


## Contractor Survey Listings (as of 12/24/21)

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 with an 'Other' category at the end. 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 verify that contractors have current licenses for all contracted work, since that status is subject to change at any time.**

### Air Conditioning

Advantage Air conditioning Solution  
Fort Lauderdale  
954-797-7577


 (this yr)-repaired wall unit. Excellent, on time, found cheaper original part to lower the bill

Joseph Air Conditioning  
(954) 474-0066  
[josephairconditioning@gmail.com](mailto:josephairconditioning@gmail.com)

 -(last yr, 2 or more yrs)-honest, competent, reasonable rates

 Last yr, 2 or more


M&S Air Conditioning  
Deerfield Beach  
954-421-3680  
[msac@bellsouth.net](mailto:msac@bellsouth.net)


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


### Arborist/tree (see also Landscaping)


Auchter Enterprise Inc  
Loxahatchee  
561-718-3709


[auchterenterprises@gmail.com](mailto:auchterenterprises@gmail.com)

 -Used the co. for tree trimming over 10 ft. Prompt and timely service, clear bid, respectful clean work

 -Rick is very responsive, knowledgeable and helpful


 -(this yr, last yr, 2 yrs)-tree trimming, reducing, thinning, pruning. Work done well, precise, clean, reliable


 (2 or more 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  
Parkland  
954-603-7878  
[contact@southernarborservices.com](mailto:contact@southernarborservices.com)  
southernarborservices.com  
no rating-excellent service. Quite knowledgeable.  
no rating-Tree trimming done to our satisfaction, with many helpful ideas.

### Catwalk Resurfacing

5 Star Sealing (Ray De Pero)  
954-650-2347  
 - Work was done before my involvement, so I cannot give an opinion. Seems fine.

Deleon Construction  
561-719-7088  
[deleondg@bellsouth.net](mailto:deleondg@bellsouth.net)  
 -last yr


Destiny Inc.  
West Palm Beach  
561-640-5758  
[destiny.incorp@att.net](mailto:destiny.incorp@att.net)  
 - (last year)- Jodi stands behind her work. Many good references  
 (This year)

Paradigm  
Davie  
954-473-1116 (jeff Schwartz)  
[jeff@paradigmcg.us](mailto:jeff@paradigmcg.us)  
 -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

### Doors/Windows


Richard Churk  
(954) 861-7771

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

BnT Windows & Doors  
Pompano Beach  
954-280-2841  
[info@bntimpact.com](mailto:info@bntimpact.com)  
[www.bntwindowsanddoors.com](http://www.bntwindowsanddoors.com)





Shutter Services & Screen Repairs  
Delray beach  
561-274-4949  
shutterservices.com


 -(last yr, 2+yr)-placed shutters on windows and patios in some apts according to our specifications; quick, efficient, clean crew


### Electrician

Caribbean Electrical Contractors  
Dania Beach  
954) 371-5822  
[mike@caribbeanelectrical.com](mailto:mike@caribbeanelectrical.com)

 —(2 or more) extremely competent


 -problem solved and fixed immediately

 -put in our two main panels. fair pricing. also did some individual unit panels. Many were Vacatto Electrical  
Deerfield Beach  
754-367-4910

 (last yr)-family business. Honest, does good work


### Elevator Repairs

Associated Elevator Inspections  
Miami  
305 871 1009  
administrative.assistant@aeielevator.com

 (this yr) 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.

Florida Lifts  
Boynton Beach  
561-600-1968  
800-989-3237  
[info@floridalifts.com](mailto:info@floridalifts.com)


 -arrive within a day of being called. Very professional.

 (this yr)-they seldom succeed in contacting me before going ahead with new work. The repair work passes inspection. The expense of


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

keeping a two-story lift at CVE is extraordinary.


Kings III  
Phone: 1-800-766-2029

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


Thyssen-Krupp  
954-971-6500


 (last yr)--Inspects and repairs elevators. Comes promptly when called.


TK Elevator  
Pompano Beach  
Tkelevator.com


 -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

United Elevator  
Boca Raton  
(561)955-1290 (Tiffany Grab)  
[tiffanyunitedelevator@gmail.com](mailto:tiffanyunitedelevator@gmail.com)  
[unitedelevatorservice.com](http://unitedelevatorservice.com)

 -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.

 -(this yr)-Maintains our  
elevator.



### Fire Alarm


ATech Security & Fire Solution  
Pompano Beach  
954-957-8980  
no rating-(this yr, last yr)- Quick to show  
up, reliable, replacing heat detectors if  
defective, annual testing and inspection

AB Fire  
954 973 8054  
 -(this yr)

American Eagle Protection  
561 750 3698  
 This year


Meir Alarms (Moti)


954-605-1326  
 - Installed and maintains  
our local fire alarm system  
 -(this yr)

Meir Alarms Inc & Fire Inspection  
Pompano Beach  
954-971-2110  
[Info@meiralarms.com](mailto:Info@meiralarms.com)  
 -prompt service and  
good communication



### Landscaping (see Also Arborist)

Green Planet  
954-516-9999  
 - Does our tree trimming  
on an as needed basis

Leserra Nursery  
Deerfield Beach  
954-426-8021  
[leserranursery.com](http://leserranursery.com)  
 -(2+ yrs)-hedge material,  
soil, sod, mulch, stones, plants; can deliver  
and install

### Locksmith


Lindhaven Locksmith  
Wellington  
561-385-1757  
 -(this yr)- 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.


### Laundry Repair


RLM Laundry Equip. Service  
Pembroke Pines  
(305)216-5042

[Rey\\_Morales@Rlmlaundry.com](mailto:Rey_Morales@Rlmlaundry.com)


 -(this yr, last yr)-friendly owner, comes in person. No contract-comes in as needed. Does a good job cleaning, fixing, replacing machines.

 Last yr—prompt service and good work


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

 -(this yr)-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


no rating- Rey ALWAYS gets back to you and makes repairs in a timely manner. Prices are very reasonable.

 (last yr, 2 or more yrs)-discontinued service contract with wash.

Mesman, Inc  
954-973-2714

 -they keep the machines running and provide prompt service

Wash Multifamily Laundry Systems  
Los Angeles, CA  
310-643-8491


 - 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  
Pompano  
561-305-5877


[dino@allpropaintfl.com](mailto:dino@allpropaintfl.com)

no rating-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.


Premier Painting  
Deerfield Beach  
561-329-7005

[premierpaintingnwaterproofing@gmail.com](mailto:premierpaintingnwaterproofing@gmail.com)


 -(last yr)-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


South Coast Restoration and Painting  
Coconut Creek  
954-596-1334


 -Very clean and very cooperative to our residents' needs.

TP Homes, Tyler Peters  
561-860-2902

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

Seacrest Services (see also  
Other/Property Mgt)


 -will paint door, car bumpers on request

 -Management company that provides several services; landscaping could be improved

## Plumbing


A to Z Plumbing  
West Park  
954-981-2133

[csr@atozstatewideplumbing.com](mailto:csr@atozstatewideplumbing.com)

 - (last yr)-friendly workers, reliable; exposed damage to

pipes, cut pipes for new fittings.  
Checked for leaks and performance  
Prompt service

Gimler Plumbing, Inc.  
Deerfield Beach  
954-421-3808


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

Richard's plumbing  
Pompano Beach  
954-491-4158

no rating-reliable company. Have used them in the past few yrs-replaced water heaters. Works with you on price, permits, etc.


Roto Rooter  
954-445-6510 (Randy Mills)

[randy.mills@rrsc.com](mailto:randy.mills@rrsc.com)

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

Veterans Plumbing, Inc.  
Oakland Park  
954-497-2943

[www.vetsplumbing247.com](http://www.vetsplumbing247.com)

 -(this yr)-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.

## Roofing

Cool Roof  
Pompano Beach  
954-788-1140



-(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.

Coolroof (Broward)  
Pompano Beach  
954-788-1140  
954-478-7890

[ted@coolroof.biz](mailto:ted@coolroof.biz)



-(this year)



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

Campany Roofing  
West Palm Beach  
561-881-3560

[Rene.rodriquez@campanyroofing.com](mailto:Rene.rodriquez@campanyroofing.com)



-dependable and reasonable

Crowther Roofing and Sheet Metal of FL  
Jupiter  
561-624-9400  
[www.Crowther.net](http://www.Crowther.net)



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

Pritts Inc.  
Ft. Lauderdale  
954-733-7663



- after having continuous leaks and expensive repairs, we decided to talk to and look into another roofing company. Most companies didn't get back tous 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.

Steve Thomas Roof Maintenance  
Deerfield Beach  
954-520-1216



-(this yr, last yr, 2 yrs)-very reliable father and son business. reasonable. roofing inspection, repair, dry, rotted wood, add on dimensional shingles

Structural engineer (see also Inspection, other categories)

Carlos De Leon Construction  
Riviera Beach  
561-840-8686




- (2 yrs ago)-


TRC Worldwide Engineering Inc.  
Plantation  
954-484-7777


[dwilliams@trcww.com](mailto:dwilliams@trcww.com)

[www,trcww.com](http://www.trcww.com)

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


DeLeon Construction & Development  
Riviera Beach  
561-840-8686  
[deleondg@bellsouth.net](mailto:deleondg@bellsouth.net)  
2+ yrs ago

 -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.


(last yr)-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.

James Hanskat  
954 946 7763  
[James@propertyconsultinggroup.com](mailto:James@propertyconsultinggroup.com)


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

Hellas Engineering  
West Palm  
561-452-2115  
[info@hellaseng.com](mailto:info@hellaseng.com)  
[www.hellasengineering.com](http://www.hellasengineering.com)

2+ yrs ago


 -used them only for our 40 yr inspection


Joseph Najarian  
954+687-3794

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

### Pest Control

JP Miller & Sons Services, Inc  
Deerfield Beach  
954-421-6187  
[joe@millerpestcontrol.com](mailto:joe@millerpestcontrol.com)

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

 -(this yr)-pest control, termite and landscape services

PQ Termite Protection  
Deerfield Beach  
855-464-3636

[richardjr@pqtermiteprotection.com](mailto:richardjr@pqtermiteprotection.com)  
5-(this yr)-The company is very reliable and honest. They have done several jobs for our bldg. We recommend them highly.



### Other/Building signs


Signarama  
Deerfield  
954-428-7446 (Tiffany Dunham)  
4-last yr

### Other/ construction

Paradigm  
Broward  
561-350-3574  
[jeff@paradigmcg.us](mailto:jeff@paradigmcg.us)  
[www.paradigmcg.us](http://www.paradigmcg.us)

 -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.

### Other/Downspouts

Royal Pro Aluminum (Ken)  
561-704-9901  
 - Repairs, replaces and refastens our downspouts

Family Gutters  
Palm Springs  
561-889-2038  
[familyguttersfl@gmail.com](mailto:familyguttersfl@gmail.com)  
[www.family-gutters.com](http://www.family-gutters.com)  
4-(last yr, 2 or more yr)-clean crew.  
Replaced gutters. good job.


### Other/Electrical

Excel Electrical  
Coral Springs  
954-344-6763  
[mail@excelelectricalgroup.com](mailto:mail@excelelectricalgroup.com)  
4-(2yrs ago)-very thorough. upgraded hall lights, installed new LED lights, corrected violations. Can also change FPE Panels

### Other/ Garbage Chutes

Southern Chute Inc.  
Broward  
954-475-9191  
 -did all 8 of our stainless garbage chutes. Excellent, honest, quality service, fair price.

### Other/ Inspections

Don Meyler Inspections  
Pompano  
1 866 817 8835  
[jkatz@dmifla.com](mailto:jkatz@dmifla.com)  
 -2 or more years-  
Satisfied with their work and will use them again.

### Other/insurance

Plastridge Insurance  
Delray  
561-276-5233  
[ppest@plastridge.com](mailto:ppest@plastridge.com)  
[plastridge.com](http://plastridge.com)



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

### Other/Property Management

East Coast Services  
Deerfield Beach  
954-428-7015

1-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.

### Other/Realty Appraisal

Charles Mulnux-first American Realty  
Deerfield Beach  
954-425-7840

[frstamer@bellsouth.net](mailto:frstamer@bellsouth.net)



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

### Other/Water Heaters

D&M Services

561 445 5427 (Lisa Murray)  
[permitprocess@yahoo.com](mailto:permitprocess@yahoo.com)



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