

CITY OF HOLLYWOOD
COMMUNITY REDEVELOPMENT AGENCY

PROPERTY IMPROVEMENT PROGRAM (PIP)
GRANT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 20____ by and between the Hollywood, Florida, Community Redevelopment Agency, a Florida body corporate and politic (“CRA”) and YEO Holdings, LLC the owner of the property located at 329 Madison Street, Hollywood, FL 33019 whose Federal I.D. No. is _____ (“Recipient”).

RECITALS

WHEREAS, the CRA is desirous of encouraging activities which contribute to the enhancement of redevelopment activities in Hollywood, Florida; and

WHEREAS, in 2005, the CRA Board approved and adopted the PROPERTY IMPROVEMENT PROGRAM (“PIP”) to leverage private investment for general exterior and interior property improvements to structures and/or to eliminate slum and blighting influences within the Hollywood Beach and Downtown Districts of the Community Redevelopment Agency (CRA); and

WHEREAS, in 2011, the CRA Board approved and adopted amendments to the PROPERTY IMPROVEMENT PROGRAM; and

WHEREAS, pursuant to Resolution R-CRA-2011-64, the CRA Board has authorized the CRA Executive Director to approve PIP grants below \$25,000 in accordance with the PIP requirements; and

WHEREAS, pursuant to the PROPERTY IMPROVEMENT PROGRAM, Ephram Yeoshoua, as a duly authorized representative of Recipient, has applied for a Grant to assist it in making comprehensive exterior property improvements to the property located at 329 Madison Street, Hollywood, FL 33019; and

WHEREAS, after reviewing the application submitted by Recipient, the CRA Board has found and determined that it would be beneficial to Redevelopment effort and a proper public purpose under Chapter 163, Florida Statutes, to support Recipient's improvement project through a grant of funds upon the terms and conditions hereinafter described; and

NOW, THEREFORE, for the mutual considerations described herein and other good and valuable consideration, the parties agree as follows:

I) CRA Obligations and Responsibilities:

- (A) Upon Recipient completing the comprehensive exterior and/or interior improvements acceptable to the CRA's Executive Director and after construction is completed and upon receipt of all documentation relating to the projects improvement costs, the CRA shall reimburse Recipient for one-half of the construction cost up to a maximum grant of \$48,274.00. In the event that Recipient fails to complete the comprehensive exterior improvements and other improvements by the completion date, CRA shall not be liable for reimbursement for any construction costs unless the CRA Executive Director agrees in writing.
- (B) The CRA shall not be liable for payments for services beyond the scope of the CRA authorized improvements, nor shall the CRA be liable for improvements which are made after the comprehensive exterior property improvement project is completed or after the CRA has authorized reimbursement to the Recipient.
- (C) The CRA shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contractors, architects or other parties are the sole responsibility of the Recipient.

II) Recipient Obligations and Responsibilities:

- (A) Recipient agrees to accept grant funds in an amount not to exceed \$48,274.00. Such grant funds shall be done on a reimbursement basis and shall only be for one-half of the construction cost up to a maximum grant amount of \$48,274.00; and
- (B) Recipient acknowledges and agrees that the grant funds are to be used solely for property improvements approved by the CRA on the property located at: 329 Madison Street, Hollywood, FL 33019.
- (C) Recipient acknowledges that it is the owner of the subject property, or if the Recipient is not the owner, it has received the owner's written consent to improve the subject property (shown in Exhibit "A" which is attached hereto and incorporated by reference) and as such it is authorized to contract for exterior and/or interior property improvements; and

- (D) Recipient shall submit a final design sketch of the exterior property improvements along with a contractor's bid for the improvements (which are attached hereto as Exhibit "B" and are incorporated herein by reference") to the City of Hollywood's Department of Planning and Development Services for review by applicable boards and/or City staff. All general exterior property improvements shall be consistent with all applicable City of Hollywood codes and design regulations; and
- (E) Recipient agrees that all exterior property improvements as set forth in Exhibit "B" shall be completed by November 16, 2021 (the completion date) and no grant fund reimbursement payments shall be made prior to completion; and
- (F) Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations; and
- (G) Recipient shall maintain books, records, and documents in accordance with generally accepted accounting procedures and practices to maintain adequate internal controls which, relating to façade improvements, sufficiently and properly reflect all expenditures of funds provided by the CRA under this Agreement; and
- (H) Recipient shall make all books pertaining to the business and exterior and/or interior property improvements project available to the CRA for inspection, review or audit purposes at all reasonable times upon demand the term of this Agreement and for three (3) years thereafter; and
- (I) The Recipient shall submit to the CRA not more than sixty (60) days after the comprehensive exterior property improvement project is completed, all supporting documentation, including but not limited to paid receipts, two (2) 8 x 10 photographs of the completed exterior property improvements and documentation relating to the construction costs expended for the exterior property improvements project on the subject property; and
- (J) The Recipient and or the Recipient's contractor(s) shall carry worker's compensation insurance to cover all workers involved in the project. Recipient shall maintain, at its own expense, General Liability Insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00 the premium of which shall be paid prior to execution of this Agreement. Said insurance shall name the CRA as an additional insured; and shall provide that the CRA will receive notice of any cancellation or change in coverage. Recipient shall furnish CRA with certificates of Insurance. Any lapse of this coverage during this period of the Agreement shall be grounds for termination of the Agreement by the CRA.

(III) Representations

As a material consideration in granting the funds which are the subject of this agreement, the CRA has relied upon the following representatives of the Recipient:

1. Recipient, or any of its officers, directors, or employees has not been convicted of any felony or crime involving dishonesty, fraud, misrepresentation or moral turpitude.
2. To the best knowledge of the Recipient, there is no action, investigation or proceeding pending against the Recipient or any of its officers, directors or employees involving dishonesty, fraud, misrepresentation, morale turpitude or like matters, nor is there any factual basis which is likely to give rise to such an action, investigation or proceeding.

3. The Recipient is a duly authorized representative of the business and is authorized to execute this Agreement.
4. The Recipient shall comply with all applicable laws and procedures in connection with the expenditure of funds including but not limited to obtaining all necessary permits and licenses.

(IV) Term of Agreement

This Agreement shall commence upon execution and shall expire sixty (60) days after the Completion Date. In the event that the Recipient fails to commence the project within thirty (30) days from the date of execution of this Agreement, CRA reserves the right to terminate this Agreement upon twenty-four (24) hours notice to Recipient.

(V) Designated Representatives

The names and addresses of the Designated Representatives of the parties in connection with this Agreement are as follows:

AS TO AGENCY: **Executive Director**
Hollywood, Florida Community Redevelopment Agency
1948 Harrison Street
Hollywood, FL 33020

WITH A COPY TO: **General Counsel**
Hollywood, Florida Community Redevelopment Agency
2600 Hollywood Boulevard, Room 407
Hollywood, FL 33020

AS TO RECIPIENT: **YEO Holdings, LLC**
Attn: Ephram Yeoshoua
329 Madison Street
Hollywood, FL 33019

WITH A COPY TO:

- (A) Recipient acknowledges that the CRA is not affiliated with or responsible for Recipient's activities hereunder or otherwise. Further, Recipient hereby indemnifies and holds harmless the CRA for any actions, suits, or proceedings arising out of the subject matter of this Agreement. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the CRA relating to such loss or damage and shall include all costs, expenses and liabilities incurred by the CRA in connection with any such claim, suit, action proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof.

- (B) Recipient agrees that nothing herein contained is intended or should be construed as in any way creating or establishing the relationship of partners or joint ventures between the CRA and the Recipient as an agent, representative or employee of the CRA for any purpose or in any manner whatsoever, and that it shall not represent to any third parties that such is the case.
- (C) Recipient may not assign any rights under this Agreement without the prior written consent of the CRA, which may be withheld in its sole discretion.
- (D) The name and address of the official payee to whom payments hereunder will be made is:

YEO Holdings, LLC
Attn: Ephram Yeoshoua
329 Madison Street
Hollywood, FL 33019

- (E) This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement will be heard in Broward County, Florida. No remedy herein conferred upon any part is intended to be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any part of any right, power or remedy hereunder shall preclude any other of further exercise thereof.
- (F) This Agreement may only be amended or modified by an instrument in writing signed by both parties.
- (G) The Recipient acknowledges and agrees that the CRA may in its sole discretion discontinue this program at any time. At all other times, either party can cancel this agreement by thirty-(30) days written notice to the other. In the event that Recipient cancels this Agreement, the CRA shall not be liable to any contractor (s) or subcontractor (s) with relation to any work performed pursuant to the contract between Recipient and the Contractor(s) or subcontractor(s).
- (H) Recipient agrees that if the Recipient sells the property, changes the use of the business or goes out of business prior to receiving the grant funds or anytime within five years of receiving grant funds, all or a portion of the funds will be reimbursed to the CRA. If it is determined that reimbursement is based on a portion of the funds, Recipient shall reimburse the CRA in the following manner: 80% if the property is sold, the business use is changed or the business goes out of business within one year of the final disbursement; If said conditions occur within two years of the final disbursement, Recipient shall reimburse 60% of the funds; if said conditions occur within three years, then Recipient shall reimburse 40%, and if within four years, then Recipient shall reimburse 20% of the funds disbursed. Reimbursement requirements shall not be applicable to exterior-only improvement projects.
- (I) Recipient shall be required to provide sufficient security for grants awarded by the CRA Board. Such security shall be approved by the Executive Director and CRA General Counsel to sufficiently cover the repayment provision and may include a mortgage, personal guarantee, security agreement and/or any other acceptable form of security. Security requirements shall not be applicable to exterior-only improvement projects. Nothing in this paragraph shall be construed to prohibit the CRA Board from awarding a grant without security, if the Board determines that such grant is in the best interest of the CRA.

PROPERTY IMPROVEMENT PROGRAM (PIP) GRANT AGREEMENT (YEO HOLDINGS, LLC.)

IN WITNESS WHEREOF, the HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY and YEO HOLDINGS, LLC., have caused this Agreement to be executed, the day and year first above written.

ATTEST:

HOLLYWOOD, FLORIDA COMMUNITY
REDEVELOPMENT AGENCY

PHYLLIS LEWIS
SECRETARY

JOSH LEVY, CHAIR

Approved as to Form and Legal Sufficiency for
the Use and Reliance of the Hollywood,
Florida Community Redevelopment
Agency, only.

DOUGLAS R. GONZALES, GENERAL COUNSEL

AS TO RECIPIENT

ATTEST:

Ephram Yeoshoua

By: _____
Signature

Print Name: _____

CORPORATE SECRETARY

Title: _____

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) Yeo Holdings, LLC	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
	Address (number, street, and apt. or suite no.) 938 Sanibel Dr,	Requester's name and address (optional)
	City, state, and ZIP code	
List account number(s) here (optional)		

Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

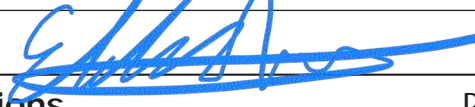
Social security number
or
Employer identification number

Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 1.

Sign Here	Signature of U.S. person ▶ 	Date ▶ August/11/2020
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,



**HOLLYWOOD CRA GRANT PROGRAMS
INITIAL INFORMATION SHEET**

Contact Name: ODED YEUSHOUA
 Business Name: YED Holdings LLC
 Property Address: 329 Madison St.
 Contact Phone Number: 954-655-3551 / 305-989-6060

I am interested in (check all that may apply):

- ☐ **Hotel Improvement Program (HIP)** – 50% reimbursement grant for up to \$250,000 for comprehensive interior and exterior renovations to existing hotels within the CRA district.
- ☒ **Property Improvement Program (PIP)** – 50% reimbursement grant for up to \$50,000 for comprehensive exterior renovations to existing commercial, condominium, or multi-family buildings within the CRA district (100% homesteaded properties are not eligible).
- ☐ **Mini-Property Improvement Program (Mini-PIP)** – 50% reimbursement grant for up to \$25,000 for comprehensive exterior renovations to existing commercial, condominium, residential or multi-family buildings within the CRA district (100% homesteaded properties within Beach District are not eligible).
- ☐ **Paint Only Program (POP)** – 50% reimbursement grant for up to \$10,000 for cleaning, patching, and painting to any building within CRA district.

Please describe scope of work for any property improvement grant or business description for Business Recruitment Program:

- Replace all windows + exterior doors (Impact)
 - Paint Exterior
 - Landscaping
 - Removal of Shutters
- Estimated cost = \$125K-140K

Please submit this form to Hollywood CRA and we will contact you about setting up a pre-application meeting.

