

SPRINGDALE LAKES “D” ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

**Wednesday, July 6, 2016
6:00 BPM Office**

AGENDA

1. Call to order
2. Roll Call
3. Dispose of the minutes
4. Business
 - a. Woodwork
 - b. Painting
 - c. Parking
 - d. Tenant/purchaser requirements
 - e. Open Forum – Resident Concerns
5. Adjournment

**Minutes of Annual Meeting of the Board of Directors
of Springdale Lake "D"
Tuesday, May 17, 2016**

1. **Call to Order:** 7:00 p.m.

2. **Roll Call:**

In attendance for the Board:

Lynn Joyce:	President
Kim Charlton:	Secretary
Kathleen Piano:	Treasurer

In attendance for the new Board:

Lynn Joyce
Kathleen Piano
Kim Charlton
Jeannette Figueroa
Richard Lantz

Also in attendance:

Jane Brock, Brock Property Management, Inc.
Chris Plunkett, Brock Property Management, Inc.

3. **Dispose of Minutes:**

The minutes of the last meeting were distributed to the Board and reading of the Minutes was waived.

4. **New Board:**

The new Board was introduced:

Lynn Joyce
Kathleen Piano
Kim Charlton
Jeannette Figueroa
Richard Lantz

5. Old Business:

- a. Woodwork – the Board and Property Management Company discussed ongoing woodwork and outstanding issues that owners are having with the woodwork. It was agreed that Brock Property Management would send a letter to the residents advising that the woodwork project was coming to a close and requesting residents to advise Brock Property Management of any issues that need to be addressed by the Contractor. Final inspection by the City of Lauderhill pending.
- b. Parking – Overall lack of parking was discussed. It was determined that resident Andy Teltovich would contact the City of Lauderhill to determine if current “greenspace” might be available to the Association for parking.
- c. Towing/Parking Enforcement – the Board and Property Management Company discussed that for safety reasons, any car not parked in a designated parking spot, i.e curbside, would be subject to towing beginning July 1, 2016.
- d. Painting - the Board and Property Management Company discussed the painting of the buildings and it was confirmed that we were still awaiting the third bid. The Board will discuss further upon receiving three (3) separate bids for review.
- e. Hang Tags – The new Hang Tags have been received and will be distributed by the Board. Each unit is entitled to two (2) parking hang tags. Any tenant of an owner must provide a copy of the tenant's current written lease at the time they pick up their parking hang tags. The ongoing issue of not enough parking spots was further discussed and it was agreed that only those vehicles with Association issued hang tags may park overnight in either a reserved parking space or a parking space designated “SDL D”. Brock Property Management will send out a letter to all residents advising of the same and advising residents when and where to pick up the new parking hang tags. The towing of vehicles parked in reserved parking spaces or parking spaces designated “SDL D” will begin July 1, 2016 to allow for time for notification to residents and to allow all residents time to receive the new hang tags. It was determined that 10:00 p.m. was a reasonable hour to begin towing. Richard Lantz offered to field any issues with the residents at the time of towing.

6. New Business:

- a. Current Rules and Regulations – It was decided that upon picking up the hang tags, all residents and tenants will receive a copy of the current Rules and Regulations and be required to acknowledge receipt of the same, in writing.

- b. The Board discussed the need to set up committees to handle ongoing resident issues, i.e. Parking, Rules and Regulations, Dumpsters and General Maintenance of the property. Committees to be determined at the next Board Meeting.
 - c. Open Forum – Resident Concerns – Residents attending the meeting expressed their concerns regarding "open" woodwork issues and the ongoing parking and landscaping issues.
6. **Adjournment** – The meeting was adjourned at 8:30 p.m.

NEW BOARD:

After adjournment of the Annual Meeting, the Board had its organizational meeting and voted in new officers as follows:

1. Nomination for Lynn Joyce as President by Kathleen Piano, seconded by Kim Charlton;
2. Nomination for Kim Charlton as Secretary by Lynn Joyce, seconded by Richard Lantz;
3. Nomination for Jeannette Figueroa as Treasurer by Lynn Joyce, seconded by Kim Charlton;
4. Nomination for Kathleen Piano as Vice President by Lynn Joyce, seconded by Kim Charlton.

The meeting was not recorded or videotaped.



Kim Charlton, Secretary

Dated: 5-20-16



BROCK PROPERTY MANAGEMENT

P.O. BOX 770850 CORAL SPRINGS, FL 33077

954-753-2675 fax 954-340-8541

Email: brock@brockpm.com

Springdale Lakes D Condo. Assn.
FINANCIAL STATEMENT
May 31, 2016

Springdale Lakes D Condo. Assn

Balance Sheet

As of 05/31/16

ASSETS

1ST United Oper. 1113011595	\$	77,791.02	
1ST United MM 1113011603		57,846.72	
1ST United Reserve 1113011611		41,797.35	
Valley Reserve II 41805941		26,008.09	
Assessments Receivable		19,973.32	
Late Fees Receivable		3,342.00	
Owner Admin. Fees Receiv.		20.00	
Prepaid Insurance		7,606.89	
Refundable Deposits		361.00	
TOTAL ASSETS			\$ 234,746.39
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$	2,620.07	
Valley National Loan		44,509.50	
Exchange		(615.10)	
Subtotal Current Liab.			\$ 46,514.47

RESERVES:

Reserves - Unallocated	\$	27,138.48	
Reserves - Roofs		(67,163.45)	
Reserves - Exterior Paint		81,594.29	
Reserves - Loan		26,000.04	
Reserves - Interest		228.70	
Subtotal Reserves			\$ 67,798.06

EQUITY:

Prior Year Net Inc./Loss	\$	186,041.52	
Current Year Net Income/(Loss)		(65,607.66)	
Subtotal Equity			\$ 120,433.86
TOTAL LIABILITIES & EQUITY			\$ 234,746.39
			=====

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Springdale Lakes D Condo. Assn

Income/Expense Statement

Period: 05/01/16 to 05/31/16

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	22,649.00	22,618.58	30.42	113,245.00	113,092.90	152.10	271,422.94
06340	Late Fee Income	630.00	.00	630.00	2,110.00	.00	2,110.00	.00
06370	Screening Fee	.00	66.67	(66.67)	.00	333.35	(333.35)	800.00
06380	Owner Admin. Fees Income	.00	.00	.00	30.00	.00	30.00	.00
06910	Interest Income	6.32	.00	6.32	26.66	.00	26.66	.00
	Subtotal Income	23,285.32	22,685.25	600.07	115,411.66	113,426.25	1,985.41	272,222.94
EXPENSES								
General & Administrative								
07010	Management Fees	710.00	887.50	177.50	4,260.00	4,437.50	177.50	10,650.00
07011	Master Association Fees	8,255.00	7,916.67	(338.33)	49,122.00	39,583.35	(9,538.65)	95,000.00
07012	State Condo Fees	.00	23.67	23.67	.00	118.35	118.35	284.00
07013	Annual Corporate Report	.00	5.17	5.17	61.25	25.85	(35.40)	62.00
07020	Accounting Fees	.00	29.17	29.17	.00	145.85	145.85	350.00
07021	Licenses & Fees	.00	33.33	33.33	75.00	166.65	91.65	400.00
07160	Legal Fees	.00	125.00	125.00	.00	625.00	625.00	1,500.00
07250	Bank Charges	.00	.00	.00	50.00	.00	(50.00)	.00
07280	Insurance	10,000.00	5,000.00	(5,000.00)	28,683.74	25,000.00	(3,683.74)	60,000.00
07321	Office Expense	44.02	225.00	180.98	733.67	1,125.00	391.33	2,700.00
07322	Screening Fees	.00	33.33	33.33	.00	166.65	166.65	400.00
07990	Bad Debt Expense	.00	666.67	666.67	.00	3,333.35	3,333.35	8,000.00
07991	Valley Loan (Note)	(14,456.40)	2,166.67	16,623.07	(58,082.68)	10,833.35	68,916.03	26,000.00
	General & Administrative	4,552.62	17,112.18	12,559.56	24,902.98	85,560.90	60,657.92	205,346.00
Community Room/Building								
08319	Plumbing Repairs	.00	41.67	41.67	.00	208.35	208.35	500.00
08320	Building Repairs	.00	250.00	250.00	127,900.25	1,250.00	(126,650.25)	3,000.00
	Community Room/Building	.00	291.67	291.67	127,900.25	1,458.35	(126,441.90)	3,500.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Personnel Expense								
	Personnel Expense	.00	.00	.00	.00	.00	.00	.00
Utilities								
	Utilities	.00	.00	.00	.00	.00	.00	.00
Maintenance								
09201	Supplies	408.20	33.33	(374.87)	533.37	166.65	(366.72)	400.00
09202	Miscellaneous	.00	500.00	500.00	319.24	2,500.00	2,180.76	6,000.00
	Maintenance	408.20	533.33	125.13	852.61	2,666.65	1,814.04	6,400.00

Springdale Lakes D Condo. Assn

Income/Expense Statement

Period: 05/01/16 to 05/31/16

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Contract Services								
09751	Pest Control	.00	125.00	125.00	.00	625.00	625.00	1,500.00
09752	Lawn & Tree Maint	.00	100.00	100.00	225.00	500.00	275.00	1,200.00
	Contract Services	<u>.00</u>	<u>225.00</u>	<u>225.00</u>	<u>225.00</u>	<u>1,125.00</u>	<u>900.00</u>	<u>2,700.00</u>
Reserve Contributions								
09900	RESERVES:	4,523.08	4,523.08	.00	27,138.48	22,615.40	(4,523.08)	54,276.94
	Reserve Contributions	<u>4,523.08</u>	<u>4,523.08</u>	<u>.00</u>	<u>27,138.48</u>	<u>22,615.40</u>	<u>(4,523.08)</u>	<u>54,276.94</u>
TOTAL EXPENSES		9,483.90	22,685.26	13,201.36	181,019.32	113,426.30	(67,593.02)	272,222.94
CURRENT YEAR NET INCOME/(LOSS)		13,801.42	(.01)	13,801.43	(65,607.66)	(.05)	(65,607.61)	.00
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DATE: 6/24/16
TIME: 12:47 PM

Springdale Lakes D Condo. Assn
AGED OWNER BALANCES: AS OF May 31, 2016
ACCOUNT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
4703		Paul Kantorski	19.00	0.00	0.00	0.00	19.00	
4704		59 Team, LLC	0.00	0.00	0.00	50.00	50.00	
4712		Janeth Rodriguez	0.00	5.00	0.00	0.00	5.00	
4714		Amanda Dwyer	35.00	354.00	319.00	0.00	708.00	Final Warning
4715		Sergio Flores	0.00	30.00	0.00	0.00	30.00	Late Notice
4717		Nadeem Syed	0.00	0.00	0.00	5.00-	5.00-	
4719		Federal National Mortgage Ass.	35.00	354.00	354.00	659.00	1402.00	Final Warning
4722		Monika Sambell	35.00	354.00	354.00	992.00	1735.00	Attorney Action
4725		Nicola Levin	35.00	354.00	354.00	7078.00	7821.00	Attorney Action
4729		Grant Muench	0.00	0.00	0.00	98.00	98.00	
4735		David Christensen	0.00	65.00	0.00	0.00	65.00	
4745		Floria Mae Jasper	35.00	0.00	35.00	35.00	105.00	
4747		Sun 10, LLC	35.00	319.00	35.00-	35.00	354.00	Late Notice
4749		Sadiq Ali	0.00	60.00	0.00	0.00	60.00	
4801		Guillermo Los	0.00	0.00	0.00	25.00	25.00	
4805		Sun 18 LLC	35.00	319.00	35.00-	35.00	354.00	Late Notice
4808		Hernel Brown	25.00	0.00	0.00	0.00	25.00	
4809		Federal National Mortgage Ass	0.00	20.00	0.00	0.00	20.00	
4813		Brenda Bridge	20.00	0.00	0.00	0.00	20.00	
4814		Paul Plutino	35.00	354.00	284.00	0.00	673.00	Final Warning
4815		Renata Santelli	35.00	354.00	0.00	0.00	389.00	Late Notice
4816		Eric Loeffler	35.00	354.00	354.00	2637.00	3380.00	Attorney Action
4818		Kerby Nelson	35.00	0.00	35.00	35.00	105.00	
4820		Lance Takacs	0.00	11.00	0.00	0.00	11.00	
4822		David & Sofia Elgrably	0.00	48.00	0.00	0.00	48.00	
4825		Debra Conyers	0.00	200.00	0.00	60.00	260.00	Late Notice
4826		Michael O'Neil	35.00	354.00	354.00	1697.42	2440.42	Attorney Action
4827		Andre Smith	35.00	319.00	10.00	0.00	364.00	Late Notice
4901		Lisa E. Ruiz	0.00	35.00	10.00	0.00	45.00	Late Notice
4903		Evol James	35.00	0.00	0.00	35.00	70.00	
4907		Daniela Diaz	35.00	319.00	319.00	1985.90	2658.90	Attorney Action
TOTAL:			589.00	4582.00	2712.00	15452.32	23335.32	



Prepared especially for

SPRINGDALE LAKES TOWNHOMES

LAUDERHILL, FLORIDA

Brad Schuler
SALES



Cell: (954) 675-6523
Email: brad@coastalpaintingfl.com

Coastal Painting Company of South Florida, Inc.
Toll-free (800) 320-8083
Corporate Office (954) 427-1994 || West Coast Office (239) 390-8222
Corporate Office: 6820 Lyons Technology Circle, Suite 125, Coconut Creek, Florida 33073
Main Warehouse: 8056 96th Court, Boynton Beach, Florida 33472
Email: info@coastalpaintingfl.com Website: www.coastalpaintingcompany.com

1	INTRODUCTION
2	SCOPE
3	PRICE
4	BENJAMIN MOORE SPECIFICATIONS
5	COMMUNITIES WE ARE CURRENTLY PAINTING
6	REFERENCES
7	INSURANCE
8	LICENSE

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COASTAL

PAINTING COMPANY

6820 Lyons Technology Circle, Suite #125

Coconut Creek, Florida 33073

www.coastalpaintingcompany.com

INSURED

(800) 320-8083

FAX (954) 427-1966

PAINTING

ROOF CLEANING & ROOF-A-CIDE APPLICATION

PRESSURE CLEANING

President

Bob Gianquitti

Vice President

Steve Warsche

Office Manager

Paula Toskes

Account Executive

Brandon Warsche

Administrative

Chellee Childers
Alexandra Cadavid

VP of Sales and

Field Operations

Felipe Cadavid

Sales

Representative

Steve Michaelson

Sales

Representative

Brad Schuler

Sales

Representative

Heidi Condon

Operations

Manager

Residential Division

Jim Nuzzo

Sales

Representative

Don Meyers

561-574-1722

Sales

Representative

Ron Fallon

561-701-2707

Division Manager

Commercial

Bill Farmer

Dear Ms. Kim Charlton,

Thank you very much for giving us the opportunity to provide a quote for painting your community.

We are a very large painting company with an impeccable reputation. On the East Coast we serve all of Palm Beach, Broward, Dade, Martin, St. Lucie, and on the West Coast we serve Collier (Naples), Lee County, Hillsborough County and Orlando area as well as many other cities throughout Florida. We operate on a very small profit margin to keep our pricing competitive yet we maintain a very high standard of workmanship. We pay workman's compensation, we have insurance, we are licensed and we stand behind our work. We have been in business for 24 years and the reason is we are excellent at what we do. I can provide references for you to call to see why HOA's, communities and management companies use us over and over again and refer us to other property managers.

You have selected Benjamin Moore Paints as your paint manufacturer and we are extremely happy to work with them. Their paint is of superior quality and we work closely with them to ensure proper application and warranty fulfillment.

We offer solutions to all your community needs. We have **Top to Bottom** services. We can clean your roofs and treat them with Roof-a-Cide to keep them free of mold and mildew for three years. *You will never have to pressure wash the roofs again!* Communities are taking advantage of this product to maintain their facilities to the pristine look of when they were first built. And it extends the life of the roof as well!

We offer maintenance on your sidewalks and curbing. We have options of doing a power wash and/or maintain them with Roof-a-cide to keep mold and mildew away. We can offer a maintenance contract for once a year, twice a year or any type of schedule that works for you.

Again, thank for the opportunity. Give me a call or email and let me know when you want to say:



Respectfully,

Brad Schuler

Sales Representative

2

LICENSED

(800) 320-8083

COASTAL

PAINTING COMPANY



INSURED

FAX (954) 427-1966

6820 Lyons Technology Circle, Suite 125,
Coconut Creek, Florida 33073
www.coastalpaintingcompany.com

PAINTING

ROOF CLEANING & ROOF-A-CIDE APPLICATION

PRESSURE CLEANING

May 19, 2016

Brad Schuler
Sales Rep.
954-675-6523

THIS PROPOSAL IS HEREBY PROVIDED IN CONJUNCTION WITH THE BENJAMIN MOORE PAINTS MANUFACTURER'S SPECIFICATIONS, AND IS FOR THE PREPARATION AND REPAINTING OF SPRINGDALE LAKES TOWNHOMES LOCATED AT 411 N.W. 82ND AVENUE, LAUDERHILL, FLORIDA 33351 AND CONSISTING OF REPAINTING THE EXTERIOR SURFACES OF 11-2 STORY TOWNHOME BUILDINGS (71 UNITS).

ATTENTION: MS. KIM CHARLTON, PRESIDENT
(954) 242-5630 / kcharlton@fwblaw.net

GENERAL SCOPE:

1. **Pressure Cleaning.** All surfaces to be recoated will be treated with a chlorine solution prior to power washing where algae/mildew is present. This process is to eradicate the growth of mildew and algae clinging to the surfaces. This solution contains Chlorine/bleach and water. This solution will soak for a minimum of 30 minutes before power washing. Pressure clean all designated surfaces using a minimum of 3000 P.S.I. to remove dirt, chalk and loose paint.
2. **Sealer.** Using **BENJAMIN MOORE'S LATEX MASONRY CONDITIONER # 066-00 CLEAR OR PIGMENTED 066-01**, coat all exposed exterior chalky stucco surfaces. The sealer specified is a penetrating sealer used to eliminate all chalk residue not removed by the pressure cleaning process. This application is to ensure proper adhesion of the patching compound, chalk, and paint.

3. **Caulking.** Remove all loose and deteriorated caulking presently installed at all metal to stucco perimeter joints and where casing meets stucco. Solvent-wipe areas to be re-caulked. Using a top grade acrylic caulking compound, apply a continuous watertight bead where frames meet stucco. All door and window frames will be caulked. All 90 degree angles where wall meets wall, wall meets soffit, and wall meets ceilings will be caulked where signs of cracking is apparent on stucco surfaces only.
4. **Repair Cracks** in masonry stucco larger than hairline over 1/16" are to be ground out mechanically to form a V or U shape measuring ¼" blown or brushed out to remove all dust, dried of all moisture. The resultant opening shall have **BENJAMIN MOORE'S MOORLASTIC 55 YEAR URETHANE ACRYLIC SEALANT 465** series caulked on to completely fill the void. Once cured, the filled crack shall be over coated with **BENJAMIN MOORE'S MOORLASTIC TEXTURED KNIFE GRADE ELASTOMERIC PATCHING COMPOUND 051-01**, crown in the center approximately 1/16" and feathered at least on either side of the crack to match the surrounding surfaces as closely as possible. All hairline cracks less than 1/16" will be filled using **BENJAMIN MOORE'S MOORLASTIC TEXTURED BRUSH GRADE ELASTOMERIC PATCHING COMPOUND 052-01** over a properly primed surfaces, crowning the application approximately 1/16" over the center of the crack and feathering the edges approximately 2" on either side to match the adjacent surfaces. *Note: Hand tool scrape cracks, blisters and pockets. Report areas of damaged wood for replacement and deteriorated stucco for repair.*
5. **Paint All Previously Painted Stucco Elevations, Bandings, Ceilings, Soffits and Stucco Walls within Screened-in Patios, Wood, Fascia and Trim, Wood Fencing and All Previously Painted Wall Mounted Utility Conduits and Service Panels:** After proper preparation, above surfaces will be finish coated with **BENJAMIN MOORE'S ULTRA-SPEC N448 SATIN FINISH**. Wood surfaces will be spot primed where bare prior to finish coat using **BENJAMIN MOORE'S FRESH START FAST DRY ALKYD EXTERIOR PRIMER #094**.
6. **Paint Exterior Side of Previously Painted Unit Entry Doors:** Rusty metal surfaces will be spot primed with **BENJAMIN MOORE'S SUPER SPEC HP P-06 ALKYD METAL PRIMER**. Metal surfaces will be spot primed where bare with **COROTECH V110 ACRYLIC METAL PRIMER** and finish coated with **CORONADO RUST SCAT 80 LINE ACRYLIC GLOSS OR 90 LINE ACRYLIC SEMI- GLOSS**.

7. **The Painting Contractor** is to meet the requirements of the paint manufacturer's eight (8) year labor and Material Warranty according to the specifications submitted by the paint manufacturer with this proposal and secure warranty for association upon completion and payment in full. All products will be of equal or greater quality if for any reason, the manufacturer no longer produces this material. Coastal Painting Company will supply material data sheets at that time if the materials are not available to establish the quality.
8. **The Painting Contractor** shall be responsible for and use the utmost care in protection of the occupant's property. This includes all screens, windows, walkways, shrubbery, parked vehicles, and any other property in the area from paint and/or other damage. Notices will be posted on each home/building to be painted, indicating what preparation the Homeowner must comply with to insure easy access to the painter. A damage report will be instituted one week prior to commencement of painting to list all existing and broken surfaces and items. This document will be signed by the Coastal Superintendent and the Property Manager or Designated person/s appointed by the Board of Directors. Any damage noted on the property after the completion will be rectified by Coastal, to the extent it was caused by Coastal.
9. **Commencement of Work** shall be on or before _____. In the event no date is currently set or decided by the parties hereto for commencement of the painting project, the parties agree that commencement shall be the latter of the following: (a) within one (1) year of the execution of this Agreement, or (b) the very next time that the buildings and surfaces required to be painted under this Agreement are, in fact, to be painted, as determined by mutual collaboration in good faith between the parties hereto, taking into consideration each party's schedule, fiscal obligations, and overall timing on the project contemplated herein.
10. **All Work is to be done** in a workmanlike manner by skilled mechanics and carried out in such a way as to minimize any inconvenience to the occupants. The painting contractor shall maintain a full work force from start to completion and shall have a qualified foreman. All employees of Coastal Painting are covered by workman's compensation, and in the event contractors are necessitated at a particular time for services to be performed in connection with completing the job, all such contractors must be covered by insurance in an effort to protect and hold harmless Owner(s) from any potential claims.
11. **The Owner(s)** agree and shall be responsible, at their expense, for the trimming and/or removal of all foliage clinging to or otherwise obstructing the buildings, preventing vehicles from parking nearby while work is in progress and generally permitting adequate access to the areas to be painted. The foliage must be cut back a minimum of ten inches from the homes and surfaces to be painted.

