

Contractor Survey Listings

Last updated: 06/30/24

This listing is a compilation of survey responses from various building associations to date, providing feedback on the licensed contractors they used. Listings are reprinted as provided and not all respondents provided all listing information. Categories are alphabetical. Listings will be updated quarterly.

The listing does not represent recommendations or endorsements by COOCVE, nor is COOCVE liable for the accuracy of the provided information. **We strongly urge that buildings receive proof that contractors have current licenses and are insured (your Board should be named on the insurance) for all contracted work, since that status is subject to change at any time.**

Table of Contents (alphabetical within category):

[Air Conditioning](#)

[Appraisal](#)

[Arborist/Tree Trimming](#)

[Catwalk Resurfacing](#)

[Construction/Concrete Repairs](#)

[Doors/Windows **](#)

[Electrician](#)

[Elevators/Lifts](#)

[Fire Alarms/Fire Safety Equipment](#)

[Garbage Chutes](#)

[Gutters/Downspouts](#)

[Inspections](#)

[Insurance](#)

[Landscaping](#)

[Laundry Repair](#)

[Lawyers](#)

[Locksmith](#)

[Painting](#)

[Pest Control **](#)

[Plumbing](#)

[Property Management](#)

[Reserve Study \(Financial\)](#)

[Roofing](#)

[Signage](#)

[Structural Engineer](#)

[Stucco Repairs](#)

[Water Heaters](#)

** = Has Buying Program Listing

Air Conditioning

Advantage Air Conditioning Solutions, Inc.

2364 SW 34th Street

Fort Lauderdale, FL

Phone: 954-797-7577

Ratings:



Repaired wall unit. Excellent, on time, found cheaper original part to lower the bill. (2021)

Joseph Air Conditioning & Appliances, Inc.

4987 N. University Drive

Fort Lauderdale, FL

Phone: 954-474-0066

Email: josephairconditioning@gmail.com

Ratings:



Honest, competent, reasonable rates. (2020)

M&S Air Conditioning

160 SW 12th Avenue, Suite 101A

Deerfield Beach, FL

Phone: 954-421-3680

Website: <https://www.ac-florida.com/>

Email: msac@bellsouth.net

Ratings:



New installation of ductless split system. Best price at the moment- all included (equipment, installation, permit). On time, clean, efficient (2020)

Pride Air Conditioning

2150 NW 18th Street

Pompano Beach, FL

Phone: 800-955-1086

Website: <https://www.prideac.com/>

Ratings:



Installed a new “pancake” system in my 4th floor condo; work was good, and prices were reasonable. (2020)

Polar Bear AC
Hollywood, FL
Phone: 954-627-2558
Website: www.polarbearfl.com
Email: PolarBearFL1@gmail.com

Ratings:



Company has a great crew, they showed up on time and they do great work. They have kept my old central A/C running for a long time and have come here on Saturdays (2024)

Appraisal

First American Realty
2501 W Hillsboro Boulevard, Suite 101 Deerfield Beach
Phone: 954-425-7840
Fax: 954-425-7841
POC: Charles Mulnux
Email: frstamer@bellsouth.net

Ratings:



This company is very detailed and quite professional. The quote was well done with good pictures.

Arborist/Tree Trimming (Also See Landscaping)

Auchter Enterprise Inc.
3656 185th Trail North
Loxahatchee, FL
Phone: 561-718-3709
POC: Rick Auchter
Email: auchterenterprises@gmail.com

Ratings:



I used the company for tree trimming (over 10 ft.) Prompt and timely service, clear bid, respectful clean work.



Rick is very responsive, knowledgeable and helpful.



Tree trimming, reducing, thinning, pruning. Work done well, precise, clean, reliable. (2020 & 2021)



He is probably the best arborist with the most knowledge of any others in the market. His crew performed with precision and left no scars behind. (2+ yrs)



Good pricing. This is a very professional group. Used to thin out our trees and install a root barrier. (2+ yrs)

Manley Trees

Phone: 609-706-7764

POC: Will Sulpizio

Website: manleytrees.com

Ratings:

★★★★★ The Company did an EXCELLENT Job removing a quite huge old Rubber Tree at the south side of the Building as well as Trimming 1/3 of a huge Black Olive Tree in the back of the Building near the South end of the Building at almost 1/2 the price of the next bidder; started on time, following the reception of the permit, finished on time, cleaned all debris all around, EXCELLENT service, workers were respectful and professional, no complaints from owners. (2024)

Southern Arbor Services

2651 NE 52nd Street

Lighthouse Point, FL

Phone: 954-603-7878

POC: Damon Marotta

Website: <https://www.southernarborservices.net/>

Email: contact@southernarborservices.net

Ratings:

Excellent service. Quite knowledgeable.

The tree trimming was done to our satisfaction, with many helpful ideas.

Catwalk Resurfacing

5 Star Sealing and Paving, Inc.

5951 Citrine Court (Sales Office)

Boynton Beach, FL

Phone: 561-289-2701

Fax: 239-992-8504

POC: Ray DePerro

Email: ray.deperro@gmail.com

Ratings:

Not rated - Seems fine.

Deleon Construction (Development)

8049 Monetary Drive, Suite C1

Riviera Beach, FL

Phone: 561-840-8686

Mobile: 561-719-7088

POC: Carlos Deleon Website: None

Email: deleondg@bellsouth.net

Ratings:

★★★★★ (2020)

Destiny Inc.

613 Madeline Drive
West Palm Beach , FL

Phone: 561-640-5758

POC: Jodie Quackenbush

Website: None

Email: destiny.incorp@att.net

Ratings:

★★★★★ Jodi stands behind her work. Many good references. (2020)

★★★★★ (2021)

Paradigm Construction Group

10396 W SR 84, Suite 109

Davie, FL

Phone: 954-473-1116

POC: Jeff Schwartz

Website: <http://paradigmcg.us/>

Email: jeff@paradigmcg.us

Ratings:

★★★★★ Paradigm was hired to do the concrete repairs arising out of our 40 year inspection. We asked them to bid on our renovation project and their cost was much higher than Deleon.