Property Improvement Program (PIP) Application

Name: Ephraim Yeoshova & Oded Yeoshova

Name of Business/Property to be Renovated: YEO Holdings LLC

Address: 329 Madison St, Hollywood, FL 33019

Telephone Number: 305 989-6060

Are you the Property Owner or Business Owner? YES

Type of Improvement(s) Planned: Replace old windows with new impact windows

Facade renovation of the exterior of the building (paint, landscaping, etc...)

Incentive Amount: \$ 50,000

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

08/11/2020
Date

Ephraim Yeoshova
Print Name

August 11, 2020

To: Hollywood City
Board of CRA

Re: 329 Madison St - PIP Letter of Intention

To the respected board,

Yeo Holdings, LLC is the new and proud owner of the 329 Madison St, apartment building, located in the historic part of Hollywood Beach. We would like to share with you our general plans for this unique building.

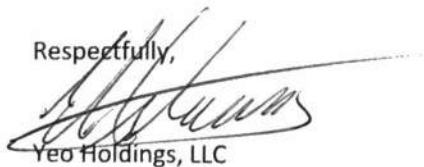
Our first and current main focus is to update and beautify the exterior of the building, while preserving its agricultural/historical aspect. In doing so, we will be replacing the original windows and doors with impact window/doors that are in compliance with city code. Consequently, the accordion shutters will be removed as well which by itself will improve the exterior image of the building.

We will be painting the exterior with colors and accent approved by the CRA staff, and improving the current landscaping in front of the building and in the courtyard. Exterior light fixtures will be upgraded as well.

Our next stage will be to redo the roof which is about 16 years old, but thankfully still has a couple of more years, and we will eventually be replacing the old cast iron drain pipes to PVC and upgrading all electric panels.

Our goal is to keep this asset for the long term with strict maintenance, and making it one of Hollywood's beach jewels. We are very interested in working with the city's CRA staff on this project, and look forward to a smooth and notable process.

Respectfully,



Yeo Holdings, LLC



YEOHO-1

BACKUP - I

OP ID: KM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/18/2020

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

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

PRODUCER Florida Assurers, Inc. 777 Arthur Godfrey Road #400 Miami Beach, FL 33140 Kathryn S. Merlino		305-532-2471		CONTACT NAME: Kathryn S. Merlino PHONE (A/C, No, Ext): 305-532-2471 FAX (A/C, No): 305-673-0190 E-MAIL ADDRESS: kathrynm@faiadesinsurance.com	
INSURED YEO Holdings, LLC c/o Oded & Ephram Yeoshoua 329 Madison Street Hollywood, FL 33019		INSURER(S) AFFORDING COVERAGE INSURER A : MT HAWLEY INSURANCE CO.		NAIC # 37974	
		INSURER B :			
		INSURER C :			
		INSURER D :			
		INSURER E :			
		INSURER F :			

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"/> COMMERCIAL GENERAL LIABILITY <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:	X		GGL0015747	03/25/2020	03/25/2021	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 \$ Included \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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)

Property Address: 329 Madison Street Hollywood, FL 33019
Certificate Holder is listed as an Additional Insured with respects to the General Liability.

CERTIFICATE HOLDER**CANCELLATION**

The Hollywood CRA 1948 Harrison Street 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 Kathryn S. Merlino
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Site Address	329 MADISON STREET, HOLLYWOOD FL 33019-2106	ID #	5142 13 01 3330
Property Owner	YEO HOLDINGS LLC	Millage	0513
Mailing Address	1379 HARBOR VW E HOLLYWOOD FL 33019-5054	Use	03
Abbr Legal Description	HOLLYWOOD BEACH 1-27 B LOT 9,10 BLK 15		

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 Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$191,730	\$950,870	\$1,142,600	\$698,980	
2019	\$191,730	\$950,870	\$1,142,600	\$655,470	\$19,366.70
2018	\$191,730	\$950,870	\$1,142,600	\$616,000	\$18,026.07

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,142,600	\$1,142,600	\$1,142,600	\$1,142,600
Portability	0	0	0	0
Assessed/SOH 96	\$698,980	\$1,037,960	\$698,980	\$698,980
Homestead 100%, NCU=15%	\$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
Exempt Type	0	0	0	0
Taxable	\$648,980	\$1,012,960	\$648,980	\$648,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/9/2020	SWD-Q	\$2,000,000	116288065	\$30.07	6,376	SF
6/18/1997	PRD		26734 / 146			
				Adj. Bldg. S.F. (Card, Sketch)		6638
				Units		12
				Eff./Act. Year Built: 1960/1948		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
12								

BACKUP - I

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
YEO HOLDINGS,LLC

Filing Information

Document Number	L14000011812
FEI/EIN Number	46-4610981
Date Filed	01/22/2014
Effective Date	01/22/2014
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY
21	
Event Date Filed	02/20/2015
Event Effective Date	NONE

Principal Address

1379 Harborview East
Hollywood, FL 33019

Changed: 04/15/2015

Mailing Address

1379 Harborview East
Hollywood, FL 33019

Changed: 04/15/2015

Registered Agent Name & Address

BAROZ, OREN
6030 HOLLYWOOD BLVD
135
HOLLYWOOD, FL 33024

Authorized Person(s) Detail

Name & Address

Title AP

YEOSHOUA, ODED
1379 Harborview East
Hollywood, FL 33019

Title AP

YEOSHOUA, EPHRAM
1379 Harborview East
Hollywood, FL 33019

Annual Reports

Report Year	Filed Date
2017	04/05/2017
2018	04/13/2018
2019	04/18/2019

Document Images

04/18/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/17/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- CORLCAUTH	View image in PDF format
01/22/2014 -- Florida Limited Liability	View image in PDF format





PATRICIA



528

Letter of Authorization

NA



HOLLYWOOD CRA GRANT PROGRAM
BID SUMMARY

Business or Condo Name: YEO Holdings, LLC

Property Address: 329 Madison St, Hollywood

WORK DISCIPLINE: Install New Impact Windows

CONTR#1 Kronox \$67,647.50 SELECTED

CONTR#2 JAX \$78,426

CONTR#3 De Mattia an Son \$79,558

WORK DISCIPLINE: Exterior Facad Renovation

CONTR#1 Kronox \$12,000 SELECTED

CONTR#2 C&S Paint \$16,803

CONTR#3 JAX \$12,900

WORK DISCIPLINE: Landscaping

CONTR#1 Kronox \$12,500 SELECTED

CONTR#2 All American Arbor \$41,550

CONTR#3 America Stars \$3,920



**HOLLYWOOD CRA GRANT PROGRAM
BID SUMMARY**

Business or Condo Name: YEO Holding, LLC

Property Address: 329 Madison St.

