

Executive Summary – Villas at Christmas Mountain – Paving Project

As we continue to rebuild the infrastructure at Christmas Mountain Village, we are requesting the Board of Directors consideration of the CMV Villas Asphalt Replacement Project Management Agreement, at a cost of \$260,800, which addresses the next phase of road improvements for the Villas Association.

The project will consist of the replacement of the main asphalt road including from Villa 36-45 and Cabins 205-211. We will remove existing asphalt, pulverize and mill, install tack coat, install curb and gutter and overlay pavement (3" minimum). Page 11 of the enclosed Project Management Agreement provides a visual of the roads included in this phase. The project is expected to be completed by late May of this year.

On September 5, 2023 the Board of Directors approved \$250,000 in 2024 paving reserve funds for this project; therefore, we are requesting an additional \$10,800 in 2024 paving reserve funds for the completion of this project.

Reserve Balance 12/31/23	\$1,253,080.15
2024 Reserve Funding	\$775,000.00
Previously Board Approved 2024 Expenditures	\$619,967.86
Amount of Current Additional Expenditure Request	\$10,800.00
Projected Ending Balance 12/31/24	\$1,397,312.29
Reserve Study Balance 12/31/24	\$1,354,968.74
Variance Projected Ending Balance and Reserve Study	\$42,343.55
Explanation for Variance between Projected Ending Balance and Reserve Study Balance	Deferral of 2023 projects, such as Land Restoration and Fencing, attributed to a higher than projected 2024 beginning balance.

The Villas at Christmas Mountain Association

ACTION BY UNANIMOUS WRITTEN CONSENT

By the Board of Directors

Effective as of April 5, 2024

The undersigned, being all of the members of the board of directors (the “**Board**”) of **The Villas at Christmas Mountain Association**, a not-for-profit Wisconsin association (the “**Association**”), waive all requirements of notice and hereby consent that the following resolutions be adopted as of the date first above written with the same force and effect as though adopted at a duly called and held meeting of the Board on such date:

WHEREAS, the Board has received and desires to enter into a project management agreement between the Association and BXG Construction, LLC at a cost of \$260,800 (the “**Agreement**”) in substantially the form attached hereto as Exhibit A, for the replacement of the main asphalt road from villa 36-45 and cabins 205-211 (the “**Paving Project**”);

WHEREAS, on September 5, 2023, the Board approved certain reserve projects and expenditures for 2024 to include \$250,000 in paving reserves for the Paving Project (the “**Previously Approved Funds**”);

WHEREAS, the Board desires that the cost of the Agreement be paid from the Previously Approved Funds plus an additional \$10,800 in 2024 paving reserve funds (collectively, the “**Funds**”);

WHEREAS, the Agreement includes a budget for the project (the “**Budget**”) and there is the possibility of funds reallocation between line items included in the Budget; and

WHEREAS, the Board desires to grant Bluegreen Resorts Management, Inc. as the managing entity for the Association, the authorization to reallocate funds between line items in the Budget; provided however, the reallocation does not exceed the amount of the total costs as stated in the Budget (the “**Authorization**”).

NOW THEREFORE, BE IT:

RESOLVED, that the Agreement and the Funds be and hereby are **APPROVED**; and be it

FURTHER RESOLVED, that the Authorization be and hereby is **APPROVED**; and be it

FURTHER RESOLVED, that any officer of the Association and any other person designated in writing by any such named officers (collectively, the “**Authorized Persons**”) is authorized and directed to do or cause to be done all acts required or appropriate to carry out the above resolutions; and be it


FURTHER RESOLVED, that all acts, transactions or agreements undertaken by any of the Authorized Persons, in the name of and on behalf of the Association, in connection with these foregoing matters prior to the adoption of these resolutions are hereby ratified, confirmed and adopted; and be it


FURTHER RESOLVED, that this Action by Unanimous Consent may be executed in two or more counterparts, all of which together shall constitute the same document, and facsimile, .pdf or electronic signatures shall have the same effect as original signatures.

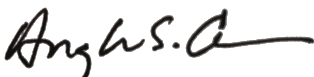
[signatures on following page]


IN WITNESS WHEREOF, each of the undersigned, constituting all of the members of the Board, has executed this Action by Unanimous Written Consent as of the day and year first written above.


DIRECTORS:


Yogi Mueller (Apr 5, 2024 15:30 EDT)
Matthew Mueller


Roger Duley (Apr 7, 2024 11:48 CDT)
Roger Duley


Douglas Carr
Douglas Carr


Andrew Graziano (Apr 7, 2024 18:14 EDT)
Andrew Graziano


Robert Rognrud (Apr 5, 2024 14:01 CDT)
Robert Rognrud

February 23, 2024

TO: The Villas at Christmas Mountain Association

RE: CMV Villas Asphalt Replacement - [4007-01-24]

Attached for review and approval by the Board of Directors for BG Fountains Condominium Association, Inc. is the Project Management Agreement for the design of CMV Villas Asphalt Replacement - [4007-01-24].

The contract is based upon the standard form agreement prepared by outside counsel for BXG Construction, and I personally included the project specific information. Please have the contract signed by an officer of The Villas at Christmas Mountain Association. authorized by the Board of Directors and return as soon as possible. Additionally, please provide a copy of the Board minutes approving the project, related expenditures and attached agreement.

If you have any questions, please feel free to contact me through teams or via email at Mark.Wolfe@bluegreenvacations.com.

Sincerely,



Mark Wolfe
Director, Design & Development

CC: Sr. Vice President, Matt Dean
Project Director, Mark Wolfe
Project Coordinator, Monica Bussell
VP of Operations, TBD
Regional VP, Steve Prial
Resort Manager, Tim Blaschke
Sr. Director, Association Governance, Kim Fries
Association Administrator, Hannah Jones
VP of Engineering & Reserves, TBD
Director, Resorts Inventory, Rebecca Osso
Manager, Reserves & Special Projects, Dedrea Benson

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

Date: February 23, 2024

Owner: The Villas at Christmas Mountain Association

Project: CMV Villas Asphalt Replacement - [4007-01-24]

Project Manager: BXG Construction, LLC

Project Location: S944 Christmas Mountain Rd, Wisconsin Dells, WI 53965

Project Description:

The scope of work for the Resort under this Agreement is identified in **Exhibit "A"** and incorporated by reference (referred to as "Work").

The work for The Villas at Christmas Mountain – CMV Villas Asphalt Replacement - [4007-01-24] generally consists of the Asphalt Replacement.

This Agreement between Owner and Project Manager (this "Agreement") is made by and between **The Villas at Christmas Mountain Association**. (also referred to as "Owner") and **BXG Construction, LLC** (the "Project Manager"). The following are the terms and conditions of this Agreement to which the Project Manager and Owner agree:

Article 1. SCOPE OF WORK

1.1. SUMMARY OF SERVICES

1.1.1 The Project Manager shall perform the services in connection with the Work described in this Article 1. The services include the selected phases as specified below:

- .1 The services to be provided under Sections 1.2 constitute the pre-design service phase.
- .2 The services to be provided under Sections 1.3 constitute the design and preconstruction service phase.
- .3 The services to be provided under Section 1.4 constitute the construction service phase.

1.2 PRE-DESIGN SERVICE PHASE

1.2.1 The Project Manager shall provide a preliminary evaluation of the Owner's program and the Project budget requirements, each in terms of the other. The Project Manager has prepared a preliminary Project budget for construction and Furnishings which is attached as **Exhibit "A"** to this Agreement and incorporated by reference.

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

- 1.2.2 At a later time a final Project Budget will be prepared. At such time as the Owner has approved the new revised Project Budget, such Project Budget will then *replace* Exhibit “C” to this Agreement: such exhibit will then be incorporated into this Agreement by Amendment and will remain the Project Budget until such time as a different budget is approved by the Owner (the initial Project Budget described in Section 1.2.1 and each new budget is referred to as the “Budget”) and the Agreement is amended.
- 1.2.3 Owner shall be consulted for any change orders that exceed the Budget of the Project or require such material changes to the Project that both the Budget would be exceeded by the performance of such work and the work to be performed is not reasonably foreseeable from the Design Documents (as hereinafter defined). Further, where a revised Budget is for less than what was described on the previous or any prior Budget, any Work completed or in such a state where not completing the Work as previously planned would be impracticable, the amounts of such prior Budget shall govern unless the Project Manager agrees otherwise.

1.3 DESIGN AND PRECONSTRUCTION SERVICE PHASE

- 1.3.1 After the completion of the preliminary development of the Owner’s program, and budget requirements, the Project Manager will provide certain additional preconstruction services. The Project Manager will perform the following services during the term of this Agreement, in addition to such other services as Project Manager may, but is not obligated to, perform:
- .1 The Project Manager, on behalf of the Owner, will select and negotiate contracts with design professionals (the “design team” or collectively the “Consulting Team”) necessary for the development of the Design Documents.
 - .2 The Project Manager will coordinate meetings with members of the design team engaged by the Owner.
 - .3 The Project Manager shall consult with the Owner and Consulting Team regarding site use and improvements and the selection of materials, building systems and equipment.
 - .4 The Project Manager shall provide recommendations on construction feasibility; schedule development and factors related to construction cost, including estimates of alternative designs or materials, preliminary budgets and possible economies.
 - .5 Project Manager will review the various design documents and provide opinions on value engineering options or alternative designs, materials and equipment that may reduce costs as may be presented by various members of the Consulting Team or Owner, however the Project Manager does not assume any liability for such designs or opinions.
 - .6 Project Manager will work with the Owner’s Consulting Team to prepare budgets based on the documents, financials and other reports and indices provided by the Owner or the Consulting Team.
 - .7 Project Manager will assist Owner in obtaining bids from prospective contractors based on the plans and specifications and any other design documents for the Project (“Design Documents”) as may be available or provided by the Owner or Consulting Team.
 - .8 Project Manager shall coordinate activities of the Consulting Team but shall not have any responsibility to Owner or liability to Owner or any third party for any deficiencies or conditions of the Design Documents. The Design Documents for the Project will be prepared by the Consulting Team as engaged by Owner. Project Manager’s duties of coordination do not include coordination or overlay of various Design Documents to assure that the documents contain no internal

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

inconsistencies. This should be the duty of the Consulting Team or other persons to be engaged by Owner as may be determined by the Project Manager or Owner.

1.4. Construction Phase Services

- 1.4.1 After all evaluations are made by the consultants, final scope, schedule, and budget will be developed with Resort Operations. The final scope, schedule, and budget will be issued in an amendment to this agreement.