★★★★★ Jeff Schwartz was very friendly, and worked with us to narrow the scope of work on his proposal; his team was very fast and efficient, producing high quality repairs. (2022)

Construction/Concrete Repairs

8049 Monetary Drive, Suite C1

Riviera Beach, FL

Phone: 561-840-8686

Mobile: 561-719-7088

POC: Carlos Deleon **Website:** None

Email: deleondg@bellsouth.net


Ratings:

★★★★★ Carlos was extremely good to work with. His work ethic and his employees are very competent. His concrete work on the building was outstanding. I would highly recommend his company.

★★★★★ The work we had done on our building was very professionally done. Clean and attentive to everything we asked for.

Not rated - This was the year we were to paint the building and catwalks. We decided that it would be cost-efficient to completely renovate the exterior of our building before we did that. Deleon

repaired all our concrete issues on the building and catwalks, removed all the tiles from our towers, removed the tiles from all lobbies. They took great care in protecting residents and their cars and cleaned up after themselves every day. Very professional group and very detailed with their quote. (2020)

 It took many attempts to contact Mr. DeLeon, and ultimately we never got a proposal for needed work.

Hartzell Construction


Pompano Beach, FL

Phone: 866-957-9762

Website: www.myhartzell.com

Email: chuckehartzellpaint.com

Ratings:

 They did an excellent job restoring our stucco and concrete issues and all expansion joint issues on our catwalk. We recommend this company highly.

Paradigm Construction Group

10396 W SR 84, Suite 109

Davie, FL


Phone: 954-473-1116


POC: Jeff Schwartz


Website: <http://paradigmcg.us/>


Email: jeff@paradigmcg.us

Ratings:

 Paradigm was hired to do the concrete repairs arising out of our 40 year inspection. We asked them to bid on our renovation project and their cost was much higher than Deleon

 Jeff has been doing work in the village for decades. He knows the construction of the building, including gardens and high rises, which phase they were built in and the differences. Honest, fair pricing and quality, proven work

 Jeff Schwartz was very friendly, and worked with us to narrow the scope of work on his proposal; he pulled the needed permits; his team was very fast, friendly, and efficient, producing high quality repairs. (2022)

 Had them install a new electrical room door; total cost including \$1550 for permit was \$4900; excellent work; very efficient; had them do structural repairs several years ago and received very professional and efficient work. (2021)

Doors/Windows ** (Double-Click asterisks to be directed to Buying Group Page)

B&L Impact Windows & Doors

8542 Shadow Wood Boulevard

Coral Springs, FL

Phone: 954-579-5980

POC: Brett Henault

Website: <https://southfloridahomeimprovements.com/>

Email: info@southfloridahomeimprovements.com

Bruna Enclosures

651 NE 45th Street

Fort Lauderdale, FL

Phone: 954-772-4852

Fax: 954-772-0681

POC: Chuck and Larry

Ratings:

Not Rated – They are excellent at repairing awning windows (which are found on many patios)

Johnson Aluminum Solutions

Phone: 954-816-0900

Website: johnsonaluminumproducts.com

Ratings:

★★★★★ This company did a wonderful job. Very clean. Pick up after themselves. They also do impact windows, porch enclosures, roll up, storm panels, porch impact windows. They put my front door great job.

NewSouth Window Solutions

1401 S State Road 7, Unit A4

North Lauderdale, FL

Phone: 954-935-8300

Website: <https://newsouthwindow.com/>

Email: None

Ratings:

Not Rated – Estimates were very high compared to other vendors

Reliance Windows and Doors [**](#) (Double – Click to be directed to Buying Group Page)

4201 NW 12th Terr

Oakland Park, FL

Phone: 954-533-0701

POC: Randy Olson

Ratings:



Did our entire building, including our laundry rooms, which can now double as a shelter. Worked closely and cooperatively with us. Great package price, very responsive, huge attention to detail.

Shutter Services & Screen Repair, Inc.

100 SE 2nd Street

Delray Beach, FL

Phone: 561-274-4949

Website: <https://www.shutterservices.com/>

Email: info@shutterservices.com

Ratings:



Placed shutters on windows and patios in some apts according to our specifications; quick, efficient, clean crew (2020, 2+ years)

Windprof

Unknown address

Unknown city

Phone: 954-654-0050

Fax: 954-366-4377

Mobile: 954-861-7771

POC: Richard Churkoo

Website: <https://www.windprof.com/>

Email: info@windprof.com

Ratings:



Honest, excellent workmanship, reasonable prices, reliable (2020)



Good price and excellent workmanship; very happy with results (2+ years)

Electrician

Caribbean Electrical Contractors

580 SE 13th Street, Suite 104

Hallandale Beach, FL

Phone: 954-371-5822

Mobile: 305-748-1457

POC: Mike

Website: <https://www.caribbeanelectrical.com/>

Email: mike@caribbeanelectrical.com

Ratings:

★★★★☆ Extremely competent Problem solved and fixed immediately (2+ yrs)

★★★★☆ Put in our two main panels. fair pricing. also did some individual unit panels.

Many were satisfied, but some had complaints about adjacent walls being damaged and not repaired.

Not Rated - Coming next week to change electrical panel in electrical room; came on Thursday to see, and work being done on Monday; cost \$900 (2022)

Not Rated - Not sure why my comments were not saved on the form but this is what happened. I am highly concerned with their lack of communication. I contacted Mike and we spoke on Tuesday regarding the outlet for the stove in my kitchen. I apologized for not noticing sooner as the work was done in August 2022 but as he knew at the time the work was done I did not have a stove. As I explained, my brother's wife is mostly blind and prefers the stove with the knobs in front to avoid burning herself. When he sold his condo I gave him my stove so he could take the one he had since I had hoped to get renovations done on my condo shortly. As that has not happened yet and I'm tired of using a hotplate I ordered a stove. When I was preparing for delivery I noticed that the 3 prong outlet that had been there was no longer. It looks like it was covered with a faceplate. I did not ask for this and do not understand why the outlet was touched. I know it makes absolutely no sense that this was done. When I spoke with Mike he promised someone would come by to fix it before my stove was getting delivered. As I explained, I had rescheduled the delivery for tomorrow (Friday) when I saw the outlet was now missing. It is now 5:23 pm on Thursday and when I called around lunchtime to check on the status I was told I would get a call back to let me know what was going on. I did not get a call back nor response to the texts I sent inquiring about status. When I tried to call back it was declined. (I only called on Tuesday to explain the issue and then today at lunchtime to find out status as Mike had promised to fix today - I did not hound them). Between their lack of communication and unwillingness to fix their own mistakes, I would not recommend them or allow them to work within Century Village. I'm happy to provide any additional information that you would like.

Excel Electrical Group

3956 Coral Ridge Drive

Coral Springs, FL

Phone: 954-344-6763

POC: Karen

Website: <https://excelelectricalgroup.com/>

Email: mail@excelelectricalgroup.com

Ratings:

★★★★☆ Very thorough. Upgraded hall lights, installed new LED lights, corrected violations. Can also change FPE Panels (2+yrs)

★★★★★ They have sent 3 different techs, and each is friendly, and get the job done correctly the first time (building exterior lighting issues); prices are good; scheduling is easy (2022)

Fine Line

3071 N Dixie Highway


Pompano Beach, FL

Phone: 954-786-8006

POC: None

Website: <http://www.finelinecorp.com/> Email: None

Ratings:

 They replaced the building's main electrical distribution panels which took weeks; some residents hired them to replace unit panels, which required three inspections to pass (2022, 2021)

Vacatto Electrical

Unknown address

Davie, FL

Phone: 754-367-4910

POC: None

Website: <https://www.vaccatoelectric.com/>

Email: keith@vaccatoelectric.com

Ratings:

 Family business. Honest, does good work (2020)

Elcon Electric

668 S Military Trail

Deerfield Beach, FL

Phone: 800-446-8915

Email: info@ElconElectric.com

Ratings:

Not Rated - Upgraded my electric panel and installed 3 ceiling fans and the dining room light. 3 separate transactions, all employees were very polite and professional.


TPA Electricians


Deerfield Beach, FL

Phone: 386-503-5502

Website: tpaelectricalservices.com

Ratings:

 Fantastic service and owner/techs. Our building had 19 electrical panels installed and they also found and repaired an issue on our roof affecting all the panels. Tony, the owner, responds quickly and the city inspector told me they did a great job on installation.

 Quick response to my call for replacement of a damaged electrical box on our roof. However, I was not advised that immediate payment was expected at the time of service. After some conversation, contractors agreed to submit invoice so payment could be made via our

management company. Shortly after service was performed, I noticed plastic wrappings for electrical parts floating to the ground from our roof. Upon going to retrieve additional wrappings, I found all the old parts lying on the roof at the work area. I advised the owner that I thought he ran his company in a professional manner and our building would not be using his services again.

Elevator Repairs

Associated Elevator Inspections

6405 NW 36th Street, Suite 204

Miami, FL

Phone: 305-871-1009


Alt: 888-211-1126

POC: None

Website: <https://www.aeielevator.com>

Email: administrative.assistant@aeielevator.com

Ratings:

 Our elevator passed inspection with 1 small violation. A couple of months later we found out that our back-up batteries were dead and a controller board was not functioning. We're not sure they tested those components.

Evolution Elevator & Escalator Corp.

6750 N. Andrews Ave Suite 200

Fort Lauderdale, FL 33309

Phone: 954-678-6300

Website: evolutionelevator.com

Email: service@evolutionelevator.com

Florida Lifts

1914 Corporate Drive

Boynton Beach, FL


Phone: 561-600-1968


Alt: 800-989-3237

Website: <https://www.floridalifts.com>

Email: info@floridalifts.com

Ratings:

 Arrive within a day of being called. Very professional.

 They seldom succeed in contacting me before going ahead with new work. The repair work passes inspection. The expense of keeping a two-story lift at CVE is extraordinary (2021)

Kings III

751 Canyon Drive, Suite 100 Coppell, TX


Sales: 855-760-4900

Service: 800-766-2029

Website: <https://www.kingsiii.com/>

Email: info@kingsiii.com

Ratings:

 Provides us with a wireless telephone service in our elevator for about \$45 a month (2021)

TK Elevator (formerly Thyssen-Krupp)

2801 SW 15th Street

Pompano Beach, FL


Phone: 954-971-6500


POC: Ryan Bauer

Website: <https://www.tkelevator.com/us-en/>

Email: ryan.bauer@tkelevator.com

Ratings:

 Maintenance agreement since 2011. Quick service, call report, poor communication and proprietary equipment; very expensive hourly rate; rating-fair; would like to have non-proprietary equipment

 Inspects and repairs elevators. Comes promptly when called (2020)
Tried to get a fixed price proposal for elevator modernization, but they would not come on-site to prepare a detailed bid; repair work was non-existent, even with a contract; yes, we had an old elevator, some adjustments could have been made, but their technician did not even try; also, they are a stickler on contract days (we missed ending our contract by 9 days, and they forced us to renew our contract for another year even though we were not going to use their services) (2022)

United Elevator Service

4500 Oak Circle, Suite B-10

Boca Raton, FL

Phone: 561-955-1290

Alt: 877-837-5837

Fax: 561-955-1291


POC: James DeLuca, Jim Brown, or Tiffany Grab

Website: <https://www.unitedelevatorservice.com/>

Email: jamesd@unitedelevatorservice.com or tiffanyunitedelevator@gmail.com

Ratings:

 Excellent service, reasonable costs

 Jim Jr. is my contact. He holds our hand thru the process and makes it happen.
One car is done, one more to go. So far, very pleased.

★★★★★ James and Tiffany respond to calls and messages pretty fast. We have a service contract with them. When needed, their technicians are here in minutes.

★★★★★ Maintains our elevator (2021)

★★★★★ Gave us an elevator modernization proposal quickly; our job was initially delayed due to non-availability of parts; once work started, their team did an excellent job; their maintenance guy made adjustments to make it easier for our residents (2022)

Fire Alarm/Fire Safety Equipment

AB Fire Equipment

2759 NW 19th Street

Pompano Beach, FL

Phone: 954-973-- 8054

Website: <https://abfire.com/>

Email: dave@abfire.com Ratings:

★★★★★ (2021)

★★★★★ They maintain our fire extinguishers and boxes; they are quick to respond to a call; replacement parts costs are a little higher than expected (pre-inflation) (2022)

American Eagle Fire Protection

4711 N Dixie Highway

Boca Raton, FL

Phone: 561-750-3698

Ratings:

★★★★★ (2021)

ATech Fire & Security

1945 W Copans Road

Pompano Beach, FL

Phone: 954-957-8980

Alt: 877-352-5378

Website: <https://atechsystems.us/>

Ratings:

Not Rated: They are quick to show up & reliable. They replace heat detectors if they are defective. They do annual testing and inspection.

Meir Alarms Inc.

2195 N Andrews Avenue, Suite #14

Pompano Beach, FL

Phone: 954-971-2110

POC: Moti

Website: <https://www.meiralarms.com/>

Email: info@meiralarms.com

Ratings:

★★★★★ Installed and maintains our local fire alarm system

★★★★★ (2021)

★★★★☆ Prompt service and good communication

★★★★☆ They installed and maintain our system; they are quick to respond to our calls for replacement sensors; they also tied our fire alarm system to the elevator modernization project; they also have been selected to maintain our trash chute sprinkler system (2022)

I Am Guarded Security

Fort Lauderdale, FL

Phone: 954-545-4968

POC: dgray@iamguarded.com

Website: <https://iamguarded.com/>

Ratings:

★★★★★

Garbage Chutes

Southern Chute Inc.

3772 SW 30th Avenue

Fort Lauderdale, FL

Phone: 954-475-9191

Website: <https://www.southernchute.com/>

Ratings:

★★★★★ Did all 8 of our stainless garbage chutes. Excellent, honest, quality service, fair price.

Gutters/Downspouts

Anytime Gutter & Screening

8171 Nadmar Avenue

Boca Raton, FL

Phone: 561-451-9000

Website: <https://anytimegutter.com/>

Email: anytimegutter@aol.com

Ratings:

★★★★★ We had this company do gutter repairs; quick response and very satisfactory job; Arthur Kaufman is president of the company and would like to offer roofing services along with gutter and screening work; we are contracting with them to do more gutter replacement as well as asking for a re-roofing estimate (2021)

Family Gutters

309 Greenbrier Drive

Palm Springs, FL

Phone: 561-889-2038

Website: <https://www.family-gutters.com/>

Email: familyguttersfl@gmail.com

Ratings:

★★★★☆ Clean crew. Replaced gutters. good job. (2020, 2+ yrs)

Royal Pro Aluminum

2439 Quantum Boulevard

Boynton Beach, FL

Phone: 561-704-9901

Alt: 561-735-3288

POC: Ken Schweitzer

Website: <https://www.royalproaluminum.net/> Email: None

Ratings:

★★★★★ Repairs, replaces and refastens our downspouts

South Florida Gutters Depot

1007 NW 31st Avenue

Pompano Beach, FL

Phone: 561-975-9715

Alt: 954-975-9728

POC: Orlando

Website: <http://southfloridagutters.com/>

Email: info@southfloridagutters.com

Ratings:



Gave a quote to fix all loose gutters for a fee, then fixed only a few. (2022)

Inspections

Don Meyler Inspections

2703 Gateway Drive, Suite A

Pompano Beach, FL

Phone: 800-469-0434

Website: <https://windstorminspections.com/>

Email: Info@WindstormInspections.com

Ratings:



Satisfied with their work and will use them again. (2+ yrs)

Insurance

Franklin Hamilton Insurance Inc.

1690 S Congress Avenue, Suite 205

Delray Beach, FL

Phone: 561-287-9834

POC: Mike Reed

Website: <https://www.franklinhamiltoninsurance.com/> Email: mreed@fhinsure.com

Ratings:



Mike searches for the best coverage for a reasonable price; he is very prompt in returning calls and emails; very happy with their company

Inguard

231 W Canal Street

Wabash, IN

Phone: 866-563-8821

POC: Emerson Poort

Website: <https://www.inguard.com/>

Ratings:

Legacy Insurance Brokers

2499 Glades Road, Suite 313

Boca Raton, FL

Phone: 561-877-1922

Website: <https://legacyinsuranceassociates.com/>

Email: tlatucha@legacyinsuranceassociates.com

Ratings:



We have been using them for many years and are very satisfied with them; we have never made a claim (2021, 2+ yrs)

Plastridge Insurance

820 NE 6th Avenue

Delray Beach, FL

Phone: 561-276-5221

POC: Paula Post

Website: <https://www.plastridge.com/>

Email: ppost@plastridge.com

Ratings:



Annual insurance. Paula Post is very approachable and quite helpful in terms of insurance.

Landscaping (also see Arborist)

Green Planet Corp/ Tree Care & Landscape design

Coral Springs, FL

Phone: 954-516-9999

POC: Sergey

Ratings:



Does our tree trimming on an as needed basis



Highly recommend Green Planet Tree Service. They listen about what is needed, as well as educate what is best for the health of the trees. Crew members very friendly and personable.

Very efficient, good expectations at a reasonable price. All debris picked up immediately. Extremely quick service.

Green Monkey Tree Service

Coral Springs, FL

Phone: 954-360-0233

POC: Paul

Website: www.greenmonkeytreeservice.com

Ratings: Rates reasonable for the scope of the job – quick and efficient. Cleaned up after the job.

Note: Get on their calendar early as they are in high demand.

Leserra Nursery

5330 W Hillsboro Boulevard

Coconut Creek, FL

Phone: 954-426-8021

POC: None

Website: <https://www.leserrasnursery.com/>

Ratings:



Hedge material, soil, sod, mulch, stones, plants; can deliver and install (2+ yrs)

Silva Terram Maintenance

4910 Lincoln Road

Delray Beach, FL

Phone: 561-215-4556

Website: silvaterrammaintenance.com (placeholder page only)

Email: hernandezdonaldo1984@icloud.com

Ratings:



Excellent, fast, clean, on-time, polite, very knowledgeable, explain with details, suggestion for alternatives (2022)

Laundry Repair

Mesmen, Inc

4100 N Powerline Road, Suite Y2

Pompano Beach, FL

Phone: 954-973-2714

Alt: 800-637-6365

Fax: 954-973-8749

Website: <http://www.mesmen.com>

Email: mesmen@earthlink.net

Ratings:



They keep the machines running and provide prompt service

RLM Laundry Equip. Service

8861 NW 7th Street

Pembroke Pines, FL

Phone: 305-216-5042

POC: Rey Morales

Email: rey_morales@rlmlaundry.com

Ratings:

★★★★★ Friendly owner, comes in person. No contract-comes in as needed. Does a good job cleaning, fixing, replacing machines. (2021, 2020)

★★★★★ Prompt service and good work (2020)

★★★★★ Reliable. Always there within 24-48 hours. (past 5 yrs)

★★★★★ We own 8 sets of machines and have been using RLM for service for years. Very responsive, knows what he is doing and charges reasonable rates (2021)

Not Rated - Rey ALWAYS gets back to you and makes repairs in a timely manner. Prices are very reasonable.

★★★★★ Discontinued service contract with wash. (2020, 2+ yrs)

★★★★★ Good service for a good price (2022)

★★★★★ Great, prompt, fair. Rey comes quickly and only makes the necessary repairs. (2023)

WASH Multifamily Laundry Systems

Miami, FL

Phone: 800-421-6897

Website: <https://www.wash.com//>

Ratings:

★★★☆☆ They are supposed to service our laundry machines. It was difficult to contact them. The serviceman who eventually arrived was not very competent and it required a second visit.

Lawyers

Lawyers Providing Condo Document Amendment Services

Michael Bogen Bogen Law

7351 Wiles Road, Suite 202

Coral Springs, FL 33067

Phone: (954) 525-0751

Preparation, Interpretation and Enforcement of Governing Documents

Additional Attorneys

Paul Milberg

5550 Glades Road, Suite 500

Boca Raton, FL 33431

Phone: (561) 244-9461

Email: pmilberg@milbergkleinlaw.com

Michael S. Bender & Kay Bender Rembaum, PL

Phone: 954-928-0680 (No text messages)

1200 Park Central Blvd. S.

Pompano Beach, FL 33064-2215

Email: mbender@kbrlegal.com

Alessandra Stivelman, Eisinger Law

Website: eisingerlaw.com

Email: astivelman@eisingerlaw.com

Joshua Cole Eisinger Law

Phone: (954) 894-8000 x 281

Fax: (954) 894-8015

Website: eisingerlaw.com

Email: jcole@eisingerlaw.com

Locksmith

Lindhaven Lock & Safe

Wellington, FL

Phone: 954-972-0883

Mobile: 561-385-1757

Office: 561-364-4044

Ratings:



Licensed, works out of his home. Rekeyed several storage room door locks, fixed a few. Provided 50 new keys for \$1 each. He is very dedicated to doing the job right, did what he said he would do, when he said he would do it, and charged a very reasonable price for his work. very fair and honest. (2021)

Magifico Locksmith
6340 Seminole Terrace
Margate, FL 33063

Phone: 954-974-2002

Alt: 561-272-7221

Website: MagnificoLocksmith.com

Email: JamesReliable@aol.com

Ratings:



Came quickly, changed my front door locks and keyed them the same.

Painting (including catwalk painting)

All Pro Painting

5051 NW 13th Avenue, Suite 1

Pompano Beach, FL

Phone: 561-305-5877

Alt: 833-228-8109

POC: Dino

Website: <https://www.allpropaintfl.com/> Email: dino@allpropaintfl.com

Ratings:

Not Rated - Reseals our catwalk floors, just done this past winter. We were fully satisfied.



All Pro painted our building two yrs ago. Dino, Bill and their workers made what we expected to be a painful project pretty smooth. The workers were respectful to our property and our residents. We found them to be very responsive to our calls and concerns. Bill Fairbanks is very knowledgeable.

East Coast Maintenance and Management

410 S Military Trail

Deerfield Beach, FL

Phone: 954-428-7015

Website: <http://eastcoastmaintenanceandmanagement.com/> Email: eastcoastmain@yahoo.com

Ratings:



Building painting-work done in 4/2020. Paint started to peel two months later. After numerous calls, they came back. It had to be redone in 11/2020. The catwalk started peeling again 2 months ago. Our property manager has tried to reach them and our board to no avail. We also had a/c service and that was not completed. (2020)



Will paint door, car bumpers (parking stops) on request



Management company that provides several services; landscaping could be improved



Had East Coast put in drains and piping under exterior wall air

conditioners (8) at a cost of \$2,000; they refilled the concrete and did a very good job; air conditioners now drain into shrubs from both first and second floors; need to have one drain pan cut and reattached as unit owner got a new air conditioner and pan is sticking out; called three times and am still waiting. (2022, 2021)

Hartzell Painting

Pompano Beach, FL

Phone: 954-957-9761

POC: Chuck Swift

Website: www.myhartzell.com

Email: chuckehartzellpaint.com

Ratings:

★★★★★ Excellent work done – despite high humidity issues. Workman were very conscientious and polite. Cleaned up after themselves and always willing to address our concerns. We recommend this company highly.

Premier Painting and Waterproofing

410 S Military Trail

Deerfield Beach

Phone: 561-329-7005

Email: premierpaintingnwaterproofing@gmail.com

Ratings:

★★★★☆ Painted our building and catwalks. Residents were very happy with the non-slip surface they installed on the catwalks. We still have some remaining work to be done because they painted our building during COVID and not all residents were down

RCI Painting & Waterproofing

Boynton Beach, FL

Phone: 1-888-724-1414

POC: Wilmer

Website: www.rcipainting.com

Email: roberto@rcipainting.net

Ratings:

★★★★★ Outstanding work. We overspray. Have a textured walkway and stairs and the entire area was papered over to prevent any spills-took quite a bit of time to prepare. Also all windows were covered with plastic so that windows, screens were not subject to any over-spray. Edges between walkway and painted stucco were sharp not jagged. Project Manager spoke English. Was able to generally communicate with the workers. Site cleaned daily. Easy to work with Wilmer, the Project Manger Wilmer

Seacrest Services

2101 Centrepark W Drive, Suite 110


West Palm Beach, FL


Phone: 888-697-4990

POC: None

Website: <https://seacrestservices.com/>

Ratings:

 Will paint door, car bumpers (parking stops) on request

 Management company that provides several services; landscaping could be improved

South Coast Restoration and Painting

6601 Lyons Road, Suite C2

Coconut Creek, FL

Phone: 954-596-1334

Website: <https://www.screstorationandpainting.com/>

Email: info@screstoreandpaint.com

Ratings:

 Very clean and very cooperative to our residents' needs.

TP Homes

322 N Federal Highway


Deerfield Beach, FL

Phone: 561-860-2902

POC: Tyler Peters

Website: <https://www.tp-homes.com/> **Email:** tphomes@gmail.com

Ratings:

 Repairs apartment damage that is the condo's responsibility. Good guy


UCI (Paint provider)

Ft. Lauderdale, FL

Phone: 954-581-6060

Website: www.ucipaints.com

Email: customerservice.ucipaints.com

 They worked with us to get the best products and prices for our paint job. Also, helped us be able to see the right color choice combinations for our building.

Pest Control**

JP Miller & Sons Services, Inc.

1407 SW 1st Way

Deerfield Beach, FL

Phone: 954-421-6187

POC: Joe

Website: <https://millerpestcontrol.com/>

Email: joe@millerpestcontrol.com

Ratings:



Uses radar to locate termite nests. Has helped a few condos in building (2021)



Pest control, termite and landscape services (2021)

*Orkin Pest Control (**-Part of Buying Program)*

Deerfield Beach, FL

Phone: 954-257-6572

POC: Javier Andrade, Inspector

Website: www.orkin.com

Email: jandrad1@orkin.com

Ratings:



Dry wood termites in locker. Very thorough inspection inside and around building. Price was just under \$6,944 for initial treatment incl. 1 year renewal approx \$700 of this. Was very thorough, inspected attics, took a long time to have a good look around. Provided diagrams etc. Have a 90 day same as cash, no interest program, Overlapped year end and paid out of following year budget. Price was discounted. Other bid was Terminex. Not impressed with rep and the cursory inspection.

PQ Termite Protection

1121 S Military Trail

Deerfield Beach, FL

Phone: 855-464-3636

POC: Richard Jr.

Website: <https://www.pqtermiteprotection.com/>

Email: richardjr@pqtermiteprotection.com

Ratings:



The company is very reliable and honest. They have done several jobs for our bldg. We recommend them highly. (2021)

Terminex Termite

786 S Military Trail

Deerfield Beach, FL 33443

Phone: 561-213-3763

Alt: 954-497-8503

POC: Eli Noich

Website: terminex.com

Ratings:



I started with an individual contract for my unit. After determining that many other owners also had dry-wood termites, my building took a contract to cover the entire building. Terminex provided thorough initial inspections and treatment. My building also has a contract with them for subterranean termites. Eli is great to work with. (2022)

Employees have all been very polite and patient with owners questions and concerns.

Iguana Man Removal Service

Phone: 954-642-6350

POC: Raj Deonarine

Email: RedFishRaj@gmail.com

South East Iguana Removal

Phone: 754-224-6775

POC: Greg Jones

Email: SouthEastIguana@gamil.com

Blue Iguana Control

6615 W. Boynton Beach Blvd #121

Boynton Beach, FL 33437

POC: Thomas Portuall

Phone: 954-588-3188

Alt: 855-525-5656

Email: Tom@IguanaControl.com

Plumbing (also see Water Heaters)

A to Z Statewide Plumbing

2215 SW 58th Terrace

West Park, FL

Phone: 954-981-2133

Alt: 800-930-1123

Website: <https://www.atozstatewideplumbing.com/>

Email: csr@atozstatewideplumbing.com

Ratings:



Friendly workers, reliable; exposed damage to pipes, cut pipes for new fittings. Checked for leaks and performance. Prompt service (2020)

Gimler Plumbing, Inc.

831 SE 8th Avenue

Deerfield Beach, FL

Phone: 954-421-3808

POC: allan@newportcve.com

Website: <https://www.gimlerplumbing.com/>

Email: gimlerplumbing@gmail.com

Ratings:



We have used Gimler several times. They do a clean and neat job at a reasonable price.



Plumbing for repairs on a waterline from outside to his condo 128. Major work effort.

Leak Detector USA

Can't give a rating due to the fact I've had No contact with him. Owner won't let his workers speak with anyone. 0 rating for working without a permit has no web page, phone number or address that I can find.



Moody Plumbing

Coral Springs, FL

Phone: 954-972-1079

Email: admin@moodyplumbing.com

Ratings:



They came out so fast to service our sewer line that backed up into a condo. They snaked the line and went inside to check the condo bathroom flow. We have continued to use them since they were very fairly priced and respond quickly with great plumbers.

Plumbing Around the Clock

3434 SW 53rd Court

Fort Lauderdale, FL

Phone: 954-874-5152

Email: plumbingaroundtheclockllc@gmail.com Website: plumbingaroundtheclock.com Ratings:

Ratings:



We had a plumbing emergency on a Sunday and they came out within 30 minutes. Very quick response, excellent customer service. 26

Richard's Plumbing (Jancewicz Enterprises, Inc.)

1413 NE 30th Court

Pompano Beach, FL

Phone: 954-491-4158

Fax: 954-491-4590

POC: John and Mike

Email: jflc.florida@gmail.com

Ratings:

Not Rated - Reliable company. Have used them in the past few yrs-replaced water heaters.

Works with you on price, permits, etc.

★★★★☆ We have used them to replace a laundry room hot water heater as well as replacing failed water supply lines and clearing a drain line; their prices are very reasonable; they pull permits for their work; they are typically quick with repairs (2022)

Roto-Rooter

Phone: 954-445-6510

POC: Randy Mills

Email: randy.mills@rrsc.com

Ratings:

★★★★★ We had a back-up in two condos. Roto Rooter came out to free up piping. (2+ years)

Veterans Plumbing, Inc.

3020 NW 23rd Avenue

Oakland Park, FL

Phone: 954-497-2943

Alt: 954-497-2300

POC: None

Website: <https://emergencyplumbingfortlauderdale.com/>

Ratings:

★★★★★ Very competent, came when we needed them. They found a leaky pipe joint in a wall, had to open the wall and repair the leak. This was a big job, but the price was reasonable. (2021)

Property Management

East Coast Maintenance and Management

410 S Military Trail

Deerfield Beach, FL

Phone: 954-428-7015

Website: <http://eastcoastmaintenanceandmanagement.com/>

Email: eastcoastmain@yahoo.com

Ratings:

★☆☆☆☆ Building painting-work done in 4/2020. Paint started to peel two months later. After numerous calls, they came back. It had to be redone in 11/2020. The catwalk started peeling again 2 months ago. Our property manager has tried to reach them and our board to no avail. We also had a/c service and that was not completed. (2020)

★★★★☆ Will paint door, car bumpers (parking stops) on request

★★★☆☆ Management company that provides several services; landscaping could be improved

★★★★☆ Had East Coast put in drains and piping under exterior wall air conditioners (8) at a cost of \$2,000; they refilled the concrete and did a very good job; air conditioners now drain into shrubs from both first and second floors; need to have one drain pan cut and reattached as unit owner got a new air conditioner and pan is sticking out; called three times and am still waiting. (2022, 2021)

Seacrest Services

2101 Centrepark W Drive, Suite 110

West Palm Beach, FL

Phone: 888-928-6465

Website: <https://seacrestservices.com/>

Ratings:

Will paint door, car bumpers (parking stops) on request

Management company that provides several services; landscaping could be Improved

The Wright Community Management, LLC.

2151 W Hillsboro Blvd. Suite 405

Deerfield Beach, FL 33442

Phone: 954- 349-8777

POC: Bonita Vandall or Jenny Khan

Website: www.thewrightcommunity.com

Email: Bonita@thewrightcommunity.com

jenny@thewrightcommunity.com

Ratings:

Not yet rated

Reserve Study (Financial)*Association Reserves*

110 E Broward Boulevard, Suite 1700

Fort Lauderdale, FL

Phone: 954-210-7925

Fax: 954-210-7926

POC: Susan Farrell

Website: <https://www.reservestudy.com/>

Email: sfarrell@reservestudy.com

Ratings:

Not Rated – Reached out August 2022. This was one of 2 firms that I approached regarding a Reserve Study in September 2021. We did not go ahead, as at the time, we felt that a study in a rising prices market might be exaggerated. At the time, supply chain issues and inflation were not impacting as much as today and we believed prices might stabilize and we could account for price changes in big ticket items, without a formal study. Quoted \$2,250 discounted price (standard \$2,500). Proposal came back signed by Will Simons, RS, President.

JR Frazer

6615 W Boynton Beach Boulevard, Suite 360

Boynton Beach, FL

Phone: 561-488-3012

Fax: 561-488-1572

POC: Pattie

Website: <http://jrfrazer.com/>

Email: JR@jrfrazer.com

Ratings:

Not Rated – This was one of 2 firms that I approached regarding a Reserve Study in September 2021. We did not go ahead, as at the time, we felt that a study in a rising prices market might be exaggerated. At the time, supply chain issues and inflation were not impacting as much as today and we believed prices might stabilize and we could account for price changes in big ticket items, without a formal study. Quoted \$1500 plus a guaranteed 2 year discounted rate of \$750

Roofing

Advantage Roofing and Restoration, Inc.

2460 NW 17th Lane, Unit 2

Pompano Beach, FL

Phone: 954-935-9732

Best Roofing

1600 NE 12th Terrace

Fort Lauderdale, FL

Phone: 954-941-9111

Website: www.bestroofing.net

Email: jlitt@bestroofing.net

Ratings:



★★★★★ This company found our pinpoint leak and did all our pre-hurricane reviewing and sealing. Excellent folks to work with and intend to work with them yearly.

Campany Roofing

917 28th Street

West Palm Beach, FL

Phone: 561-881-3560

Alt: 561-863-6550

POC: Rene Rodriguez

Website: <https://www.campanyroofmaintenance.com/>

Email: Rene.rodriguez@campanyroofing.com

Ratings:

★★★★★ Dependable and reasonable

★★★★★ Looked closely at our 4-story's roof, and noted what areas needed maintenance; repaired a leaking expansion joint; proposed maintenance price was reasonable, and their team did a good job on maintenance items; also agreed on a roof maintenance contract for future maintenance checks and repairs (2022)

Cool Roof Foam and Coatings

1531 SW 7th Avenue

Pompano Beach, FL

Phone: 954-788-1140

Alt: 954-478-7890

POC: Ted Dodson

Website: <https://www.coolroof.biz>

Email: ted@coolroof.biz

Ratings:

★★★★★ Installed a silicone roof cover to extend the useful life of our roof. Very professional. Took great care to protect residents' cars. Great after care service. (2+ yrs)

★★★★★ (2021)

★★★★★ Silicone roofers, but also very knowledgeable on all roofs and good, honest

Crowther Roofing and Sheet Metal of FL

15865 Assembly Loop

Jupiter, FL

Phone: 561-624-9400

Alt: 239-337-1300

POC: None

Website: <https://crowther.net/>

Ratings:

★★★★☆ Have a maintenance agreement to inspect roof twice a year. Good services and prompt to repair any issues

New Era Roofing and Construction Concepts

3311 NE 5 Ave

Pompano Beach, FL

Phone: 833- 363-9372

Alt: 954-398-3630

POC: Eber Vasquez

Ratings:

★★★★★ March and April 2024 (Status 90% for Roof): Re-Roofing of our Building went very smoothly, doing an EXCELLENT Job; was \$10,000 to \$12, 000 less than the next bidders, Communicated with two reference, President and Treasurer of 12 Association Buildings bigger than ours in Boca, and a a General Contractor that did similar building in 2022, all recommended New Era and were completely satisfied of the company's performance.

Obtained the Permit quickly, City inspector approved the first inspection, waiting for the second City inspection. The second stage is the the installation of the New 6" gutters including 12 Downspouts shall start as per New Era in 10 days, price was at least \$2,000.00 less than the next bidder, EXCELLENT service, workers were respectful and professional, no complaints from owners.

Pritts Inc.

2000 NW 22nd Street

Fort Lauderdale, FL

Phone: 954-733-7663

Website: <http://prittsinc.com/>

Ratings:

★★★★★ After having continuous leaks and expensive repairs, we decided to talk to and look into another roofing company. Most companies didn't get back to us and the ones that did wanted to sell us a new 'single___'. After doing much research, we decided Mike Pritts gave us the best advice. We are happy with them.

Roof Advisors, Inc.

5615 Lago Del Sol Drive, Suite 201

Lake Worth, FL

Phone: 954-275-8268

POC: Danny Stokes

Website: <https://rairoofconsultant.com/>

Email: danny@rairoofconsultant.com

Ratings:



A roof consulting expert, not a repair; the company (along with Duhon Roof Consulting) thoroughly assessed the status of our roof for needed maintenance, remaining life, and moisture penetration (the latter was performed by Duhon); provided an extensive report with photos, and provided quotes for renovating as well as replacing our roof. (2022)



RAI is an expert roof consulting company, not a roofing contractor. They do detailed assessments of roofs and provide a detailed report; we learned what we have, when something needs to be done, what the expert recommends, and estimated budget costs; they also do bid specs, vetting of contractors, and management of the entire project. (2022)

Steve Thomas Roof Maintenance

247 SE 1st Terrace

Deerfield Beach, FL

Phone: 954-520-1216

POC: Steven Thomas

Ratings:



Very reliable father and son business. reasonable. roofing inspection, repair, dry, rotted wood, add on dimensional shingles (2021, 2020, 2+ yrs)

Top Seal Services, Corp.

598 NW 54th Street

Miami, FL

Phone: 305-986-3270

Website: <https://topsealservices.com>

Email: Ronaldm@topsealservices.com

Signage

Signarama

4716 N Powerline Road

Deerfield Beach, FL

Phone: 954-428-7446

POC: Tiffany Dunham

Website: <https://signarama.com/locations/fl-deerfield-beach/>

Ratings:



(2020)

Structural Engineer (also see [Construction](#))

Advanced Engineering & Inspection, Inc.

P.O. Box 16273

Fort Lauderdale, FL

Phone: 954-687-3794 ex 28

POC: Joseph Najjarian

Ratings:



Prepared our 40 yr certification a few years ago. Helped us understand issues Champlain Towers disaster and calmed us down

Bunker Engineering

120 N Federal Highway, Suite 305

Lake Worth Beach, FL

Phone: 561-585-5696

Website: www.bunkerengineering.com

Email: mariangela@bunkerengineering.com

Ratings:



Bunker performed our 40 year inspection. The inspection report was so thorough that we asked them to perform our 50 year inspection. The initial inspection and report has been completed. They will return to perform any additional inspections the state and county may require this year or next.

Hellas Engineering

2475 Mercer Avenue, Suite 106

West Palm Beach, FL

Phone: 561-452-2115

Alt: 561-469-1907

Website: www.hellasengineering.com

Email: info@hellaseng.com

Ratings:



Used them only for our 40 yr inspection

Property Consulting Group, Inc.

405 S Federal Highway, Suite 300

Pompano Beach, FL

Phone: 954 946 7763

POC: James Hanskat

Website: <http://propertyconsultinggroup.com/index-2.html>

Email: James@propertyconsultinggroup.com

Ratings:



Did our 40 year inspection and our renovation work(2+ yrs)

TRC Worldwide Engineering Inc.

1230 N University Drive

Plantation, FL

Phone: 954-484-7777

POC: Donata Williams

Website: <https://www.trcww.com/>

Email: dwilliams@trcww.com

Ratings:



Provided us with a written report of our concrete issues based on a visual inspection. Report was comprehensive and easy to understand. (2021)

Stucco Repairs

ACP Construction

1905 NW 18th Street, Building D, Suite 1

Pompano Beach, FL

Phone: 561-232-2560

Alt: 561-843-3332

POC: Anthony Correal and Tony Brunetto

Website: <https://acpconstructioninc.com/>

Email: acp.construction@hotmail.com

Ratings:



Good pricing and fast, high quality work. (2022)

Water Heaters

D&M Services (**Not doing work in our area**)

Phone: 561-445-5427

POC: Lisa Murray

Email: permitprocess@yahoo.com

Ratings:



Good pricing. Installed several water tanks in building. Only issue was getting the inspections done in a timely manner (2+ yrs)