WORK DISCIPLINE: Rendering

CONTR#1 3D Visual Ideas \$ 600 SELECTED

CONTR#2 _____ \$ _____

CONTR#3 _____ \$ _____

WORK DISCIPLINE: Signage

CONTR#1 Super Sign \$ 3,800 SELECTED

CONTR#2 Signarama \$ 3,676.80

CONTR#3 King Signs \$ 2,950-

WORK DISCIPLINE: _____

CONTR#1 _____ \$ _____ SELECTED

CONTR#2 _____ \$ _____

CONTR#3 _____ \$ _____

TOTAL PROJECT COST \$ 96,547.50



PRO PO SAL

Thanks for contact 3D Visual Ideas.

We are happy to offer a quote as we hope it is of interest to you.
We are confident that we can offer you the best service and the best
quality / price ratio.

ABOUT THE PROJECT

The objective of this project is make 1 (one) high resolution renders for the facade for submit to the city. 3D Visual ideas will take the measures and make the layout for make the 3d model.

Textures, colors, landscaping and ideas will be provide by client.

The Softwares that will be used on this project are: AutoCad 2018 64 bit, 3D studio Max 2018 64 bit, Vray Next, Multiscatter, Adobe PhotoShop CS6 64 bit, Adobe Illustrator CS5 64 bit.

Customer: Effy Yeoshua
Order by: Effy Yeoshua
Project: 329 Madison St, Hollywoo
Date: 08/14/2020
PN: 246
Terms: 1-2 weeks approx.

For the realization of it, we will establish a work plan in five stages:

PLANIMETRY

- Digitalization, preparation and correction of drawings provided by the client.
- 3D modeling environment objects: general carpentry, walls, floors, general details, environment and landscaping.
- Full drawn extrusion planimetry and complete end of the composition, for creating 3D model.

3D VISUAL IDEAS, LLC

Rendering | Animation | Design | Drawings

www.3dvisualideas.com

info@3dvisualideas.com

305 978 6945

19390 Collins Avenue, apt #1509,

Sunny Isles, FL 33160

MODEL AND RENDERING

- Shades, colors and textured materiality based on requested.
- Calculation of lighting and shades based on images HDRI (High Dynamic Range Image) Sky Vray, Vray Sun.

POST PRODUCTION

- Preparing files.
- Post Production layers for realistic composition.
- General Retouching: color correction, levels, curves, shadows and lighting.

- This Stage includes the location map with descriptions.

DELIVERY TERM

The estimated time in the realization of this project is 1-2 **weeks** from the reception of all the material and files necessary for the realization of the same including the agreed payment, in case the client is responsible for the delivery of the contents . In another case, this term will be understood from the delivery of the agreed payment and signal to the acceptance of this budget.

PRICE AND METHOD OF PAYMENT

We are aware that the needs of one client to another change and we want to offer you a budget that fits 100% to your needs. **The price is \$600.**

The payment method is 50% before starting, A payment of 25% before the delivery of the final works. The other 25% after job is done and original files are sent to the customer.

NOTES:

Once the proposal is signed, the client is responsible to paid the total amount showed in this agreement after the job is delivered.

This proposal is for design services only. Any service for printing is not included. Any drone service for aerial views is not included. Price based in CAD FILES provided by customer.

We want this budget to be of your interest.

Do not hesitate to contact us for any questions or clarification.

We are convinced that we are the answer to your needs, our extensive experience and the opinions of our clients endorse us. To accept this quote, simply sign it for approval and send it back.

Thank you very much!

Customer signature
for approval

Customer full name

Date



Mario Aguilera
CGC 1518992

PROPOSAL EXHIBIT - B

August 10, 2020

To: YEO Holdings LLC

Re: Patio and landscaping improvement at 329 Madison Street. Hollywood, Florida 33019

Dear Mr.:

First of all, thanks for the opportunity and glad to help you in achieving your expectations. Our commitment is provide you with the more efficient and professional service, pursuing always our goal; client satisfaction.

Scope of work: Patio and landscaping improvement

Includes:

1. Remove all stone pavers located in common areas.
2. Design new façade look of common areas.
3. Composite decking built as a walkway all around common areas.
4. Install bromeliad plants at front entrance.
5. Install bottle palms 3' tall

Total Price: \$ 12,500.00

Schedule of Payments

- First Payment: **\$ 6,000.00** (50% for commencement).
- Second Payment: **\$ 5,000.00** (40% before plants installation).
- Third Payment: **\$ 1,500.00** (10% For Completion).

The estimated time of job execution is 90 days after the initiation payment. Extension on the conclusion of the job may occur by means out of control of the Contractor.

All construction work to be executed will be reflected / detailed on this proposal.


Any work not reflected clearly on this proposal must be negotiated between the parties

(General Manager/Contractor) before commencement and recorded in signed documents. Those documents shall be added to this contract for construction as addendums forms.

NOT INCLUDED:

- 1.) Any city charge for permit or impact fee, processing, building inspections, any lab test for site conditions/materials, notice of commencement / termination (by General Manager).
- 2.) Costs for removing, relocating, repairing, or modifying existing framing, surfacing, HVAC, electrical, and plumbing systems - or bringing those systems into compliance with current building codes.
- 3.) Costs for testing and remediation of hazardous materials (asbestos, lead, etc.).
- 4.) Sales tax on materials and supplies.

This proposal will be consider as a contract w/ your signed return.


(Your sign here, please)

Sincerely,
CGC Mario Aguilera



Mario Aguilera
CGC 1518992

PROPOSAL

Paint # 3
EXHIBIT - B

August 10, 2020

To: YEO Holdings LLC

Re: Façade Renovation for apartment building at 329 Madison Street. Hollywood, Florida 33019

Dear Mr.:

First of all, thanks for the opportunity and glad to help you in achieving your expectations. Our commitment is provide you with the more efficient and professional service, pursuing always our goal; client satisfaction.

Scope of work: Façade Renovation

Includes:

1. Remove front windows accordion shutters.
2. New 10" stucco bands around front first floor windows (labor and material).
3. New (2) two stucco bands between 1st floor and 2nd floor (labor and material).
4. Rent of scaffold. Repaint for façade and paint new stucco bands (labor)

Total Price: \$ 12,000.00

Schedule of Payments

- First Payment: \$ 6,000.00 (50% for commencement).
- Second Payment: \$ 4,800.00 (40% Completion of new stucco bands).
- Third Payment: \$ 1,200.00 (10% For Completion).

The estimated time of job execution is 30 days after the initiation payment. Extension on the conclusion of the job may occur by means out of control of the Contractor.

All construction work to be executed will be reflected / detailed on this proposal.

Any work not reflected clearly on this proposal must be negotiated between the parties (General Manager/Contractor) before commencement and recorded in signed documents. Those documents shall be added to this contract for construction as addendums forms.

NOT INCLUDED:

- 1.) Any city charge for permit or impact fee, processing, building inspections, any lab test for site conditions/materials, notice of commencement / termination (by General Manager).
- 2.) Costs for removing, relocating, repairing, or modifying existing framing, surfacing, HVAC, electrical, and plumbing systems - or bringing those systems into compliance with current building codes.
- 3.) Costs for testing and remediation of hazardous materials (asbestos, lead, etc.).
- 4.) Sales tax on materials and supplies.

This proposal will be consider as a contract w/ your signed return.


(Your sign here, please)

Sincerely,
CGC Mario Aguilera

SELECTED - IMPACT WINDOWS AND DOORS

EXHIBIT - B

YEO HOLDINGS, LLC
329 madison STREET
HOLLYWOOD, FL. 33019

KRONOX CONSTRUCTION, INC.

3065 SW 16 ST. MIAMI, FL. 33145
(786)597-1399
KronoxConstruction@gmail.com



BUILDING PROPOSAL

Date: August 10, 2020

Item	Description	Qty	Rate (\$)	Total (\$)
	All material to be supplied as per CGI quote 481441			
Subtotal				46,750.00
Sales Tax (7.0%)				3,272.50
Installation				16,125.00
Shopdwgs & Calc.				1,500.00
City Permit Fee				0.00
TOTAL				67,647.50

Installation: Includes Remove existing windows/doors & replace w/ new impacts, wood bucks PT if Needed, Caulking, Tap cons & clean up all debris. (Exterior Stucco work, Interior Sheetrock, Compound work & painting not included) Kronox Const. Inc., won't be responsible if window sill needs to be removed. COVERS if Needed cost price by Customer and installations of all covers maximum is \$100.00. OPTIONAL: Window sill replacement \$ 25.00 per window. White painted Aluminum Framing Windows and Doors.

Permits: Include Prepare Shopdwgs & Calculations to meet The Florida Bulding Code & Building Department Requirements signed & sealed by a Florida Professional Registered, all visits required to job site and Building department. CITY PERMIT FEES NOT INCLUDED.

Removing existing windows and doors might require removing alarm sensors.
Replacing sensors is at client expenses
All proposal prices are valid for fifteen (15) business days from proposal's date delivey.
PRICES ARE SUBJECT TO CHANGE AFTER FABRICATION MEASUREMENTS AND FIELD CONDITIONS ARE TAKEN INTO CONSIDERATION AFTER 50% DEPOSIT.
LEAD TIME IS 4-7 WEEKS AFTER THE DATE THE ORDER IS PUT INTO PRODUCTION

TERMS OF PAYMENTS :

33,823.75 FIRST: 50% DEPOSIT WHEN PLACING ORDER
30,441.38 SECOND: 45% TO RELEASE MATERIAL
3,382.38 THIRD: 5% AT TIME OF INSPECTION

SIGN :

DATE :

8/10/2020

EXHIBIT - B



STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION

CGC1518992

ISSUED: 07/11/2018

GENERAL CONTRACTOR
AGUILERA, MARIO LUIS
KRONOX CONSTRUCTION, INC.

A handwritten signature in black ink, appearing to read "Mario Luis Aguilera", written over a horizontal line. Below the signature, the word "Signature" is printed.

Signature

LICENSED UNDER CHAPTER 489, FLORIDA STATUTES
EXPIRATION DATE: AUGUST 31, 2020



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/18/2020

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 be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Florida Bankers Insurance 6874 SW 8 St Miami, FL 33144	CONTACT NAME: MARTA ALONSO PHONE (A/C, No, Ext): (305)266-6493 FAX (A/C, No): (305)262-0679 E-MAIL ADDRESS: marta@floridabankersinsurance.com														
INSURED KRONOX CONSTRUCTION INC 3065 SW 16 St Miami FL 33145-	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: AIX SPECIALTY INSURANCE COMPANY</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: AIX SPECIALTY INSURANCE COMPANY		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

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"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	SIZGL1003B227747	01/02/2020	01/02/2021	EACH OCCURRENCE \$ 1,000,000.00
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000.00						
	MED EXP (Any one person) \$ 5,000.00						
	PERSONAL & ADV INJURY \$ 1,000,000.00						
							GENERAL AGGREGATE \$ 1,000,000.00
							PRODUCTS - COMP/OP AGG \$ 1,000,000.00
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER 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 ARE LISTED AS ADDITIONAL INSURED AND WAIVER OF SUBROGATION ON THIS POLICY

CERTIFICATE HOLDER**CANCELLATION**

HOLLYWOOD CRA 1948 HARRISON STREET HOLLYWOOD FL 33020	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p>
---	--

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EXHIBIT - B

JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

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

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

CONSTRUCTION INDUSTRY EXEMPTION

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

EFFECTIVE DATE: 3/1/2020

EXPIRATION DATE: 3/1/2022

PERSON: MARIO L AGUILERA

EMAIL: KRONOXCONSTRUCTION@GMAIL.COM

FEIN: 473680188

BUSINESS NAME AND ADDRESS:

KRONOX CONSTRUCTION INC

3065 SW 16TH ST

MIAMI, FL 33145

SCOPE OF BUSINESS OR TRADE:

Contractor-Project Manager,
Construction Executive,
Construction Manager or
Construction Superintendent

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.



CONTRACT

To: YEO Holdings

329 Madison St. Hollywood

Build and install a new Reverse Channel Letter in front of the building

Total \$2 800.00 + Permit



To accept this contract please Sign _____ and Date _____

A 50% deposit is required to begin work, the balance is due upon work completion. Customer must provide all city required documentation. To install sign please allow 6-10 weeks after permit is delivered. Sign and materials are property of Super Sign until balance is paid in full. You must authorize this contract should the service of an attorney be required to enforce any part of this contract or for the collections of a delinquent account, it is agreed that the debtor will pay all collection's expenses and interests including attorney's fees. Please review this preliminary design and respond with changes if any, Super Sign Inc. Will not be responsible for any late changes. Any alteration or deviation from this contract will be charged.

STATE LICENSE ES 12001558

This original design (except registered or existing trademarks) is the property of Supersign and may not be reproduced or copied in part or whole without written permission of Supersign.

Nissim Amir
Nissim Amir

Installation	
City Duments	\$
Electrical	\$
Engineer/ Architect	\$
City permit charge to be paid on final.	



Francisco Diaz-Mendez

From: YEO Holdings <yeoholdings@gmail.com>
Sent: Monday, September 14, 2020 2:22 PM
To: Francisco Diaz-Mendez
Subject: [EXT]Fwd: Permit fees

Hi Francisco,

Please see below, email from supersign regarding the permit fees.

Thanks,

Ephram Yeoshoua

Begin forwarded message:

From: Super Lights <superlightsleds@gmail.com>
Date: September 4, 2020 at 12:00:16 AM GMT+3
To: yeoholdings@gmail.com
Subject: Permit fees

REGARDING City Permits:

- City Docs \$275.00
- Electrical \$250.00
- Engineer/Architect: \$475.00

City permit charge to be paid on final invoice.

--

Super Sign Inc
500 Ansin Blvd. Hallandale Beach, FL 33009 USA
Tel: 954-344-5443

E-
[mail:supersign500@gmail.com](mailto:supersign500@gmail.com)



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.





Landscape 2/7

BACKUP - II



From: Effi Yeoshoua yeoholdings@gmail.com
Subject: Re: American Arbor
Date: February 3, 2020 at 9:33 AM
To: Derek Manzi allamericanarbor@gmail.com
Cc: Michele Davidson yeomanagement@gmail.com, Effi Yeoshoua yeoholdings@gmail.com

Hello Derek. Thank you for your proposal.

If possible, would you be able to breakdown the cost for each item mentioned on the proposal? Also, would it be possible to get a sketch of how, approximately, the end project would look like? This will help us with the Hollywood city CRA program.

Looking forward to hearing from you at your convenience.

Thank you,
Ephram Yeoshoua

On Feb 1, 2020, at 6:17 AM, Derek Manzi <allamericanarbor@gmail.com> wrote

ALL AMERICAN ARBOR
SERVICES LLC

Derek M.
(CELL) (305)748-8153
(EMAIL) Allamericanarbor@gmail.com

SPECIALIZING IN:

Tree Trimming-Crown Reduction
Lift and Thinning-Side Walling
Lot Clearing-Tree Removal
Hurricane Preparation
Landscaping and Design

Proposal Submitted To: 329 Madison St
Hollywood, FL 33019
United States

Date: 1/31/2020

JOB:

- 1: Installation of bromeliad plants located in the front entrance between the rocks.
- 2: Removal of all stone pavers located in common area.
- 3: Installation of bottle palms 3' tall and bromeliads in all corners of common area.
- 4: Composite decking built as a walkway all around common area in a 3' wide square.
- 5: Turf grass installed inside deck area lower then deck.

OPENING DATE: Open

We Propose hereby to furnish material and labor-- complete in accordance with above specifications, for the sum of: Eleven Thousand Five Hundred Fifty and Zero. \$11,550.00

~~~~~  
If proposal is accepted than please email back to Allamericanarbor@gmail.com saying \*\*\*\*\*APPROVED\*\*\*\*\*

If Legal procedures become necessary to resolve any portion of this agreement, the prevailing party shall be entitled to any and all fees incurred.

~~~~~  
Payment to be made as as followed: Eleven Thousand Five Hundred Fifty and Zero. \$5,775.00 upfront and \$5,775.00 upon completion

America Stars Lawn & Landscaping LLC

621 NW 15th St
 Pembroke Pines, FL 33024 US
 itarsamerica@yahoo.com

Estimate

ADDRESS
 Michele Davidson
 329 Madison St
 Hollywood, FL 33019
 (754) 245-0971

ESTIMATE 1201
 DATE 02/13/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	8 Bromeliad	8	15.00	120.00
	Services	20 Flex Liriope	20	7.50	150.00
	Services	200sqft Artificial grass	200	12.00	2,400.00
	Services	2 Bottle Palm	2	75.00	150.00
	Services	Labor		1,100.00	1,100.00

NOTE:
 IF YOU GO WITH PAVERS YOU WILL
 HAVE 910sqft IN THE FRONT AND
 FOR THE BACK 200sqft, REMOVING
 ALL THE TILLES AND THE TREES I
 WILL GIVE YOU A FLAT RATE OFF
 6.00 A FOOT INCLUDE LABOR &
 MATERIALS WE WILL USE OLD
 MIAMI PAVERS

NOTE:
 50% DEPOSIT REQUIRED PRIOR TO WORK
 acceptance of this proposal (which becomes a contract) there will be
 a 3% fee for using a credit or debit card and no fees if you pay by
 check.

TOTAL

\$3,920.00

Accepted By

Accepted Date



C&S PAINT
Restoration & Waterproofing

PROPOSAL/CONTRACT

Date	Estimate #
2/4/2020	2018-2511R

Name / Address

Yeo Holdings LLC
329 Madison St
Hollywood, FL 33019

Job Information

EXT Paint @ 329 Madison ST
329 Madison St
Hollywood, FL 33019

We hereby submit our proposal for the work described below:

Scope of work to be accomplished:	Total
<p>-EXTERIOR PAINT DESCRIPTION: Pressure clean all areas with a minimum 3500 psi. Apply Solution clean mildew areas as needed. Apply one coat of Loxon Conditioner to all masonry surfaces in order to treat and prepare substrate for new finishes. Patch all hair line cracks with vin lox elastomeric sealant. Apply two coats of super paint flat for all stucco finishes. Prime and paint metal doors and frames.</p> <p>Prime and Paint Walls with latex Acrylic Prime and Paint 12 Doors & Frames with latex Semi-gloss Prime and Paint Railings with latex Semi-gloss</p> <p>Exclusions: Stains, Insurance endorsement, bonds, permits and Areas NOT listed in this proposal.. C & S is NOT responsible for moving of IT equipment, furniture or personal items.</p>	<p>14,063.00 1,440.00 1,300.00</p>

Plan Date

Project

	18393 - EXT Paint @ 329 Madison ST	
--	------------------------------------	--

Total

\$16,803.00

Any Extra work, not included in the Original Quoted Price will be approved by client prior to commencement.

C&S Paint and Wallpaper will charge the same amount to work regular or after hours.

Any lost time, moving furniture, or other work not specified will be billed hourly at the rate of \$50 per laborer plus materials.

BALANCE DUE WITHIN 30 DAYS UPON COMPLETION OF PROJECT.

Please note C&S Paint and Wallpaper is committed to serving your needs.

ACCEPTANCE: The above stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to.

Accepted by: _____ Date: _____

C & S Paint and Wallpaper, Inc. _____ Date: _____

NOTE: This proposal may be terminated by us if not accepted within 30 days

C&S PAINT & WALLPAPER, INC. . 660 NW 125 Street , North Miami Fl . 33168 . Tel # 305-643-1136 . Fax # 305-643-1186 . Lic # 04BS00966

Jax Construction & Development

3001 W Hallandale Bch Blvd Ste 108-109
Hallandale, FL 33009
Broward: 954-544-7500
Dade: 305-788-9643



DATE	1/22/2020
INVOICE #	FL191307
CUSTOMER ID	
DUE DATE	2/30/2020

CGC1524564

BILL TO

Property located at
329 Madison Street
Hollywood, FL

DESCRIPTION	TAXED	AMOUNT
Installation & material provided by contractor: (28) 26 1/2 x 41 Impact H ROLLER WHITE FRAME/GRAY GLASS (34) 36x57 Impact H ROLLER WHITE FRAME/GRAY GLASS (10) 72X 57 5/8 Impact H ROLLER WHITE FRAME/GRAY GLASS (2) 26 1/2x 60 Impact H ROLLER WHITE FRAME/GRAY GLASS (13) 34X86 Impact Front Door WHITE FRAME/GRAY GLASS		
MANUFACTURE: AIRMASTER: GLAZING ENERGY EFF 3 YR WARRANTY		78,426.00
ALL WINDOWS INCLUDE: Wood Buck Caulking, Seal, & Patch Stucco where necessary Hauling away old windows, doors & debris, engineering fees		
PAINT Pressure clean wash Paint and primer included (Shermin Williams): RESILIENCE Floor paint Patch cracks		12,900.00
OTHER COMMENTS		
Important: It should be noted that price is subject to change due to unforeseen Work Site Conditions. Unforeseen Work Site Conditions. If concealed or unknown conditions, including, but not limited to, surface, subsurface and/or site environmental conditions, which affect in whole or in part the performance of the Work are encountered, then Contractor shall stop work and give written notice thereof to Owner before conditions are further disturbed and promptly after first observing such changed conditions by Contractor. The Agreement (e.g., costs, prices, schedule, etc.) shall be adjusted in accordance with the changes clause More specifics will be provided at the time <i>Jax Construction & Development</i> enter to an agreement with THE OWNER	Subtotal Taxable Tax rate Tax due Discount TOTAL	91,326.00 - - - -

Make all checks payable to
Jax Construction & Development

Signature _____ Date _____

Signature _____ Date _____

Thank You For Your Business!



INVOICE

KING SIGNS

12584 sw 128 st Bay 1 Miami FL 33186
 Phone 786-216-8989
sales@kingsignsmiami.com
www.kingsignsmiami.com

DATE: SEPTEMBER 4, 2020
 INVOICE # 083123

TO The Madison

SALESPERSON	JOB	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	PO #
Manny	Reverse Lit Channel letter	n/a	n/a	5-6 weeks	Due on receipt	PO192194

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1		Set of reverse lit channel letters To match artwork provided .063 aluminum faces and returns 1/8" on back to serve as placement for LED 115 white LED with 5 year warranty 2 100 watt power supplies	\$1,950.00		\$1,950.00
1		Permit processing fee, sealed engineering plans, and city fees are included Permits to be paid in full with deposit	\$1,000.00		\$1,000.00
		Electrical line and timer not included. Electrical line must be withing 3 feet of where sign is to be installed			

-50% of the total amount is required as a non-refundable deposit, to begin work order.

-Remaining balance is to be paid upon completion of sign. If not a \$50.00 fine with be added to balance and continue adding \$50.00 weekly until balance is paid.

-All signs produced by King Signs are property of King Signs until the remaining balance is paid in full.

GRAND TOTAL	\$2,950.00
DEPOSIT	\$1,975.00
REMAINING BALANCE	\$975.00

PLEASE MAKE CHECK PAYABLE TO KING SIGNS & GRAPHICS
 THANK YOU FOR CHOOSING KING SIGNS FOR YOUR BUSINESS!



6144 HOLLYWOOD BLVD
HOLLYWOOD, FL 33024
(954) 926-3380

BACKUP - II

ESTIMATE

EST-1053

<https://www.signarama.com/fl-hollywood>

Payment Terms: Cash

DESCRIPTION: Reverse channel Letters

Bill To: The Madison
329 Madison St
Hollywood, FL 33020
US

Pickup At: Signarama of Hollywood
6144 HOLLYWOOD BLVD
HOLLYWOOD, FL 33024
US

Requested By: Ephram Yeoshoua
Email: yeoholdings@gmail.com

Salesperson: Jimena Truzman

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 Reverse Channel Letters	1	\$3,590.00	\$3,590.00

Manufacture and Installation of illuminated Reverse Channel Letters sign
"The Madison"

Permit Include: Drawings, engineer seal, processing
and final inspections.
Cost of City of Hollywood permit not included

WARRANTY FOR 1 YEAR FOR PARTS AND LABOR.

- Unless otherwise specified timeclocks will be supplied by purchaser.
- Customer to furnish electrical within five feet of sign location. If at the time of installation electric is not provided, or time clock has not been installed, customer is responsible for the electrical connection and agrees that sign has been installed and completed, and agrees to pay balance of sign prior to electrical connection.
- Guarantee is void if a timeclock is not installed to prevent sign from 24 hours a day.

Terms and Conditions

Thank you for the opportunity to provide this proposal for your consideration.
If you should have any questions regarding to this proposal, or require any
additional information, please feel free to contact us at (954) 926-3380.

Minimum purchase amount allowed is \$45. This quote is valid for 30 days from
date of issue.

Subtotal:	\$3,590.00
Taxes:	\$86.80
Grand Total:	\$3,676.80
Deposit Required:	\$1,838.40

Signature: _____ Date: _____

DeMattia and Son Construction Inc.

Boynton Beach, FL 33436

954-536-3858

demattiaandson@gmail.com

Name / Address

Oded Yeoshoua
329 Madison Street
Hollywood, FL 33019

Estimate

Date	Estimate #
1/24/2020	944
Exp. Date	

Project

Item	Description	Qty	Rate	Total
Scope of Work	<p>Services - We propose to provide construction management, coordination, scheduling, supervision, administration for and including labor, sub-contractors, ect. to complete scope of work performed:</p> <p>Remove existing windows and door and dispose of materials. Clean and inspect openings. Supply and Install new CGI Impact doors and windows as per CGI Quote# 496853. Installation of approved tapcons and weatherproof with Vulkem sealant to seal inside and outside of openings as per code. Cover furnishings/floor with plastic. Clean up all debris and remove from site.</p> <p>Door Frame: White powder Glass: PVB 5/16" Lami (Ann/Ann) Impact rated CGI Horizontal roller windows 120 Series CGI Single french door 160 Series</p> <p>If additional prime wood, fillers, shims, concrete or new door pans are needed once existing doors and/or windows are removed to fill and pad in opening to make structurally sound and pass inspection an additional charge will be applied to final bill.</p> <p>Pull all permits to complete job.</p>		0.00	0.00
CGI Quote #496853	<p>Supply and Install new CGI Impact doors and windows as per CGI Quote# 496853.</p> <p>Door Frame: White powder Glass: PVB 5/16" Lami (Ann/Ann) Impact rated CGI Horizontal roller windows 120 Series CGI Single french door 160 Series</p>	1	60,177.52	60,177.52
Labor - 2 men	<p>Labor : Remove existing windows and door and dispose of materials. Clean and inspect openings. Install new CGI Impact doors and windows as per CGI Quote# 496853. Installation of approved tapcons and weatherproof with Vulkem sealant to seal inside and outside of openings as per code. Cover furnishings/floor with plastic. Clean up all debris and remove from site.</p>	1	14,000.00	14,000.00
Vulkem 116 white...	Case Vulkem 116 white 20oz sausage	9	195.00	1,755.00
1/4" x 3-1/4" Tap...	1/4 x 3 1/4 flat Phil Ultracon tapcons Elco #12	2	150.00	300.00
Case Alex fast dry...	case Alex fast dry painters interior caulk	3	50.00	150.00
Wood Bucking	Wood Bucking materials \$20.00 per opening	87	25.00	2,175.00
Cedar Shims	1 box cedar shims	2	22.50	45.00
Painter Plastic	Painter's plastic 9 x 400	4	26.47	105.88

Accepted _____

Date Accepted _____

Total

DeMattia and Son Construction Inc.

Boynton Beach, FL 33436

954-536-3858

demattiaandson@gmail.com

Estimate

Date	Estimate #
1/24/2020	944
Exp. Date	

Name / Address

Oded Yeoshoua
329 Madison Street
Hollywood, FL 33019

Project

Item	Description	Qty	Rate	Total
Licenses/Permits	Permit Fees- Homeowner is responsible for all permit costs to complete job plus a one-time non-refundable \$200.00 administrative/courier fee to include permit/NOC application, Notary fees, drawings, wind loads and product approvals supplied to building department.	1	350.00	350.00
Disposal Fee	Disposal/dump fee	1	500.00	500.00
Service Contract	Services - Extra work orders above and beyond our scope of work specifically mentioned above will be invoiced at \$ 75.00 per hour and 20% above materials cost incurred. Preconstruction and product ordering time frame is approximately 3 - 8 weeks for delivery of materials. Construction time frame is approximately 1- 3 weeks to commence work once materials paid for and delivered.		0.00	0.00
Deposit Required	Deposit 60% \$ 47,735.40 / For Delivery of Materials \$17,823.00 plus the cost of permit fees price TBD by city at time of application / Completed Installation \$13,900.00 / Pass Inspection \$100.00.			0.00

Accepted _____

Date Accepted _____

Total

\$79,558.40

Jax Construction & Development

3001 W Hallandale Bch Blvd Ste 108-109
Hallandale, FL 33009
Broward: 954-544-7500
Dade: 305-788-9643



DATE	1/22/2020
INVOICE #	FL191307
CUSTOMER ID	
DUE DATE	2/30/2020

CGC1524564

BILL TO

Property located at
329 Madison Street
Hollywood, FL

DESCRIPTION	TAXED	AMOUNT
Installation & material provided by contractor: (28) 26 1/2 x 41 Impact H ROLLER WHITE FRAME/GRAY GLASS (34) 36x57 Impact H ROLLER WHITE FRAME/GRAY GLASS (10) 72X 57 5/8 Impact H ROLLER WHITE FRAME/GRAY GLASS (2) 26 1/2x 60 Impact H ROLLER WHITE FRAME/GRAY GLASS (13) 34X86 Impact Front Door WHITE FRAME/GRAY GLASS		
MANUFACTURE: AIRMASTER: GLAZING ENERGY EFF 3 YR WARRANTY		78,426.00
ALL WINDOWS INCLUDE: Wood Buck Caulking, Seal, & Patch Stucco where necessary Hauling away old windows, doors & debris, engineering fees		
PAINT Pressure clean wash Paint and primer included (Sherwin Williams): RESILIENCE Floor paint Patch cracks		12,900.00
OTHER COMMENTS		
Important: It should be noted that price is subject to change due to unforeseen Work Site Conditions. Unforeseen Work Site Conditions. If concealed or unknown conditions, including, but not limited to, surface, subsurface and/or site environmental conditions, which affect in whole or in part the performance of the Work are encountered, then Contractor shall stop work and give written notice thereof to Owner before conditions are further disturbed and promptly after first observing such changed conditions by Contractor. The Agreement (e.g., costs, prices, schedule, etc.) shall be adjusted in accordance with the changes clause More specifics will be provided at the time <i>Jax Construction & Development</i> enter to an agreement with THE OWNER	Subtotal Taxable Tax rate Tax due Discount TOTAL	91,326.00 - - -

Make all checks payable to
Jax Construction & Development

Signature _____ Date _____
Signature _____ Date _____

Thank You For Your Business!