

# Contractor Survey Listings

Last updated: 10/25/22

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.**

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# Air Conditioning

## Advantage Air Conditioning Solutions, Inc.

2364 SW 34<sup>th</sup> 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 12<sup>th</sup> 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 18<sup>th</sup> Street

Pompano Beach

800-955-1086

POC: None

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

Email: None

Ratings:



(2020) Installed a new “pancake” system in my 4<sup>th</sup> 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 185<sup>th</sup> 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 52<sup>nd</sup> Street

Lighthouse Point

954-603-7878

POC: Damon Marotta

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

Email: [contact@southernarborservices.net](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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.

### Paradigm Construction Group

10396 W SR 84, Suite 109

Davie

954-473-1116

POC: Jeff Schwartz

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

Email: [jeff@paradigmcg.us](mailto: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 (see also Windows/Doors)**

### 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](mailto:info@southfloridahomeimprovements.com)

Ratings:

### BnT Windows & Doors (only doing commercial buildings as of 2022)

590 SW 9<sup>th</sup> Terrace, Suite 1

Pompano Beach

954-280-2841

954-233-0126

POC: None

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

Email: [info@bntimpact.com](mailto:info@bntimpact.com)

Ratings:



### Bruna Enclosures

651 NE 45<sup>th</sup> 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)

### 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

### Shutter Services & Screen Repair, Inc.

100 SE 2<sup>nd</sup> Street

Delray Beach

561-274-4949

POC: None

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

Email: [info@shutterservices.com](mailto: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](mailto: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 13<sup>th</sup> Street, Suite 104  
Hallandale Beach  
954-371-5822  
305-748-1457  
POC: Mike  
Website: <https://www.caribbeanelectrical.com/>  
Email: [mike@caribbeanelectrical.com](mailto: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

### Excel Electrical Group

3956 Coral Ridge Drive  
Coral Springs  
954-344-6763  
POC: Karen  
Website: <https://excelelectricalgroup.com/>  
Email: [mail@excelelectricalgroup.com](mailto: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](mailto: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](mailto: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.

## Elevator Repairs

### Associated Elevator Inspections

6405 NW 36<sup>th</sup> Street, Suite 204

Miami

305 871 1009

888-211-1126

POC: None

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

Email: [administrative.assistant@aeielelevator.com](mailto:administrative.assistant@aeielelevator.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](http://evolutionelevator.com)

Email: [service@evolutionelevator.com](mailto: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](mailto: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](mailto: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 15<sup>th</sup> Street  
Pompano Beach  
954-971-6500  
POC: Ryan Bauer  
Website: <https://www.tkelevator.com/us-en/>  
Email: [ryan.bauer@tkelevator.com](mailto: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](mailto:jamesd@unitedelevatorservice.com) or [tiffanyunitedelevator@gmail.com](mailto: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 19<sup>th</sup> Street

Pompano Beach

954 973 8054

POC: None

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

Email: [dave@abfire.com](mailto: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](mailto: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

## **Garbage Chutes**

### Southern Chute Inc.

3772 SW 30<sup>th</sup> 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](mailto: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](mailto: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 31<sup>st</sup> Avenue

Pompano Beach

561-975-9715

954-975-9728

POC: Orlando

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

Email: [info@southfloridagutters.com](mailto: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](mailto: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](mailto: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](mailto: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 6<sup>th</sup> Avenue

Delray Beach

561-276-5221

POC: Paula Post

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

Email: [ppost@plastridge.com](mailto:ppost@plastridge.com)

Ratings:



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

## **Landscaping (also see Arborist)**

### Green Planet

Unknown address

Unknown city

954-516-9999

POC: None

Website: None

Email: None

Ratings:



Does our tree trimming on an as needed basis

### 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

## **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](http://MagnificoLocksmith.com)

Email: [JamesReliable@aol.com](mailto: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](mailto:mesmen@earthlink.net)

Ratings:



They keep the machines running and provide prompt service

### RLM Laundry Equip. Service

8861 NW 7<sup>th</sup> Street

Pembroke Pines

305-216-5042

POC: Rey Morales

Website: None

Email: [rey\\_morales@rlmlaundry.com](mailto: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 13<sup>th</sup> Avenue, Suite 1

Pompano Beach

561-305-5877

833-228-8109

POC: Dino

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

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


### Premier Painting and Waterproofing

410 S Military Trail

Deerfield Beach



561-329-7005

POC: None  
Website: None  
Email: [premierpaintingwaterproofing@gmail.com](mailto: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](mailto: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](mailto:tphomes@gmail.com)  
Ratings:

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

## Pest Control

JP Miller & Sons Services, Inc.

1407 SW 1<sup>st</sup> Way

Deerfield Beach

954-421-6187

POC: Joe

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

Email: [joe@millerpestcontrol.com](mailto: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

PQ Termite Protection

1121 S Military Trail

Deerfield Beach

855-464-3636

POC: Richard Jr.

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

Email: [richardjr@pqtermiteprotection.com](mailto: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](http://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.

## A to Z Statewide Plumbing

2215 SW 58<sup>th</sup> Terrace

West Park

954-981-2133

800-930-1123

POC: None

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

Email: [csr@atozstatewideplumbing.com](mailto: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 8<sup>th</sup> Avenue

Deerfield Beach

954-421-3808

POC: None

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

Email: [gimlerplumbing@gmail.com](mailto:gimlerplumbing@gmail.com)

Ratings:



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

## Richard's Plumbing (Jancewicz Enterprises, Inc.)

1413 NE 30<sup>th</sup> Court

Pompano Beach

954-491-4158

954-491-4590 fax

POC: John and Mike

Website: None

Email: [jfllc.florida@gmail.com](mailto: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 23<sup>rd</sup> 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

## **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](mailto: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@jrfrazier.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**

### Campany Roofing

917 28<sup>th</sup> Street

West Palm Beach

561-881-3560

561-863-6550

POC: Rene Rodriguez

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

Email: Rene.rodriquez@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 7<sup>th</sup> 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 22<sup>nd</sup> 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](mailto: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 1<sup>st</sup> 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

## **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:



(2020)

## **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](http://www.bunkerengineering.com)

Email: [mariangela@bunkerengineering.com](mailto: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](http://www.hellasengineering.com)

Email: [info@hellaseng.com](mailto: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](mailto: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](mailto: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 18<sup>th</sup> 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](mailto: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](mailto: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:

