

Contractor Survey Listings

Last updated: 03/27/24

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	Locksmith
Appraisal	Painting
Arborist/Tree Trimming	Pest Control (**)
Catwalk Resurfacing	Plumbing
Construction/Concrete Repairs	Property Management
Doors/Windows (**)	Reserve Study (Financial)
Electrician	Roofing
Elevators/Lifts	Signage
Fire Alarms/Fire Safety Equipment	Structural Engineer
Garbage Chutes	Stucco Repairs
Gutters/Downspouts	Water Heaters
Inspections	
Insurance	
Landscaping	
Laundry Repair	
Lawyers	

**** Has Buying Program listings**

Air Conditioning

Advantage Air Conditioning Solutions, Inc.

2364 SW 34th Street

Fort Lauderdale

954-797-7577

POC: None

Website: None

Email:

Ratings:



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

Joseph Air Conditioning & Appliances, Inc.

4987 N. University Drive

Fort Lauderdale

954-474-0066

POC: None

Website: None

Email: josephairconditioning@gmail.com

Ratings:



(2020, 2+ yrs) Honest, competent, reasonable rates



(2020, 2+ yrs)

M&S Air Conditioning

160 SW 12th Avenue, Suite 101A

Deerfield Beach

954-421-3680

POC: None

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

Email: msac@bellsouth.net

Ratings:



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

Pride Air Conditioning

2150 NW 18th Street

Pompano Beach

800-955-1086

POC: None

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

Email: None

Ratings:



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

Appraisal

First American Realty

2501 W Hillsboro Boulevard, Suite 101

Deerfield Beach

954-425-7840
954-425-7841 fax
POC: Charles Mulnux
Website: None
Email: frstamer@bellsouth.net
Ratings:



Very detailed and quite professional. The quote was well done with good pictures.

Arborist/Tree Trimming (see also Landscaping)

Auchter Enterprise Inc.
3656 185th Trail N
Loxahatchee
561-718-3709
POC: Rick Auchter
Website: None
Email: auchterenterprises@gmail.com
Ratings:



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



(2021, 2020, 2 yrs) Tree trimming, reducing, thinning, pruning. Work done well, precise, clean, reliable



(2+ yrs) 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. Very professional group. Used to thin out our trees and install a root barrier.

Southern Arbor Services
2651 NE 52nd Street
Lighthouse Point
954-603-7878
POC: Damon Marotta
Website: <https://www.southernarborservices.net/>
Email: contact@southernarborservices.net
Ratings:

Not Rated - Excellent service. Quite knowledgeable.

Not Rated - Tree trimming done to our satisfaction, with many helpful ideas.

Catwalk Resurfacing

5 Star Sealing and Paving, Inc.

5951 Citrine Court (sales office)

Boynton Beach

561-289-2701

239-992-8504 fax

POC: Ray DePerro

Website: None

Email: ray.deperro@gmail.com

Ratings:



Work was done before my involvement, so I cannot give an opinion. Seems fine.

Deleon Construction (Development)

8049 Monetary Drive, Suite C1

Riviera Beach

561-840-8686 office

561-719-7088 mobile

POC: Carlos Deleon

Website: None

Email: deleondg@bellsouth.net

Ratings:



(2020)

Destiny Inc.

613 Madeline Drive

West Palm Beach

561-640-5758

POC: Jodie Quackenbush

Website: None

Email: destiny.incorp@att.net

Ratings:



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



(2021)

Paradigm Construction Group

10396 W SR 84, Suite 109

Davie

954-473-1116

POC: Jeff Schwartz

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

Email: jeff@paradigmcg.us

Ratings:



(2+ yrs) 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



(2022) 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

Construction/Concrete Repairs

Deleon Construction (Development)

8049 Monetary Drive, Suite C1

Riviera Beach

561-840-8686 office

561-719-7088 mobile

POC: Carlos Deleon

Website: None

Email: deleondg@bellsouth.net

Ratings:



(2+ yrs)



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.

No rating - (2020)-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.



(2022) It took many attempts to contact Mr. DeLeon, and ultimately we never got a proposal for needed work.


Hartzell Construction

Pompano Beach, FL

866-957-9762

Website: www.myhartzell.com

Email: chuckehartzellpaint.com

 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


954-473-1116


POC: Jeff Schwartz


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


Email: jeff@paradigmcg.us

Ratings:

 (2+ yrs) 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

 (2022) 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

 (2021, 2+ yrs) 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

Doors/Windows

B&L Impact Windows & Doors

8542 Shadow Wood Boulevard

Coral Springs

954-579-5980

POC: Brett Henault

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

Email: info@southfloridahomeimprovements.com

Ratings:

Bruna Enclosures

651 NE 45th Street

Fort Lauderdale

954-772-4852

954-772-0681 Fax

POC: Chuck and Larry

Website: None

Email: None

Ratings:

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

Johnson Aluminum Solutions

954-816-0900

Website: fbrowardcounty.com

Email: 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

954-935-8300

POC: None

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

Email: None

Ratings:

Not Rated – Estimates were very high compared to other vendors

Reliance Windows and Doors—(**Part of Buying Program)

Reliance Windows

4201 NW 12th Terr

Oakland Park, FL

c/o Randy Olson

954-533-0701



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

561-274-4949

POC: None

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

Email: info@shutterservices.com

Ratings:



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

Windprof

Unknown address

Unknown city
954-654-0050 office
954-366-4377 fax
954-861-7771 mobile
POC: Richard Churkoo
Website: <https://www.windprof.com/>
Email: info@windprof.com

Ratings:



(2+ yrs) Honest, excellent workmanship, reasonable prices, reliable



(2020) Good price and excellent workmanship; very happy with results

Electrician

Caribbean Electrical Contractors

580 SE 13th Street, Suite 104
Hallandale Beach
954-371-5822
305-748-1457
POC: Mike
Website: <https://www.caribbeanelectrical.com/>
Email: mike@caribbeanelectrical.com

Ratings:



(2+ yrs) Extremely competent



Problem solved and fixed immediately



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 – (2022) Coming next week to change electrical panel in electrical room; came on Thursday to see, and work being done on Monday; cost \$900

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

954-344-6763

POC: Karen

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

Email: mail@excelelectricalgroup.com

Ratings:



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



(2022) 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

Fine Line

3071 N Dixie Highway

Pompano Beach

954-786-8006

POC: None

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

Email: None

Ratings:



(2022, 2021) 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

Vacatto Electrical

Unknown address

Davie

754-367-4910

POC: None

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

Email: keith@vaccatoelectric.com

Ratings:



(2020) Family business. Honest, does good work

Elcon Electric

668 S Military Trail

Deerfield Beach, FL 33442

800-446-8915

info@ElconElectric.com

Ratings:

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

386-503-5502

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 though he ran his company in a professional manner and our building would not be suing his services again.

Elevator Repairs


Associated Elevator Inspections
6405 NW 36th Street, Suite 204


Miami
305 871 1009
888-211-1126
POC: None
Website: <https://www.aeielevator.com>
Email: administrative.assistant@aeielevator.com
Ratings:

 (2021) 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
954-678-6300
Website: evolutionelevator.com
Email: service@evolutionelevator.com

Florida Lifts
1914 Corporate Drive
Boynton Beach
561-600-1968
800-989-3237
POC: None
Website: <https://www.floridalifts.com>
Email: info@floridalifts.com
Ratings:

 Arrive within a day of being called. Very professional.

 (2021) 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.

Kings III
751 Canyon Drive, Suite 100
Coppell, TX
855-760-4900 Sales
800-766-2029 Service
POC: None
Website: <https://www.kingsiii.com/>
Email: info@kingsiii.com

Ratings:



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

TK Elevator (formerly Thyssen-Krupp)

2801 SW 15th Street

Pompano Beach

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



(2020) Inspects and repairs elevators. Comes promptly when called.



(2022) 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).

United Elevator Service

4500 Oak Circle, Suite B-10

Boca Raton

561-955-1290

877-837-5837

561-955-1291 fax

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.



(2021) Maintains our elevator.



(2022) 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.

Fire Alarm/Fire Safety Equipment

AB Fire Equipment

2759 NW 19th Street

Pompano Beach

954 973 8054

POC: None

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

Email: dave@abfire.com

Ratings:



(2021)



(2022) 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)

American Eagle Fire Protection

4711 N Dixie Highway

Boca Raton

561 750 3698

POC: None

Website: None

Email: None

Ratings:



(2021)

ATech Fire & Security

1945 W Copans Road

Pompano Beach

954-957-8980

877-352-5378

POC: None

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

Email: None

Ratings:

Not Rated (2021, 2020) Quick to show up, reliable, replacing heat detectors if defective, annual testing and inspection

Meir Alarms Inc.

2195 N Andrews Avenue, Suite #14

Pompano Beach

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



(2022) 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

I Am Guarded Security

Fort Lauderdale

954-545-4968

POC: dgray@iamguarded.com

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



Garbage Chutes

Southern Chute Inc.

3772 SW 30th Avenue

Fort Lauderdale

954-475-9191

POC: None

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

Email: None

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

561-451-9000

POC: None

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

Email: anytimegutter@aol.com

Ratings:



(2021) 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

Family Gutters

309 Greenbrier Drive

Palm Springs

561-889-2038

POC: None

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

Email: familyguttersfl@gmail.com

Ratings:



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

Royal Pro Aluminum

2439 Quantum Boulevard

Boynton Beach

561-704-9901

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

561-975-9715

954-975-9728

POC: Orlando

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

Email: info@southfloridagutters.com

Ratings:



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

Inspections

Don Meyler Inspections

2703 Gateway Drive, Suite A

Pompano Beach

800-469-0434

POC:

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

Email: Info@WindstormInspections.com

Ratings:



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

Insurance

Franklin Hamilton Insurance Inc.

1690 S Congress Avenue, Suite 205

Delray Beach

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

866-563-8821

POC: Emerson Poort

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

Email: None

Ratings: None

Legacy Insurance Brokers

2499 Glades Road, Suite 313

Boca Raton

561-877-1922

POC: None

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

Email: tlatucha@legacyinsuranceassociates.com

Ratings:



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

Plastridge Insurance

820 NE 6th Avenue
Delray Beach
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

Unknown address
Coral Springs
954-516-9999
POC: Sergey
Website: None
Email: None
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.

--
Patricia Bovay Ortagun
President
Tilford Q

Green Monkey Tree Service


Coral Springs, FL
954-360-0233
POC: Paul
Website: www.greenmonkeytreeservice.com



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
954-426-8021
POC: None
Website: <https://www.leserrasnursery.com/>
Email: None
Ratings:

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

Silva Terram Maintenance

4910 Lincoln Road
Delray Beach
561-215-4556
POC: None
Website: silvaterrammaintenance.com (placeholder page only)
Email: hernandezdonaldo1984@icloud.com
Ratings:

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

Lawyers

Lawyers Providing Condo Document Amendment Services

Michael Bogen Bogen Law

Phone: (954) 525-0751
7351 Wiles Road, Suite 202
Coral Springs, FL 33067
Preparation, Interpretation and Enforcement of Governing Documents

Additional Attorneys

Paul Milberg

Ph: (561) 244-9461
5550 Glades Road, Suite 500
Boca Raton, FL 33431
pmilberg@milbergkleinlaw.com

Michael S. Bender

Kay Bender Rembaum, PL

Cell: (954) 928-0680 (No text messages)
1200 Park Central Blvd. S.
Pompano Beach, FL 33064-2215
mbender@kbrlegal.com

Alessandra Stivelman
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astivelman@eisingerlaw.com
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Joshua Cole
Eisinger Law
Phone: (954) 894-8000 x 281
Fax: (954) 894-8015
jcole@eisengerlaw.com
www.eisingerlaw.com

Locksmith

Lindhaven Lock & Safe

Unknown address

Wellington

954-972-0883 office

561-385-1757 mobile

561-364-4044 office

POC: None

Website: None

Email: None

Ratings:



(2021) 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.

Magifico Locksmith

6340 Seminole Terrace

Margate, FL 33063

954-974-2002

561-272-7221

Website: MagnificoLocksmith.com

Email: JamesReliable@aol.com

Ratings:



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

Laundry Repair

Mesmen, Inc

4100 N Powerline Road, Suite Y2

Pompano Beach

954-973-2714

800-637-6365

954-973-8749 fax

POC: None

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

305-216-5042

POC: Rey Morales

Website: None

Email: rey_morales@rlmlaundry.com

Ratings:



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



(2020) Prompt service and good work



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



(2021) 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
Not Rated - Rey ALWAYS gets back to you and makes repairs in a timely manner. Prices are very reasonable.



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



(2022) Good service for a good price



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

WASH Multifamily Laundry Systems

Unknown address

Miami

800-421-6897

POC: None

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

Email: None

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.

Painting (including catwalk painting)

All Pro Painting

5051 NW 13th Avenue, Suite 1
Pompano Beach
561-305-5877
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
954-428-7015
POC: None
Website: <http://eastcoastmaintenanceandmanagement.com/>
Email: eastcoastmain@yahoo.com

Ratings:



(2020) 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.



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



Management company that provides several services; landscaping could be improved



(2022, 2021) 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.

Hartzell Painting

Pompano Beach, FL
954-957-9761
POC: Chuck Swift
Website: www.myhartzell.com
Email: chuckehartzellpaint.com



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
561-329-7005
POC: None
Website: None
Email: premierpaintingwaterproofing@gmail.com

Ratings:



(2020) Painting 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

Seacrest Services

2101 Centrepark W Drive, Suite 110
West Palm Beach
888-697-4990
POC: None
Website: <https://seacrestservices.com/>
Email: None

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
954-596-1334
POC: None
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
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

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

954-421-6187

POC: Joe

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

Email: joe@millerpestcontrol.com

Ratings:



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



(2021) Pest control, termite and landscape services

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


Deerfield Beach

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

855-464-3636

POC: Richard Jr.

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

Email: richardjr@pqtermiteprotection.com

Ratings:



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

Terminex Termite

786 S Military Trail

Deerfield Beach, FL 33443

Contact: Eli Noich

561-213-3763

954-497-8503

Website: terminex.com

Ratings:



(2022) 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. Employees have all been very polite and patient with owners questions and concerns.

Iguana Man Removal Service

POC: Raj Deonarine

954-642-6350

Email: RedFishRaj@gmail.com

South East Iguana Removal

POC: Greg Jones

754-224-6775

Email: SouthEastIguana@gamil.com

Blue Iguana Control

6615 W. Boynton Beach Blvd

#121, Boynton Bch. FL 33437

POC: Thomas Portuall

C/P: 954-588-3188

Toll Free: 855-525-5656

Email: Tom@IguanaControl.com

Plumbing (also see Water Heaters)

A to Z Statewide Plumbing

2215 SW 58th Terrace

West Park

954-981-2133

800-930-1123

POC: None

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

Email: csr@atozstatewideplumbing.com

Ratings:



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

Gimler Plumbing, Inc.

831 SE 8th Avenue

Deerfield Beach

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 Dector 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

954-972-1079

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 33312

954-874-5152

Email: plumbingaroundtheclockllc@gmail.com

Website: plumbingaroundtheclock.com

Ratings:



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

Richard's Plumbing (Jancewicz Enterprises, Inc.)
1413 NE 30th Court
Pompano Beach

954-491-4158
954-491-4590 fax

POC: John and Mike
Website: None
Email: jfllc.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.



(2022) 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

Roto-Rooter

Unknown address
Unknown city
954-445-6510
POC: Randy Mills
Website: None???
Email: randy.mills@rrsc.com
Ratings:



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

Veterans Plumbing, Inc.

3020 NW 23rd Avenue
Oakland Park
954-497-2943
954-497-2300
POC: None
Website: <https://emergencyplumbingfortlauderdale.com/>
Email: None
Ratings:



(2021) 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.



Property Management


East Coast Maintenance and Management


410 S Military Trail
Deerfield Beach
954-428-7015
POC: None
Website: <http://eastcoastmaintenanceandmanagement.com/>


Email: eastcoastmain@yahoo.com

Ratings:

  (2020) 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.

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

 Management company that provides several services; landscaping could be improved

 (2022, 2021) 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.

Seacrest Services

2101 Centrepark W Drive, Suite 110

West Palm Beach


888-697-4990


POC: None

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

Email: None

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

(954) 349-8777

POC: Bonita Vandall or Jenny Kahn

Website: www.thewrightcommunity.com

Email: Bonita@thewrightcommunity.com

jenny@thewrightcommunity.com

Ratings:

Reserve Study (Financial)

Association Reserves

110 E Broward Boulevard, Suite 1700

Fort Lauderdale

954-210-7925

954-210-7926 Fax

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

561-488-3012

561-488-1572 Fax

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 33064

954-935-9732

Best Roofing

1600 NE 12th Terrace

Fort Lauderdale, FL 33305

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
561-881-3560
561-863-6550

POC: Rene Rodriguez

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

Email: Rene.rodriguez@campanyroofing.com

Ratings:



Dependable and reasonable



(2022) 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

Cool Roof Foam and Coatings

1531 SW 7th Avenue

Pompano Beach

954-788-1140

954-478-7890

POC: Ted Dodson
Website: <https://www.coolroof.biz>
Email: ted@coolroof.biz

Ratings:



(2+ yrs) 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.



(2021)



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

Crowther Roofing and Sheet Metal of FL

15865 Assembly Loop

Jupiter

561-624-9400

239-337-1300

POC: None

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

Email: None

Ratings:



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

Pritts Inc.

2000 NW 22nd Street

Fort Lauderdale

954-733-7663

POC: None

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

Email: None

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

954-275-8268

POC: Danny Stokes

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

Email: danny@rairoofconsultant.com

Ratings:



(2022) 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.

Steve Thomas Roof Maintenance

247 SE 1st Terrace

Deerfield Beach

954-520-1216

POC: Steven Thomas

Website: None

Email: None

Ratings:



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

Top Seal Services, Corp.

598 NW 54th Street

Miami, FL 33127

305-986-3270

Website: <https://topsealservices.com>

Email: Ronaldm@topsealservices.com

Signage

Signarama

4716 N Powerline Road

Deerfield Beach

954-428-7446

POC: Tiffany Dunham

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

Email: None

Ratings:



Structural Engineer (also see Construction)

Advanced Engineering & Inspection, Inc.

P.O. Box 16273

Fort Lauderdale

954-687-3794

POC: Joseph Najjarian

Website: None

Email: None

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 33460

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

561-452-2115

561-469-1907

POC:

Website: www.hellasengineering.com

Email: info@hellaseng.com

Ratings:

2+ yrs ago



Used them only for our 40 yr inspection

Property Consulting Group, Inc.

405 S Federal Highway, Suite 300

Pompano Beach

954 946 7763

POC: James Hanskat

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

Email: James@propertyconsultinggroup.com

Ratings:



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

TRC Worldwide Engineering Inc.

1230 N University Drive

Plantation

954-484-7777

POC: Donata Williams

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

Email: dwilliams@trcww.com

Ratings:



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

Stucco Repairs

ACP Construction

1905 NW 18th Street, Building D, Suite 1

Pompano Beach

561-232-2560

561-843-3332

POC: Anthony Correal and Tony Brunetto

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

Email: acp.construction@hotmail.com

Ratings:



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

Water Heaters

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

561-445-5427

POC: Lisa Murray

Website:

Email: permitprocess@yahoo.com

Ratings:



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

Stars:

