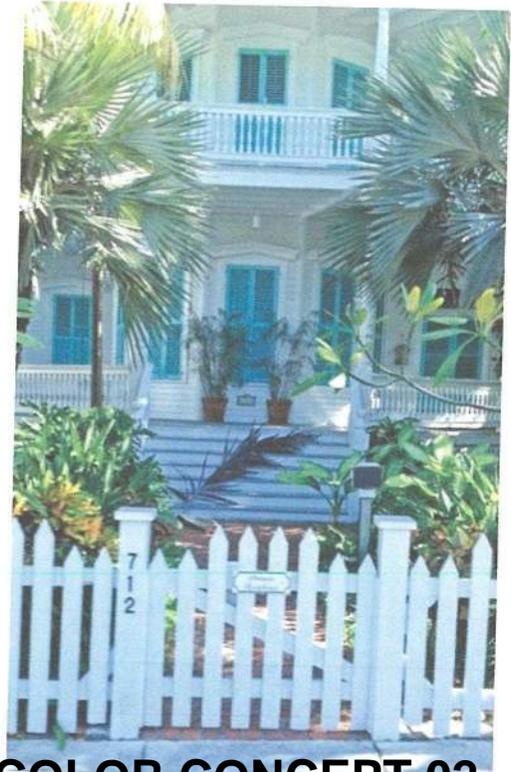
L ATSSC012  
SILVERADO Standard Color-Thru  
Gray with Silver and White fash

## Paint Color Option 01 & Roof Color | COLOR CONCEPT 01

**THE OASIS CONDOMINIUM ASSOCIATION, INC.: Option 01**

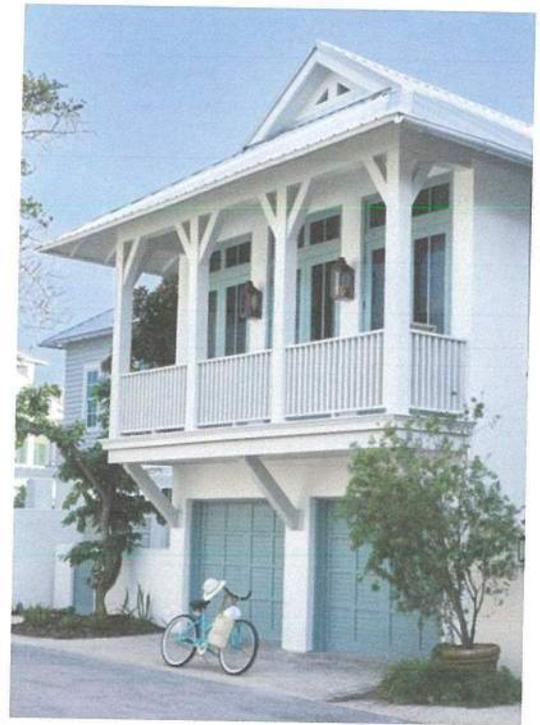


**L** ATSSC012  
**SILVERADO** Standard Color-Thru  
Gray with Silver and White fash



## Paint Color Option 02 & Roof Color | COLOR CONCEPT 02

**THE OASIS CONDOMINIUM ASSOCIATION, INC.: Option 02**



**SILVERADO** Standard Color-Thru  
Gray with Silver and White finish

## Paint Color Option 03 & Roof Color | COLOR CONCEPT 03

**THE OASIS CONDOMINIUM ASSOCIATION, INC.: Option 03**



**Paint Color Option 04 & Roof Color | COLOR CONCEPT 04**

**THE OASIS CONDOMINIUM ASSOCIATION, INC.: Option 04**

**SELECTED COLOR PALETTE**

A-Best Painting Contractors  
2112 S.W. 58<sup>th</sup> Avenue - West Park, Florida 33023  
Licensed & Insured  
Broward: CC#20-PU-21964-X, Dade: CC#20BS00497  
Phone: 954-987-6062 – Fax: 1954-628-5029  
Web: www.abestpainting.com



-----*Proposal*-----

5/30/2024

The Oasis  
1800 N. Ocean Drive Hollywood, Fl. 33019  
C/O: Pam Barnaby - Phone: 603-490-4324  
Email: pwbarnaby@gmail.com

**Project Description:**

**1 TOTAL TWO-STORY APARTMENT BUILDINGS EXTERIOR PAINTING**

**Scope of work:**

**All Masonry Walls, Soffits, Ceilings, Front Retaining Walls, Front Decorative Shutters, Back Privacy Walls, Flashing, and All Electrical Boxes & Conduits.**

Seal all surfaces using a top-of-the-line masonry sealer; finish using 1- coat of Sherwin Williams Super Paint exterior acrylic latex wall paint (or equal) in a desired color and finish.

**10-Total Metal Doors & Frames (exterior sides only).**

Sand as necessary, treat all rusty areas using OSPHO, and prime any peeling using the appropriate primer. Finish using Sherwin Williams Super Paint exterior acrylic latex wall paint (or equal) in a desired color and finish.

**Omit/Not included:**

Roofs, concrete decks, all bricks+Joints, all back doors, all wood decks & railings, all metal railings security bars, parking stripes & curbs, docks, light fixtures, AC units, fire extinguisher boxes, window frames, any major stucco repair unless stated above and anything not listed.

---

**Standard preparation:**

Sterilize All Mildew-using a bleach solution to kill mildew spores and to help prolong mildew return.

Pressure Clean-all areas being painted using a minimum of 3,000 pounds per square inch pressure.

Preparatory Work-scrape all loose paint. Caulk all windows and opening using a 55-year 100% acrylic caulking. Patch all cracks using an elastomeric waterproofing patching compound--bridge larger cracks using a fiberglass tape to help prevent reopening.

Our Promise  
"We Do It Right The First Time".

-----*Proposal*-----

5/30/2024

**Colors:**

Per Customer's choice (additional charge will apply for more than 4 colors).

**Insurance:**

Available upon request.

**Schedule:**

Approx. Starting Date: 1 – 2 weeks upon approval

Approx. Project Duration: 6 - 10 days (weather permitting)

**Service Warranty:**

2-year workmanship.

**Total for all above Labor & Materials**

Total	Deposit	Balance
\$12,950.00	\$6,475.00	\$6,475.00

Payments to be made as follows: 50% deposit required, Balance due on completion.

Customer agrees to pay interest at the highest legal rate on any outstanding balance remaining after thirty (30) days from date of completion and further agrees to pay all costs of collection of any such balance including reasonable attorney's fees.

Most cities do not require permits for painting. This proposal does not include permit fees, condo fees, association fees and any additional unknown city requirements.

Does not include any asbestos removal, lead paint removal or lead restoration.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

NOTE: This proposal is deemed withdrawn by us if not accepted within 30 days from the date of this proposal.

**Date:** \_\_\_\_\_

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

I have read and approved this order, it is non-cancellable.

\_\_\_\_\_  
A-BEST Painting Contractors authorized representative

-----*Proposal*-----

5/30/2024

**The Following are Optional Prices (They are not included in above pricing):**

**3 Parking Garages Metal Security Bars (6 Total)- \$540.00**  
Sand as necessary, treat all rusty areas using OSPHO, and prime any peeling using the appropriate primer. Finish using Sherwin Williams Super Paint exterior acrylic latex wall paint (or equal) in a desired color and finish.

Our Promise  
"We Do It Right The First Time".

**A-Best Painting Contractors**

2112 S.W. 58<sup>th</sup> Avenue - West Park, Florida 33023

**Licensed & Insured**

**Broward: CC#20-PU-21964-X - Dade: CC#20BS00497**

Phone: 954-987-6062 – Fax: 1954-628-5029

Web: WWW.ABESTPAINTING.COM



A-Best Painting Contractors, a Commercial and Residential painting business serving South Florida for over 30 years. We are made up of a diligent office staff and crews of dedicated and professional painters.

The A-Best Painting Contractors staff has plenty of experience, not only in painting and pressure cleaning but are adept in office buildings, condo building painting and homes (both interior and exterior). Textures, wallpaper removal & installation, stucco work, exterior houses, as well as the most intricate of custom interiors such as faux finish, venetian plaster, custom murals, and mural restoration. We promise a clean, solid, professional job done right the first time. No excuses, if you want an A-Best job, we will make you a happy customer.

Most importantly, each job contracted by A-Best Painting Contractors will have a supervisor or an experienced foreman in charge and office staff available for consultations daily. This will ensure that you receive maximum efficiency and that the correct materials are applied to the right places. That on-the-job supervision keeps everyone happy, the customer and us the contractor. All our painters are dressed in uniform, well-mannered and well supervised. We will be happy to supply up to date insurance forms and references from our many happy customers. Remember, A-Best Painting has been serving South Florida for over 3 decades, this is how we have achieved an **“A” Rating with Angie’s List, and the [Better Business Bureau](#) and a “5 Star Rating” on [Google](#) (feel free to view our customer references).**

Our estimates are provided at no charge or obligation. We give competitive and professional quotes. Please call our office any time for your immediate and future painting project. We thank you for your time and look forward to your calls.

Wishing you an A-Best 2024.

Sincerely,



**JOB SITE**

**Oasis Condo - Comm-Ext - JOB-1399-9726**  
 1800 N Ocean Drive  
 Hollywood, FL 33019  
 (603) 490-4324  
 pwbarnaby@gmail.com

**PREPARED BY**

**Nestor Di Marco**  
 Franchise Owner  
 (305) 713-4153  
 ndimarco@certapro.com



**CLIENT**

**Oasis Condo**  
 1800 N Ocean Drive  
 Hollywood, FL 33019  
 (603) 490-4324  
 pwbarnaby@gmail.com

**CLIENT CONTACTS**

Sam Barnaby  
 M: (603) 490-4324  
 E: pwbarnaby@gmail.com

**PRICING:**

Front Side	\$7,279.00
Right Side	\$636.05
Back Side	\$3,715.57
Left Side	\$636.05
<b>Subtotal:</b>	<b>\$12,266.67</b>
<b>Total:</b>	<b>\$12,266.67</b>
Deposits Due	\$6,133.34
<b>Balance</b>	<b>\$6,133.33</b>

**GENERAL SCOPE OF WORK**

Stucco siding and doors.  
 Change of colors  
 Colors to be determined.

**INCLUDES AND EXCLUDES**

**EXCLUDES:**

Metal Railings, woodwork, Decks, Dock, Windows and back side doors.  
 Any surface not specified in the proposal , Anything else not specified in the proposal

**SURFACE PREPARATION**

**STANDARD LEVEL OF PREP**

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
- Scrape and sand loose and peeling paint. Please Note\*\* Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
- Window glazing if we are painting windows.
- Puttying, caulking, and wood filling as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.
- Masonry Patching where needed. Please Note\*\* Masonry patching will not mimic the current texture of the masonry surface.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.

- Resculpting trim and siding where damaged.
- Stripping existing surface coating.

**SET-UP**

**CUSTOMER TO:**

Clear all items off deck , Clear all items off porch , Have plants/foilage trimmed 1' from walls , Keep car away from Building , Provide water access. Allow clear access to work areas , Remove all wal decorations , Remove smal and fragile objects.

**CERTAPRO WILL COVER & PROTECT**

Bushes , Driveway , Flower beds , Walkway , Cameras , Deck , Light fixtures , Windows.

**CERTAPRO WILL**

Move light patio furniture as required.

**CLEAN UP**

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. Upon Completion: All tools, supplies & equipment will be removed from the property.

**PROPOSAL AND COLOR SPECIFICATIONS**

Surface/Item	Product	Paint / Primer Coats	Color
<b>Front Side</b>			
2 coats of paint on stucco sidings			
2 coats of paint on garage walls and ceilings			
2 coats of paint on doors			
2 coats of paint on window's decorative shutters			
Optionals:			
2 coats of paint on perimetral wall ( front )			
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Siding
Siding - Prep & Repair			
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Siding
Door(s)	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Accent
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Siding
Shutter(s)	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Accent
Wash			
<b>Right Side</b>			
2 coats of paint on stucco sidings			
2 coats of paint on trims			
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Siding
Siding - Prep & Repair			
Trims	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Accent
Wash			
<b>Back Side</b>			
2 coats of paint on stucco sidings			
Decks and woodwork not included. Railings, doors and windows not included.			
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Siding
Siding - Prep & Repair			
Wash			
<b>Left Side</b>			
2 coats of paint on stucco sidings			
2 coats of paint on trims			
Siding - Stucco - Airless Spray	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Siding
Siding - Prep & Repair			
Trims	SuperPaint-Acrylic Latex-Satin	2 / 0	TBD - Accent
Wash			

**ADDENDUM - ALL PICTURES**

Customer Initials

Date

**PAYMENT DETAILS**

**Payment is due:** In full upon job completion

**OPTIONAL WORK**

The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

Item	Description	Price
Front Side	Low front wall	\$342.04

**ADDENDUM - ADDITIONAL COAT PRICES**

Sometimes it is necessary to apply additional coats of paint to a surface. This can happen for several reasons. For example, when changing from a light color to a dark color (or dark to light). If this becomes necessary, there will be an additional charge to cover the paint and labor. The list below shows the price to add an additional coat of paint for each item in your project.

Front Side	Planned	Adtl Coats (ea)	Initials
Stucco - Airless Spray	2	\$1,254.38	
Stucco - Airless Spray	2	\$437.57	
Door(s)	2	\$137.73	
Stucco - Airless Spray	2	\$213.92	
<b>Right Side</b>			
Stucco - Airless Spray	2	\$160.44	
Trims	2	\$26.84	
<b>Back Side</b>			
Stucco - Airless Spray	2	\$1,296.51	
<b>Left Side</b>			
Stucco - Airless Spray	2	\$160.44	
Trims	2	\$26.84	

**COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT**

**RELATIONSHIP** — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

**UNFORESEEN CONDITIONS** — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

**PROPOSAL** — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

**ATTENTION CLIENT:**

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

**NOTICE OF CANCELLATION**

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **Nestor Di Marco**



Left Side



Left Side

**NOTES**

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.

**ADDITIONAL NOTES**

**PICKING YOUR COLORS**

To pick your colors, please go to the nearest Sherwin Williams paint store. We will need to color name, color number, and sheen that you would like us to use. Color choices should be given to CertaPro no later than 5 days before your projects start date to avoid delays.

**ROTTING WOOD**

If rotted wood is identified during the painting project, you will be notified. It is not always possible to identify rotting wood during the estimating process.

**PAYMENT METHODS:**

We accept checks and cash.

*If paying with check please provide check made out to "CertaPro Painters of East Broward"* to the Job Site Supervisor assigned to your project.

A deposit may be requested to cover material costs approximately 50% due by the start of the project. The balance or payment in full is due upon completion of the project.

**SIGNATURES**

06/01/2024

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

**PROPERTY PHOTO AND VIDEO RELEASE**

By checking this box, I consent to CertaPro Painters®, its employees, franchisees, representatives, agents, and affiliates (collectively "CertaPro"), taking photographs and video of the property identified in this Proposal (the "Content"). I irrevocably authorize CertaPro to use, copyright, and publish the Content in any media format and agree to release CertaPro from any liability associated with its use of the Content. I represent and warrant that I have the legal capacity to agree to such release, either on my own behalf or on behalf of the property's owner. I acknowledge CertaPro is not responsible for any unauthorized third-party uses of the Content and waive any rights that I, or the property's owner, may have in connection with the Content.

DATE OF TRANSACTION \_\_\_\_\_

NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

### LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs 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 as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- 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 the Contractor.
  - structural defects.
  - settling or movement.
  - 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, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

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 the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. 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.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

# 3Sixty Custom Design

951 NW 35th Court  
FL 33309

## Estimate

Date	Estimate #
5/9/2024	72

Name / Address
Pam Barnaby 1800 N Ocean Dr Hollywood Fl 33019

Project

Description	Total
<p>Roof Replacement Work will be done by Apex Roofing CCC057503</p> <p>We hereby submit specifications and estimates for: RE-ROOF TILE AND FLAT</p> <p>1. Tear off existing roof. Replace any rotten decking and fascia where necessary. First 100 feet free, additional wood to be extra.</p> <p>2. Re-nail all roof sheathing/decking using approved fasteners.</p> <p>3. Install new vents, stacks, flashing, and 26 gauge eaves drip accordingly to code. Pitch area:</p> <p>4. Tin tag a 30lb. base sheet to South Florida Code Specifications.</p> <p>5. Hot mop one layer of 90lb. felt with hot asphalt. Flat area: (if applicable): _____.</p> <p>6. Tin tag one layer of Ultima 80lb. base sheet as per code. Hot mop (one / two) ply of fiberglass finishing felt using type IV asphalt at rate of 25/30lbs. Asphalt per square. Install Modified Bitumen white granulated single ply as per manufacturer specification...</p> <p>7. All work done in strict accordance with the most current South Florida Building Codes.</p> <p>8. Job price includes all necessary taxes, insurance, permits, and removal of all job related debris.</p> <p>9. 7 year workmanship guarantee; 12 year material warranty issued by the manufacturer on flat roof.</p> <p>We propose hereby to furnish material and labor- complete in accordance with the above specifications, for the sum of sixty thousand five hundred dollars (\$60,500.00) Payment to be made as follows: 3 payments (1) Payment on completion dry-in 1st day (2) Hot mop (3) Balance due on completion. All checks payable to Apex Roofing only.</p>	65,500.00
Permits and Drawings Extra	
<b>Total</b>	<b>\$65,500.00</b>

E-mail
3sixtycustomdesign@gmai.com



Donald Tracey CGC#058561  
 380 Glenbrook Drive, Atlantis FL 33462  
 DTCustomBuilders.com - Don@DTCustomBuilders.com

Pam Barnaby  
 1800 N. Ocean Ave.  
 Hollywood Florida  
 (603) 490-4324

## PROPOSAL

### TILE ROOF REPLACEMENT APPROX. 5,600 Sq. Ft.

1. Remove all existing roofing material and remove from roof and job site. Only remove the amount that can be made waterproof in the same workday.
2. Replace all rotted decking and fascia board as needed.
3. Install Seam Tape on all Plywood lines.
4. Install Polyglass TU Plus (80mm thick) underlayment in according to manufacturer's specifications.
5. Install all new metal, edging, wall flashing (where necessary), rake and cap metal, hip and ridge, and valley flashing according to manufacturer's specifications.
6. Install Tile according to manufacturer's specifications and Palm Beach Building code. (S-TILE Estate) CAT. 1 or any OTHER BASE TILE. Using AH-160 FOAM
7. All work to be completed in a neat and orderly fashion.
8. All debris shall be removed from roof and jobsite.

Guaranteed 5 years for labor and material.

#### **Total \$74,750 permit included**

(Building only has Sub-Fascia right now if you would like 2x8 fascia over it the gutters would have to be removed and there would be an additional cost of \$5320)

Gutters would have to be replaced at an additional cost.

- Rotted deck replacement in addition to 3 sheets is \$4.00 per square foot
- Rotted fascia cost \$15.00 per lineal foot extra (painted)
- 2x4 for truss repair \$7.00 per lineal foot extra
- Rotted Flashing cost \$75 per lineal foot.

### Option: METAL ROOF REPLACEMENT HOUSE APPROX. 5,600 Sq. Ft.

1. Remove all existing roofing material and remove from roof and job site. Only remove the amount that can be made waterproof in the same workday.
2. Replace all rotted decking and fascia board as needed.
3. Re-nail decking per Florida Building Code with 2-3/8" Ring Shank Nails spaced at 6" on center.
4. Install Seam Tape on all plywood seams.
5. Install Polyglass MTS Plus Underlayment to manufacturer's specifications and building code.
6. Install all new metal drip edge according to manufacturer's specifications and building code.
7. Install new .24g standing seam metal package (16" striated panels with 1" rib, includes all valley metal, ridge cap, eave closures) (Color of your choice)
8. Install new plumbing boots and vents as needed.
9. All work to be completed in a neat and orderly fashion.
10. All debris shall be removed from roof and jobsite.

continued



Donald Tracey CGC#058561  
380 Glenbrook Drive, Atlantis FL 33462  
DTCustomBuilders.com - Don@DTCustomBuilders.com

Pam Barnaby  
1800 N. Ocean Ave.  
Hollywood Florida  
(603) 490-4324

**PROPOSAL**

We agree to perform and complete the work in a workmanlike manner for the sum of:

**Total \$85,150 permit included**

(Building only has Sub-Fascia right now if you would like 2x8 fascia over it the gutters would have to be removed and there would be an additional cost of \$5320) Gutters would have to be replaced at an additional cost.

- Rotted deck replacement in addition to 3 sheets is \$4.00 per square foot
- Rotted fascia cost \$15.00 per lineal foot extra (painted)
- 2x4 for truss repair \$7.00 per lineal foot extra
- Rotted Flashing cost \$75 per lineal foot.

Guaranteed 5 years for labor and material.

Pressure clean, remove hurricane panel hardware, seal, and apply (2) coats of Sherwin-Williams acrylic exterior paint on stucco surfaces only of exterior of building.

(Wood decks and wood handrails not included)\$50,000

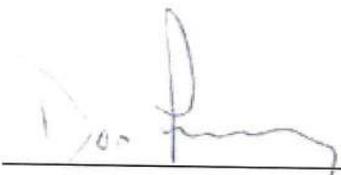
Pressure clean, apply (2) coats of asphalt sealer, repaint parking lines, parking blocks and curbs on (3) asphalt parking areas. \$4750

Supply and install (8) exterior non-arched/square aluminum gates at (4) mailbox/mechanical areas on front elevation. \$15,600

**Payment terms:**

- 40% due upon contract acceptance
- 20% due upon exterior painting completion
- 30% due upon roof completion
- 10% due upon final completion

Respectfully submitted by:



Don Tracey, DT Builders LLC.  
CGC058561

ACCEPTANCE OF PROPOSAL

Signature \_\_\_\_\_

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



Donald Tracey CGC#058561  
 380 Glenbrook Drive, Atlantis FL 33462  
 DTCustomBuilders.com - Don@DTCustomBuilders.com

Pam Barnaby  
 1800 N. Ocean Ave.  
 Hollywood Florida  
 (603) 490-4324

## PROPOSAL

TILE ROOF REPLACEMENT APPROX. 5,600 Sq. Ft.

1. Remove all existing roofing material and remove from roof and job site. Only remove the amount that can be made waterproof in the same workday.
  2. Replace all rotted decking and fascia board as needed.
  3. Install Seam Tape on all Plywood lines.
  4. Install Polyglass TU Plus (80mm thick) underlayment in according to manufacturer's specifications.
  5. Install all new metal, edging, wall flashing (where necessary), rake and cap metal, hip and ridge, and valley flashing according to manufacturer's specifications.
  6. Install Tile according to manufacturer's specifications and Palm Beach Building code. (S-TILE Estate) CAT. 1 or any OTHER BASE TILE. Using AH-160 FOAM
  7. All work to be completed in a neat and orderly fashion.
  8. All debris shall be removed from roof and jobsite.
- Guaranteed 5 years for labor and material.  
 Total \$74,750 permit included

(Building only has Sub-Fascia right now if you would like 2x8 fascia over it the gutters would have to be removed and there would be an additional cost of \$5320) Gutters would have to be replaced at an additional cost.

- Rotted deck replacement in addition to 3 sheets is \$4.00 per square foot
- Rotted fascia cost \$15.00 per lineal foot extra (painted)
- 2x4 for truss repair \$7.00 per lineal foot extra
- Rotted Flashing cost \$75 per lineal foot.

Option: METAL ROOF REPLACEMENT HOUSE APPROX. 5,600 Sq. Ft.

1. Remove all existing roofing material and remove from roof and job site. Only remove the amount that can be made waterproof in the same workday.
2. Replace all rotted decking and fascia board as needed.
3. Re-nail decking per Florida Building Code with 2-3/8" Ring Shank Nails spaced at 6" on center.
4. Install Seam Tape on all plywood seams.
5. Install Polyglass MTS Plus Underlayment to manufacturer's specifications and building code.
6. Install all new metal drip edge according to manufacturer's specifications and building code.
7. Install new .24g standing seam metal package (16" striated panels with 1" rib, includes all valley metal, ridge cap, eave closures) (Color of your choice)
8. Install new plumbing boots and vents as needed.
9. All work to be completed in a neat and orderly fashion.
10. All debris shall be removed from roof and jobsite.

continued



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DTCustomBuilders.com - Don@DTCustomBuilders.com

Pam Barnaby  
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Hollywood Florida  
(603) 490-4324

**PROPOSAL**

We agree to perform and complete the work in a workmanlike manner for the sum of:  
Total \$85,150 permit included.

(Building only has Sub-Fascia right now if you would like 2x8 fascia over it the gutters would have to be removed and there would be an additional cost of \$5320) Gutters would have to be replaced at an additional cost.

- Rotted deck replacement in addition to 3 sheets is \$4.00 per square foot
- Rotted fascia cost \$15.00 per lineal foot extra (painted)
- 2x4 for truss repair \$7.00 per lineal foot extra
- Rotted Flashing cost \$75 per lineal foot.

Guaranteed 5 years for labor and material.

Pressure clean, remove hurricane panel hardware, seal, and apply (2) coats of Sherwin-Williams acrylic exterior paint on entire exterior of building. \$62,500

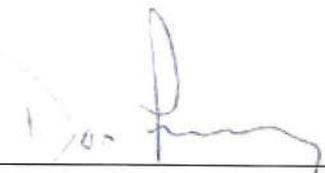
Pressure clean, apply (2) coats of asphalt sealer, repaint parking lines, parking blocks and curbs on (3) asphalt parking areas. \$4750

Supply and install (8) exterior non-arched/square aluminum gates at (4) mailbox/mechanical areas on front elevation. \$15,600

**TOTAL: TBD**

**Payment terms:**

- 40% due upon contract acceptance
- 20% due upon exterior painting completion
- 30% due upon roof completion
- 10% due upon final completion

Respectfully submitted by:   
Don Tracey, DT Builders LLC.  
CGC058561

ACCEPTANCE OF PROPOSAL

Signature \_\_\_\_\_

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



1800 N Ocean Drive, Hollywood, FL 33019

Prepared for you by Perfect Choice Roofing, Inc.

Perfect Choice Roofing, Inc.  
Headquarters  
20871 Johnson St #116  
Pembroke Pines, FL 33029

tel. 954-706-1500/239-977-8676  
email: [info@perfectchoiceroof.com](mailto:info@perfectchoiceroof.com)  
[www.roofhotline.com](http://www.roofhotline.com)

Precise Aerial Roof Measurement Report

**1800 N Ocean Drive, Hollywood, FL 33019**



In this 3D model, facets appear as semi-transparent to reveal overhangs.

**Report Details**

Report:58329345

**Property Details**

Longitude = -80.1168428  
Latitude = 26.0230280  
Number of Stories >1

**Report Contents**

Images.....2  
Notes Diagram.....5

Online map of property  
[http://maps.google.com/maps?f=q&source=s\\_q&hl=en&geocode=&q=1800+N+Ocean+Drive,Hollywood,FL,33019](http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=1800+N+Ocean+Drive,Hollywood,FL,33019)

Contact: Yvonne Bradley  
Company: Perfect Choice Roofing, Inc.  
  
Address: 20871 Johnson St Suite 116  
Pembroke Pines FL 33029  
Phone: 954-706-1500

Measurements provided by [www.eagleview.com](http://www.eagleview.com)



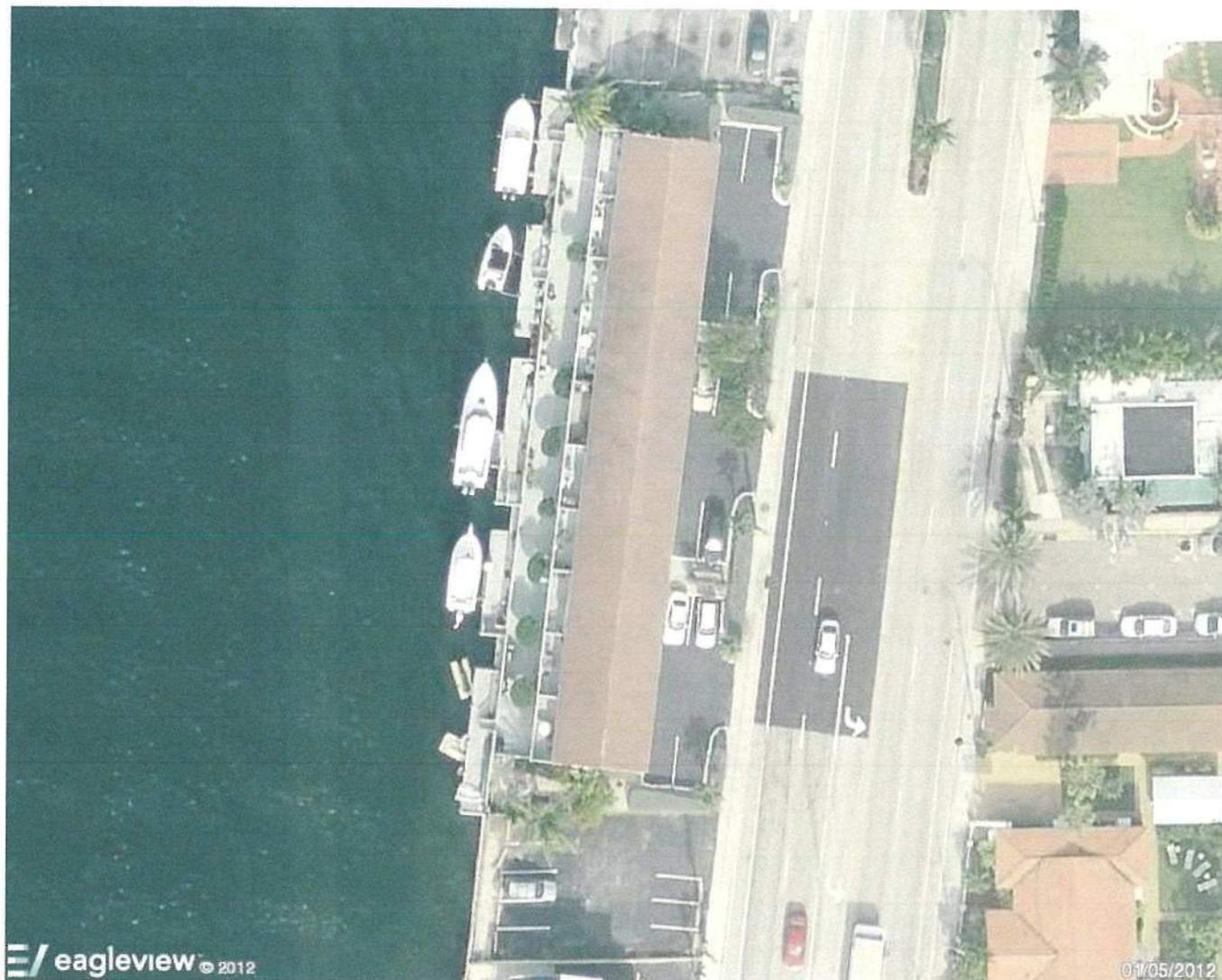
**Certified Accurate**  
[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

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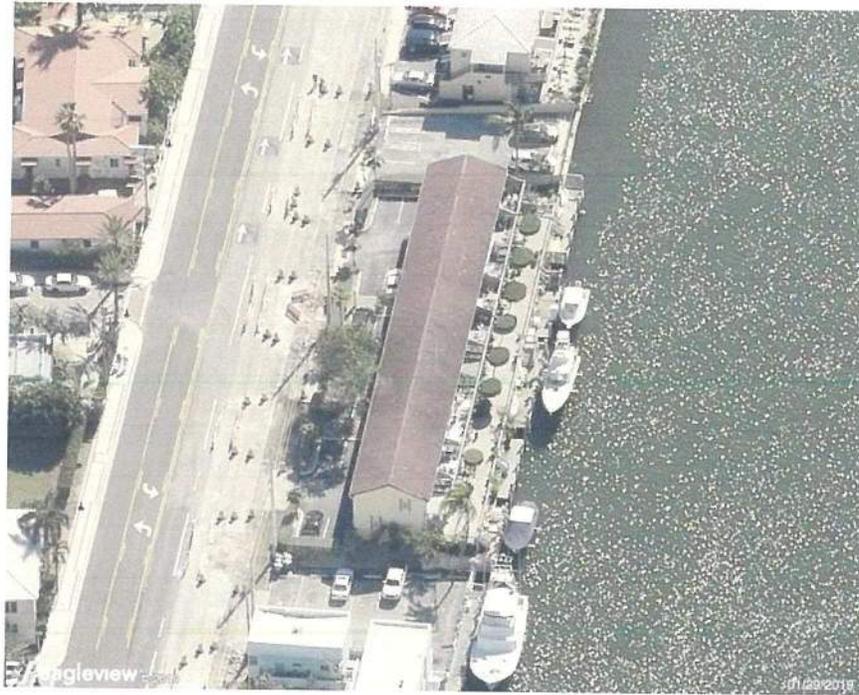
## Images

The following aerial images show different angles of this structure for your reference.

Top View



North Side



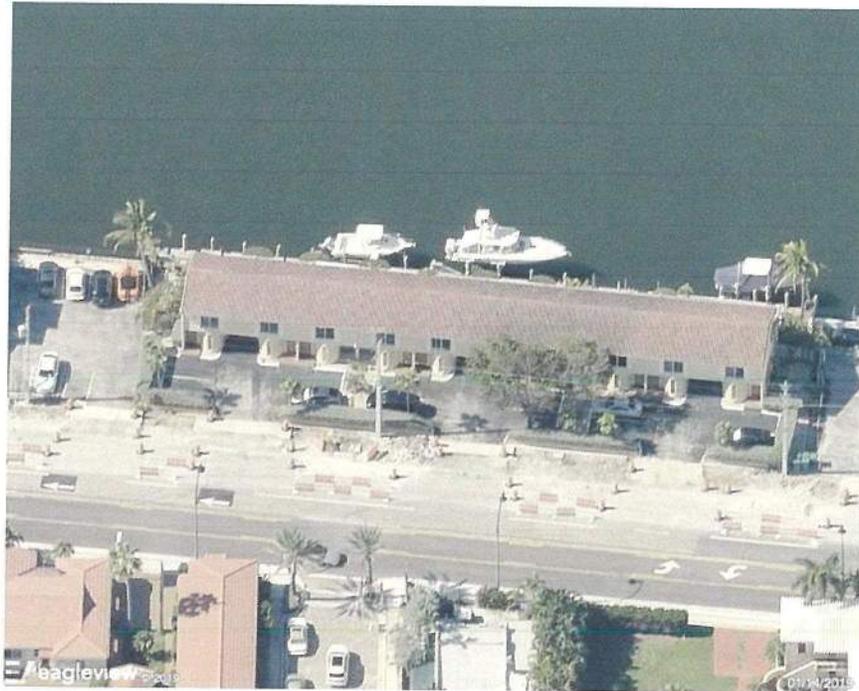
South Side



Report: 58329345

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East Side

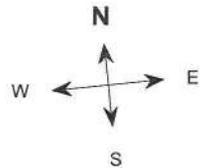


West Side



### Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



**ESTIMATE**

Perfect Choice Roofing  
 20871 Johnson Street #116  
 Pembroke Pines, FL 33029  
 (954) 706-1500

**Sales Representative**  
 Perfect Choice Roofing Paul DiMartino  
 paul@perfectchoiceroof.com



**Pam Barnaby**  
 1800 N Ocean Drive  
 Hollywood, FL 33019

**Estimate #** EST-10415  
**Date** 4/24/2024

Licensed and Insured CCC1331221

Item	Description	Amount
<b>Re-Roof</b>		<b>\$58,990.00</b>
Re-roof- Tile	<p>1- Complete design process with client to ensure proper color concrete tiles are picked out according to client's specifications. Tile included is Eagle Capistrano/Malibu/Bel Air and Boral Barcelona 900/Villa 900/Saxony 900. Standard colors included. All premium colors additional.</p> <p>2- Provide all labor and materials needed to remove prior roof to a clean and workable surface. Remnants of old material will be hauled away, including existing gutters. If it is discovered that an additional roof is located below existing roof, client will be promptly notified prior to continuing work. Additional charges may apply at a rate of \$50 per 100 sq ft.</p> <p>3- Replace non-salvageable or rotten wood. The first 4 sheets of plywood is free of charge. Any additional plywood will be billed at \$120/sheet of plywood. The first 50 linear feet of standard fascia is free of charge. Any additional standard fascia will be charged at \$8 per linear foot. Any replaced fascia will be primed. If you would like premium wood fascia (ex. cedar), you must request it in advance. If not, any replaced fascia will be replaced with standard wood. Replacement of any cedar fascia, wood siding, and soffit, if required/applicable is not included in contract price. Any work required on trusses/rafters will be additional.</p> <p>4- Re-nail sheathing (also referred to as wood deck) utilizing 8d ring shank nails.</p> <p>5- Install and tin tag 30# felt paper to code with approved nails to roof deck.</p> <p>6- Install new valley metals.</p> <p>7- Install new "L" flashing as needed. Note "L" flashing is installed over stucco walls. Additional charges will apply for installing flashing behind stucco.</p> <p>8- Replace existing lead stacks, gooseneck and AP vents with new. Additional charges may apply for wind turbines, electrical and gas vents.</p> <p>9- Install new 26 GA 3x3 drip edge around perimeter of the roof. Color provided is white, black or brown. Additional charges will apply to non-standard colors.</p> <p>10- Apply peel and stick underlayment system over entire roof and in all crickets, valleys, and wall backs.</p> <p>11- Install all new ridge metal for tile and metal eave closure.</p> <p>12- Install new tile, adhered with foam. Cement all ridges.</p> <p>13- Upon installation of new roof, all grounds in work area will be left free of roofing debris.</p> <p>All work completed will meet or exceed current Florida Building Code.</p>	
Warranty - Tile	10 year non-transferable workmanship warranty subject to Terms and Conditions	
Permit	Prepare required permit applications as per city and county. Cost of re-roof permit is included in pricing. Should the city or county require additional inspections/permits (i.e. for gas vents), these will be charged on the final invoice.	
<b>Optional Upgrades</b>		<b>\$0.00</b>

Item	Description	Amount
Tape Sheathing Joints	Install 4" self adhering modified bitumen tape at sheathing joints. Only applicable for plywood deck.  This upgrade would be an additional \$2,440.	\$0.00
	Accept _____	
	Decline _____	

**Change Orders**

<b>Sub Total</b>	\$58,990.00
<b>Total</b>	\$58,990.00

**A C C E P T A N C E   A N D   T E R M S   &   C O N D I T I O N S**

Estimate is valid for 30 days

- Re-roof payments:
- 20% Due upon contract acceptance
  - 30% Due upon job commencement
  - 40% Due upon tile delivery
  - 10% Due upon final inspection

Perfect Choice Roofing is not responsible for solar panels, cracked stucco, or screen enclosures. PCR will dispose of existing gutters.

Gutter estimate available upon request.

Client Signature

Client printed name

Date

PCR Authorized Signature

PCR Authorized printed name

**PERFECT CHOICE ROOFING**

Terms and Conditions

1. PARTIES AND SCOPE OF WORK. Perfect Choice Roofing, Inc. (hereafter called "Contractor"), shall mean the company performing the Work. "Work" means that specific services to be performed by the Contractor as set forth on the front of this Agreement or in any Agreement between the Contractor and Client. "Client" refers to the person(s) or business entity ordering the work to be done by Contractor and shall be responsible for the payment thereof. If the Client is ordering the work on behalf of another, the Client represents and warrants that the Client is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, the Client assumes sole responsibility for determining whether the nature of the work ordered by the Client is adequate and sufficient for the Client's intended purpose. The ordering of additional service and/or materials from Contractor beyond the scope of the Work shall constitute acceptance of the terms of these General Conditions as to such additional services and/or materials.

2. WARRANTY. The work will be performed in accordance with this Agreement, all applicable building codes, these Terms and Conditions, and generally accepted practices. Workmanship is guaranteed as indicated in the Agreement between Contractor & Client. The manufacturer's product warranty is the only warranty on the product described on the other side of this contract, there is no other product warranty. The foregoing warranties and remedies are exclusive and in lieu of all other warranties, remedies, guaranties, and liabilities, expressed or implied, arising by law or otherwise, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose, and any consequential, special, or punitive damages, all of which are expressly excluded. All warranties are void if sums due to the Contractor are not paid in full, or if unauthorized service, alterations or adjustments have been made to any of the work.

3. PAYMENTS.

a. All payments are due in full within 30 days of invoice date unless other arrangements are made in writing, agreed to, and signed by both the Contractor and Client. If payments due under this Agreement are not paid in full within thirty (30) days of the date such payments are due, Contractor reserves the right to pursue all appropriate remedies, including stopping work with two (2) days prior written notice.

b. Timely payment of amounts due under this Agreement is a condition of this Agreement. Failure to make payments in full within the time limits stated above will be considered substantial non-compliance with the terms of this Agreement and will be cause for termination of this Agreement if Contractor so chooses.

c. In the event a lien or suit is filed by Contractor to collect any amounts owed under this Agreement, Client agrees to pay Contractor reasonable attorney's fees, plus all costs and other expenses incurred by Contractor in connection with such lien or suit.

4. LIMITATION OF LIABILITY.

a. Contractor shall not be liable for damages of any kind which result from fire, flood, strike, third parties, acts of god, acts of terrorism, or by any other circumstances which are beyond the control of the Contractor including but not limited to severe weather.

b. Contractor's liability for damages of any kind due to breach of warranty, contract, error, omission or negligence or any tort shall be limited to a maximum of the total amount paid to Contractor under this contract. Under no circumstances shall Contractor be liable for special, indirect or consequential damages.

c. In the event Client desires to make any claim against Contractor, Client shall provide Contractor with written notice of the claim within seven days from the date Client, or its agents, first discovers the claims or the same shall be barred.

5. INSURANCE. Contractor to carry Workmen's compensation and Public Liability Insurance on above work. Client shall carry fire, builder's risk and other necessary insurance.

6. TERMINATION.

a. If either party fails to fulfill in a timely and proper manner their obligations under the Agreement, the non-breaching party shall have the right to terminate this Agreement by written notice of termination, specifying the effective date thereof, at least two (2) business days before effective date, in which event the Client shall be obligated to immediately pay the Contractor compensation based on the Contractor's normal rates for any work completed prior to the effective date of termination, including charges for both labor performed and materials purchased by Contractor prior to such date, in addition to the Contractors overhead and profit on the portion of the work which remains uncompleted as of the cancellation date.

b. In the event Client cancels this Agreement more than three (3) business days after the date of the Agreement, for any reason not related to Contractor's failure to fulfill in a timely and proper manner its obligations under this Agreement, Client shall be obligated to pay to Contractor, as liquidated damages and not as a penalty, a sum of money equal to twenty-five percent (25%) of the Agreement price, or Contractor's charges for labor and materials provided prior to cancellation, whichever amount is greater.

7. SEVERABILITY. In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in full force and effect and binding upon the parties hereto.

8. JURISDICTION. Any action to enforce the terms of this Agreement shall be brought in a court of competent jurisdiction in and for Broward County, Florida.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire understanding of the parties and no other understanding, collateral or otherwise, shall be binding unless in writing and signed by all parties hereto.

**ESTIMATE**

Perfect Choice Roofing  
 20871 Johnson Street #116  
 Pembroke Pines, FL 33029  
 (954) 706-1500

**Sales Representative**  
 Perfect Choice Roofing Paul DiMartino  
 paul@perfectchoiceroof.com



**Pam Barnaby**  
 1800 N Ocean Drive  
 Hollywood, FL 33019

**Estimate #** EST-10416  
**Date** 4/24/2024

Licensed and Insured CCC1331221

Item	Description	Amount
<b>Re-Roof</b>		<b>\$79,500.00</b>
Re-roof- Metal	<p>1- Complete design process with client to ensure proper metal color is picked out according to client's specifications. (Standard colors included. All premium colors additional).</p> <p>2- Provide all labor and materials needed to remove prior roof to a clean and workable surface. Remnants of old material will be hauled away, including existing gutters. If it is discovered that an additional roof is located below existing roof, client will be promptly notified prior to continuing work. Additional charges may apply at a rate of \$50 per 100 sq ft.</p> <p>3- Replace non-salvageable or rotten wood. The first 4 sheets of plywood is free of charge. Any additional plywood will be billed at \$120/sheet of plywood. The first 50 linear feet of standard fascia is free of charge. Any additional standard fascia will be charged at \$8 per linear foot. Any replaced fascia will be primed. If you would like premium wood fascia (ex. cedar), you must request it in advance. If not, any replaced fascia will be replaced with standard wood. Replacement of any cedar fascia, wood siding, and soffit, if required/applicable is not included in contract price. Any work required on trusses/rafters will be additional.</p> <p>4- Re-nail sheathing (also referred to as wood deck) utilizing 8d ring shank nails. Install 4" self adhering modified bitumen tape at sheathing joints.</p> <p>5- Install and tin tag one layer of 30# felt paper to code with approved nails to roof deck.</p> <p>6- Install new valley metals.</p> <p>7- Install new "L" flashing as needed. Note "L" flashing is installed over stucco walls. Additional charges will apply for installing flashing behind stucco.</p> <p>8- Replace existing lead stacks, gooseneck and AP vents with new. Additional charges may apply for wind turbines, electrical and gas vents.</p> <p>9- Apply fire-resistant underlayment over entire roof.</p> <p>10- Install new metal roof, along with drip edge.</p> <p>11- Upon installation of new roof, all grounds in work area will be left free of roofing debris.</p> <p>All work completed will meet or exceed current Florida Building Code.</p>	
Warranty - Metal	10 year non-transferable workmanship warranty subject to Terms and Conditions	
Permit	Prepare required permit applications as per city and county. Cost of re-roof permit is included in pricing. Should the city or county require additional inspections/permits (i.e. for gas vents), these will be charged on the final invoice.	
<b>Optional Upgrades</b>		<b>\$0.00</b>

Item	Description	Amount
Double Underlayment	<p>Another approved installation method calls for a second layer of 30# felt instead of adhering modified bitumen tape at sheathing joints.</p> <p>This upgrade would be an additional \$2,650.</p> <p>If you choose this option, line items 4 and 5 would be replaced with:            4- Re-nail sheathing (also referred to as wood deck) utilizing 8d ring shank nails.            5- Install and tin tag two layers of 30# felt paper to code with approved nails to roof deck.</p> <p>*If your roof deck is Tongue and Groove (and not plywood), this is not optional and will be automatically added.</p> <p>Accept _____</p> <p>Decline _____</p>	\$0.00
Secondary Water Barrier	<p>Install Polyglass XFR over 30# felt. This acts as secondary water barrier and fire-resistant underlayment.</p> <p>If you choose this option, line item 9 would be replaced with:            9-Install Polyglass XFR over entire roof.</p> <p>This upgrade would be an additional \$5,300.</p> <p>Accept _____</p> <p>Decline _____</p>	\$0.00

**Change Orders**

<b>Sub Total</b>	\$79,500.00
<b>Total</b>	\$79,500.00

**A C C E P T A N C E   A N D   T E R M S   &   C O N D I T I O N S**

Estimate is valid for 30 days

Re-roof payments:  
 20% Due upon contract acceptance  
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 40% Due upon metal delivery  
 10% Due upon final inspection

Perfect Choice Roofing is not responsible for solar panels, cracked stucco, or screen enclosures. PCR will dispose of existing gutters.

Gutter estimate available upon request.

Client Signature

Client printed name

Date

PCR Authorized Signature

PCR Authorized printed name

## PERFECT CHOICE ROOFING

### Terms and Conditions

1. **PARTIES AND SCOPE OF WORK.** Perfect Choice Roofing, Inc. (hereafter called "Contractor"), shall mean the company performing the Work. "Work" means that specific services to be performed by the Contractor as set forth on the front of this Agreement or in any Agreement between the Contractor and Client. "Client" refers to the person(s) or business entity ordering the work to be done by Contractor and shall be responsible for the payment thereof. If the Client is ordering the work on behalf of another, the Client represents and warrants that the Client is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, the Client assumes sole responsibility for determining whether the nature of the work ordered by the Client is adequate and sufficient for the Client's intended purpose. The ordering of additional service and/or materials from Contractor beyond the scope of the Work shall constitute acceptance of the terms of these General Conditions as to such additional services and/or materials.
2. **WARRANTY.** The work will be performed in accordance with this Agreement, all applicable building codes, these Terms and Conditions, and generally accepted practices. Workmanship is guaranteed as indicated in the Agreement between Contractor & Client. The manufacturer's product warranty is the only warranty on the product described on the other side of this contract, there is no other product warranty. The foregoing warranties and remedies are exclusive and in lieu of all other warranties, remedies, guaranties, and liabilities, expressed or implied, arising by law or otherwise, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose, and any consequential, special, or punitive damages, all of which are expressly excluded. All warranties are void if sums due to the Contractor are not paid in full, or if unauthorized service, alterations or adjustments have been made to any of the work.
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