Article 2. OWNER'S DUTIES AND WARRANTY INFORMATION

- 2.1. The Owner shall contract with all necessary design professionals and members of the Consulting Team and furnish the Design Documents to the Contractors (as hereinafter defined). When necessary, the Owner will furnish the services of other Consultants in addition to the Consulting Team to provide other services for the design of the renovation. The Owner shall give timely approval of all Design Documents, contracts and other project related matters and documents as may be requested by Project Manager.
- 2.2. The Owner will obtain, with assistance of Project Manager, all necessary land use and site development approvals that are necessary as conditions precedent to the issuance of a building permit for the Project and pay all required impact fees. The Owner shall pay for any other necessary approvals, easements and/or variances required for the construction of the Project.
- 2.3. The Owner will contract with all necessary contractors (together, the "Contractors," and each individually, a "Contractor") and provide reasonable evidence satisfactory to the Project Manager, prior to commencing the Work and at such future times as may be required, that sufficient funds to pay the Project Manager and the Consulting Team and all Contractors are readily available and committed for the entire cost of the applicable phase and the executed contracts to complete the phase.
- 2.4. The Owner will make timely payments to Consulting Team, Project Manager and to each Contractor.
- 2.5. The Owner will be responsible for any fees, assessments or taxes arising from the Project unless specifically provided for in a contract with a third party. In no event shall Project Manager be liable for same.
- 2.6. Should the Owner have any work on the Project performed by other separate contractors ("Separate Contractors"), Owner shall be responsible to ensure that such other Separate Contractors coordinate their work with the Contractors so as not to delay any Contractor or the Project. Each contracted party shall have adequate insurance to cover any damages or injuries caused by such parties.
- 2.7. The Owner will timely approve change orders if so requested by Project Manager.
- 2.8. The Owner warrants that the party signing this Agreement is the legal representative of the Owner and has authority to deal with the Project Manager and bind the Owner to these obligations.
- 2.9. The Owner will identify its project representative with authority to make decisions of behalf of the Owner and will do so in writing to the Project Manager. Such person shall remain the authorized representative of the Owner to make all decisions on behalf of the Owner as contemplated under this Agreement and the contract documents until such

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

time as Owner designates a different individual in writing, delivered to Project Manager, in addition to such other deliveries as may be required under any contract.

- 2.10 The Owner will maintain its own accounting and financial records for the Project and provide copies to Project Manager upon reasonable request.

Article 3. TIME

- 3.1 The Project Manager shall prepare schedules in accordance with Owner's requirements. Project Manager will coordinate the work of the Consulting Team and the work of the Contractors in accordance with the schedule prepared by the Project Manager. The Project Manager shall use its best efforts to obtain timely performance of the Work by the Consulting Team and the Contractors within the time periods specified by the Owner, but the Project Manager will not be liable or responsible if the Consulting Team or any Contractors fail to timely perform.
- 3.2 The project will have a duration of **Three (3) months**. The project schedule indicating the expected duration of the Project (the "Project Schedule") is provided by **Exhibit B- Project Schedule**.

Article 4. PRICE

- 4.1 The Owner agrees to pay the Project Manager a Project Management Fee of four percent (4%) of the estimated initial Budget or any amended Budget ("Cost of the Project") or the actual cost of the Project, whichever is greater.
- 4.1.1 The Cost of the Project is identified in the Budget as the total cost less and except the Project Management Fee and Reimbursable Expenses.
- 4.1.2 Currently, based upon the estimated initial Budget of **\$226,657.00** as identified in Exhibit A – Scope of Work, the Project Management Fee is **\$9,973.00**, and the Estimated Reimbursable Expenses are **\$1,500.00** bringing the Current Total Estimated Project Cost to **\$260,800.00**, subject to amendment in accordance Section 5.5 below. A detailed breakdown of the Current Cost for the portion of the Project outlined in this PMA, **\$260,800.00**, is provided as **Exhibit C - Budget**.
- 4.2 The Owner shall also reimburse Project Manager at actual cost, without mark-up, for all Reimbursable Expenses reasonably incurred in the performance of the Project Management Services. The Reimbursable Expenses for the Project have been estimated by the Project Manager. In the event the Reimbursable Expenses exceed the estimate, the Project Manager agrees to obtain Owner's written approval for expenses prior to exceeding the estimate.
- The Reimbursable Expenses include travel and subsistence expenses, document reproduction, express postage and delivery charges, and other reasonable expenses incurred as it relates to the execution of the Project Manager's duties.
- 4.3 The Price paid to Project Manager does not include the moneys paid to the Consulting Team, Engineers, the Contractors, other consultants, other contractors, or any other party.

Article 5. PAYMENT PROCEDURES

- 5.1 The Owner will pay the Project Manager its Fee in equal monthly payments for services rendered on the first of each month. If any of the phases are materially extended through no fault of Project Manager, the Fee shall be equitably adjusted.
- 5.2 Reimbursable expenses will be billed monthly.

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

- 5.3 The Owner agrees to pay all sums due under this Agreement within fifteen (15) days of the receipt of the Project Manager’s invoice. Invoice payments (or the final payment) that remain unpaid for more than thirty (30) days shall incur interest on the unpaid balance at the rate of (one and one-half percent) 1.5% per month until paid in full.
- 5.4 The Project Management Services fee is to be paid quarterly as a flat rate over the duration of the Project as set forth on Exhibit B estimated to be a duration of **three (3) months (the “Project Duration”)**. The Project Management Fee shall be paid as follows:

Payment [01]	April 2024	\$4,987.00	(01)	\$4,987.00
Payment [01]	July 2024	\$4,986.00	(01)	\$4,986.00
Totals:			(02)	\$9,973.00

- 5.5 If the total estimated Cost of the Project should increase or decrease by more than five percent (5%) or fifty thousand dollars (\$50,000), whichever is greater, then Section 5.4 shall be amended to reflect the revised total Cost of Project and the parties will effectuate a true-up (or true-down) to ensure that Project Manager receives a Project Management Fee equal to four percent (4%) of the adjusted total Cost of Project.

Article 6. DELEGATION OF AUTHORITY

- 6.1 Notwithstanding anything to the contrary contained in Article 2 of this Agreement, the Owner hereby delegates authority to the Project Manager to negotiate the terms of and execute any and all documents, work orders, draws or other documents and to take any and all actions necessary or advisable to further the Project to completion based on the Design Documents and provided that such negotiation, execution of documents and such actions taken do not exceed the amounts provided for in the Budget without the prior written approval of the Owner.
- 6.2 This delegation of authority is an additional service and a courtesy to the Owner and may be revoked by the Owner only by a statement in writing served both upon the Project Manager’s designee and to BXG Construction, LLC, Attn: Legal Department, 4960 Conference Way North, Boca Raton, Florida, 33431, which will be effective ten (10) days after receipt of the last notice.

Article 7. TERMINATION

- 7.1 This Agreement may be terminated by either party for cause upon written notice of a material default in performance under this Agreement and a failure to cure or commence substantial compliance with a cure within ten (10) days of written notice of the default.
- 7.2 The Project Manager may terminate the Contract upon ten (10) days written notice for convenience. The Project Manager shall be entitled to receive payments for work completed and costs incurred up to and including the date of termination.

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

Article 8. INSURANCE

8.1 Project Manager Insurance

The Project Manager shall purchase and maintain the following insurance coverage for the Project Manager's performance of this Agreement in the amounts indicated or other amounts as required by law, whichever is greater:

8.1.1 Workmen's compensation insurance covering only the employees of the Project Manager in the amounts not less than that set forth by State Statutes governing the Resort covering the same.

8.1.2 General Liability coverage with limits of \$1,000,000 per occurrence/\$2,000,000 aggregate

8.2 Owner Insurance

8.2.1 The Owner will, among any and all other requirements of the State in which the Resort is located, maintain a Builder's Risk policy in an amount not less than the completed construction value and shall name the Project Manager as additional insured and shall provide the Certificate of Insurance to Project Manager for approval. Owner will maintain such other reasonable and customary insurance policies with such insurers and in such amounts as Project Manager may reasonably require.

Article 9. JURISDICTION, RESOLUTION OF DISPUTES AND LIMITATION OF REMEDY

9.1 All claims, disputes and other matters in question between the Project Manager and the Owner arising out of, or relating to, the Agreement or the breach thereof shall be subject to and decided by the laws of the State of Florida without reference to its internal conflicts of law principles.

9.2 As a condition precedent to any litigation the parties shall attempt to mediate their dispute. The obligation to mediate shall be satisfied if the parties cannot agree on a mediator or date of mediation within thirty (30) days of the notice of a claim and a request for mediation.

9.3 Project Manager shall have no responsibility or liability in regard to the performance of any duty by Consulting Team or any Contractor. To the extent that Project Manager does incur a liability to Owner, for any cause related to the services performed in regard to this Agreement, the maximum liability of Project Manager may not exceed twenty-five percent (25%) of amounts paid to Project Manager under this Agreement through the date of the event which caused such liability.

Article 10. MISCELLANEOUS PROVISIONS AND GENERAL CONDITIONS

10.1. This Agreement comprises the whole agreement of the parties. There are no promises, terms, conditions or obligations other than those contained in this Agreement or any amendment thereto in writing executed by the parties.

10.2 This Agreement shall be binding on any successors and assigns.

10.3 Owner indemnifies and holds Project Manager harmless from and against any injury, losses, suits, actions, damages, costs, expenses, claims, or fees (including, without limitation, any and all costs and expenses associated with attorney's fees through trial and any and all appeals) in connection with this Agreement, the Project whether arising as the result of the fault, omission or negligence of Project Manager or otherwise. This indemnity applies but is not limited to claims from any Owner or unit owners regarding design deficiencies in the Project attributable to work of the Project Manager or its sub-consultants.

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

- 10.4 All notices given pursuant to this Agreement must be in writing and delivered by United States mail or by reputable overnight delivery service. Notice required or permitted to be given pursuant to the terms of this Agreement shall be deemed received five (5) days after deposit into the United States mail, postage prepaid, certified return receipt, one (1) day after deposit into overnight delivery service with signature required for delivery. Notices to Project Manager must be delivered at or addressed to the Project Manager at the address shown in this Agreement. Notices to Owner must be delivered or addressed at the address of the Owner as shown in this Agreement, or any other address provided by Owner to Project Manager for notice in accordance with this paragraph.
- 10.7 This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and both of which when taken together shall constitute one and the same agreement. This Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, in addition to electronically produced signatures, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original.

Signature Page Follows

AGREEMENT BETWEEN OWNER AND PROJECT MANAGER

THIS AGREEMENT made and entered into this **15th** day of **February**, for the **CMV Villas Asphalt Replacement - [4007-01-24]** project.

Project Manager:
BXG Construction, LLC

Owner:
The Villas at Christmas Mountain Association.

Signature *Date*

By: Matt Dean

Title:
Sr. Vice President

Signature *Date*

By: _____

Title: _____

Address:

BXG Construction, LLC
8325 South Park Circle, Suite 200
Orlando, FL 32819
Phone: (321) 354-6128
Contact: Matt Dean, Vice President
Email: Matt.Dean@bluegreenvacations.com

Address:

The Villas at Christmas Mountain Association.
S944 Christmas Mountain Rd
Wisconsin Dells, WI 53965
Phone: (608)-254-3949
Contact: Tim Blaschke, Resort Manager
Email: tim.blaschke@bluegreenvacations.com

EXHIBIT "A" Scope of Work

The scope of work identified below will outline the services provided by the Project Management Agreement.

This Project Management Agreement (PMA) scope is based on the existing project conditions listed on the reserve study. The scope of work listed below is what is anticipated. An Amendment will be issued upon finalizing actual scope, schedule, and budget.

The Scope of this Project Management Agreement includes:

Pre-construction Phase

1. Pre-Construction services associated with:
 - a. Condition Survey.
 - b. Recommendation, and reconciliation of the Scope and funding available.
 - c. The professional services related to planning, design, and project management.
2. Architect/Engineer Services associated with the specific building conditions and the recommendations on specific needs and Scope. The consultant will provide final construction documents to the project manager to solicit competitive bids.
3. Project Management of the consultants, and their services, are included in the PMA.

Construction Phase

The project has been bid to multiple bidders and the lowest responsible bidder was Optros Property Solutions Corp. It is anticipated the contract will be awarded on the basis following approval of this PMA.

Project Narrative

The project will consist of the replacement of the main asphalt road including from Villa 36-45, and Cabins 205-211. Remove existing asphalt, pulverize and mill, install tack coat, install curb and gutter, overlay pavement 3" minimum.

Contracting Approach

The scope was bid to multiple qualified bidders. The following contractor was selected as the lowest most qualified bidder:

General Contractor: Optros Property Solutions Corp.

Scope of Work: Developed in coordination with Resort Operations. Reserves to be updated in alignment.

Estimated Initial Budget

Professional Fees	\$0
Construction	\$226,657
FF&E	\$0
Contingency	\$22,670
SUBTOTAL COSTS	\$249,327
Project Management Fee	\$9,973
Reimbursable Expenses	\$1,500
TOTAL COSTS	\$260,800

Annual Cash Flow:		
2024	\$	260,800
2025	\$	-
2026	\$	-

The sum of the FF&E (**\$0**) and Construction (**\$226,657.00**) costs determined in the estimated Initial Budget bring the total Design to Budget to **\$226,657.00**.

Asphalt

General

- o Remove existing asphalt and dispose properly.
- o Pulverize and mill road.
- o Grade Road properly.
- o Install tack coat.
- o Install curb and gutter to meet elevation.
- o Install new asphalt 3" minimum to road.
- o Remove existing asphalt parking area.
- o Pulverize and mill parking.
- o Grade parking area properly.
- o Install tack coat to parking area.
- o Install new curbs for parking.
- o Install new asphalt 3" minimum to parking.

Alternates

- o N/A

EXHIBIT "B"

Project Schedule

Project Milestones

	Start	End
PMA Executed	Thursday, February 15, 2024	Friday, March 1, 2024
Project Bidding	Thursday, February 15, 2024	Friday, February 23, 2024
Renovation	Wednesday, April 24, 2024	Wednesday, May 8, 2024
Closeout Amendment	Thursday, May 9, 2024	Wednesday, August 7, 2024

No takedown is required by Design & Development for this project.



EXHIBIT "C"
Project Budget – PEP

Christmas Mountain Village					
CMV Villas Asphalt Replacement - [4007-01-24]	PMA	Amendment 1	Amendment 2	Total	Comments
Date Approved	2/13/2024				
LAND					
N/A				\$ -	
				\$ -	
Total Land	\$ -	\$ -	\$ -	\$ -	
PERMITS & FEES					
Building Permits				\$ -	
				\$ -	
Total Permits & Fees	\$ -	\$ -	\$ -	\$ -	
SITE IMPROVEMENTS					
NA				\$ -	
				\$ -	
Total Site Improvements	\$ -	\$ -	\$ -	\$ -	
PROFESSIONAL FEES (Incl. Reimbursable)					
Design Fees	\$ -			\$ -	
				\$ -	
Total Professional Fees	\$ -	\$ -	\$ -	\$ -	
BUILDING - CONSTRUCTION					
Construction	\$ 226,657			\$ 226,657	
Warehousing & Install				\$ -	
				\$ -	
Total Building - Construction	\$ 226,657	\$ -	\$ -	\$ 226,657	
INTERIORS AND FF&E					
FF&E (Including Freight & Tax)				\$ -	
Purchasing Agent	\$ -			\$ -	
				\$ -	
Total Interiors and FF&E	\$ -	\$ -	\$ -	\$ -	
AMENITIES & SUPPORT - COMMON					
Other				\$ -	
				\$ -	
Total Amenities & Support / Common	\$ -	\$ -	\$ -	\$ -	
ALLOWANCES					
Contingency	\$ 22,670	\$ -	\$ -	\$ 22,670	
				\$ -	
Total Allowances	\$ 22,670	\$ -	\$ -	\$ 22,670	
SUBTOTAL COSTS	\$ 249,327	\$ -	\$ -	\$ 249,327	
PM FEE, REIMBURSABLES, INS. & OTHER					
Project Management Costs	\$ 9,973	\$ -	\$ -	\$ 9,973	
Reimbursable Expenses	\$ 1,500			\$ 1,500	
				\$ -	
Total PM Fee, Reimbursables, Ins. & Other	\$ 11,473	\$ -	\$ -	\$ 11,473	
TOTAL COSTS	\$ 260,800	\$ -	\$ -	\$ 260,800	

Villas Pavement Replacement PMA AUWC











4.5.2024


Final Audit Report


2024-04-07


Created:	2024-04-05
By:	Hannah Jones (hannah.jones@bluegreenvacations.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAActb7BxZ0pxlsqfDHez8KXMvhxMh7XlvN


"Villas Pavement Replacement PMA AUWC 4.5.2024" History


-  Document created by Hannah Jones (hannah.jones@bluegreenvacations.com)
2024-04-05 - 6:40:13 PM GMT- IP address: 108.175.183.106
-  Document emailed to Yogi Mueller (yogi.mueller@bluegreenvacations.com) for signature
2024-04-05 - 6:40:45 PM GMT
-  Document emailed to duleyroger24@gmail.com for signature
2024-04-05 - 6:40:45 PM GMT
-  Document emailed to Douglas Carr (douglas.carr@fntca.com) for signature
2024-04-05 - 6:40:45 PM GMT
-  Document emailed to andrew.graziano@bluegreenvacations.com for signature
2024-04-05 - 6:40:45 PM GMT
-  Document emailed to Robert Rodnrud (robert.rognrud@bluegreenvacations.com) for signature
2024-04-05 - 6:40:46 PM GMT
-  Email viewed by Robert Rodnrud (robert.rognrud@bluegreenvacations.com)
2024-04-05 - 7:01:27 PM GMT- IP address: 104.47.57.254
-  Signer Robert Rodnrud (robert.rognrud@bluegreenvacations.com) entered name at signing as Robert Rognrud
2024-04-05 - 7:01:42 PM GMT- IP address: 66.190.19.103
-  Document e-signed by Robert Rognrud (robert.rognrud@bluegreenvacations.com)
Signature Date: 2024-04-05 - 7:01:44 PM GMT - Time Source: server- IP address: 66.190.19.103
-  Email viewed by Yogi Mueller (yogi.mueller@bluegreenvacations.com)
2024-04-05 - 7:29:24 PM GMT- IP address: 104.47.56.254


 Document e-signed by Yogi Mueller (yogi.mueller@bluegreenvacations.com)
Signature Date: 2024-04-05 - 7:30:25 PM GMT - Time Source: server- IP address: 97.103.62.72


 Email viewed by Douglas Carr (douglas.carr@fntca.com)
2024-04-05 - 10:29:59 PM GMT- IP address: 104.47.73.126

 Document e-signed by Douglas Carr (douglas.carr@fntca.com)
Signature Date: 2024-04-05 - 10:30:15 PM GMT - Time Source: server- IP address: 24.147.82.31


 Email viewed by duleyroger24@gmail.com
2024-04-07 - 4:47:30 PM GMT- IP address: 147.219.203.219


 Signer duleyroger24@gmail.com entered name at signing as Roger Duley
2024-04-07 - 4:48:53 PM GMT- IP address: 147.219.203.219

 Document e-signed by Roger Duley (duleyroger24@gmail.com)
Signature Date: 2024-04-07 - 4:48:55 PM GMT - Time Source: server- IP address: 147.219.203.219

 Email viewed by andrew.graziano@bluegreenvacations.com
2024-04-07 - 10:14:09 PM GMT- IP address: 67.212.61.22

 Signer andrew.graziano@bluegreenvacations.com entered name at signing as Andrew Graziano
2024-04-07 - 10:14:29 PM GMT- IP address: 67.212.61.22

 Document e-signed by Andrew Graziano (andrew.graziano@bluegreenvacations.com)
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 Agreement completed.
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