12. **The Owner(s)** designated representative and the Painting Contractor shall transmit all information pertaining to the job and shall not permit unauthorized interference from the residents of the Owners' property. The owners and Management further agree to make all reasonable efforts to notify all occupants of the property to remove any personal items and patio furniture from the areas in order to allow the Painting Contractor to proceed without delay.
13. **The Owner(s)** agree that they shall be solely responsible for costs attendant to obtaining and securing any and all necessary permitting required by any state or local agency in order to perform the work contemplated hereunder. In the event Painting Contractor advances such costs after notification to Owner(s), Owner(s) are under an affirmative obligation to promptly reimburse Painting Contractor for advancing any such costs of permitting required for the project upon tendering of an invoice. *Note: Coastal Painting will obtain all permitting necessary and will be reimbursed by Association for the time and travel spent (Maximum of \$250.00).*
14. **Release of Liens.** The Painting Contractor shall submit a "Full Waiver of Lien" upon final payment to render the project free of any liens. A "Partial Waiver of Lien" shall be provided upon each draw.
15. **The Painting Contractor** agrees to submit certificates of insurance covering liability property damage and worker's compensation coverage, which shall be kept in force during the entire course of the work. **A.** Contractor, during the term of this agreement shall obtain and maintain policies of insurance, in which the Association shall be named as an insured, in the form of coverage's as indicated: Policy of comprehensive public liability insurance, which shall include completed operations hazards, with limits not less than one million (\$1,000,000) dollars for damages incurred by the person for any one occurrence, and not less than two million (\$2,000,000) dollars for damages incurred or claimed for and one occurrence, and not for less than one million (\$1,000,000) dollars for property damage per occurrence. Workers compensation insurance in limits required by statute. Owned or non-owned auto liability with limits set forth herein. **B.** copies of the certificates of insurance for each of the policies listed above shall be furnished to the association board prior to the commencement of the work to be performed by Painting Contractor pursuant to this agreement. No policy of the insurance as required herein shall be replaced or canceled without 30 day prior written notice thereof to be sent to the association board.

16. **The Painting Contractor** shall advise the Owner (s) of the areas in which work is to be performed sufficiently in advance of the work schedule in order to permit the owner to the prepare accordingly. It is the sole responsibility of the Owner(s) to clear all personal property contained on patios (whether enclosed or not), including, but not limited to, all personal property, planters, and the like. Failure by the Owner(s) to remove such items shall effectively waive any claims against the Contractor, any damages sustained by Owner(s) regarding said personal property, except for willful, wanton or intentional acts committed by the employees of the Contractor.
17. **Contract Condition.** Painting Contract and Manufacturer's specifications shall become a part of this contract, incorporated by reference, and shall be binding in every respect. Contractor incorporates herein, by reference; **Benjamin Moore Paints Specifications**, dated, 04/13/2016. Manufacturer will provide labor and materials warranty including inspection reports on all buildings/homes. A copy of manufacturer's specification is attached hereto as Exhibit "A". The contractor will comply with all requirements contained in the manufacturer's specification. To the extent any portions of the manufacturer's specification are in conflict with any portion of this agreement, the manufacturer's specification shall govern and Contractor shall perform all tasks set forth therein.
18. **The Painting Contractor** is to meet the requirements of paint manufacturer's material Warranty according to specifications submitted by the paint manufacturer with this proposal and secure warranty for Association upon completion and payment in full. The contractor agrees to timely comply with any directions received from the manufacturer's duly authorized site inspector and further agrees to refrain from performing any work or failing to perform work which will cause the manufacturer to deny issuance of its warranty or to void such warranty.
19. **The Painting Contractor** shall be responsible for and use all reasonable care and protection of occupant's property, including all screens, windows, walkways, shrubbery, parked vehicles and any other property in the area from paint and/or other damage. Coastal Painting Company will deliver all materials to the job site in original sealed cans and/ or packages.
20. **The Painting Contractor** will store all materials, tools, appliances, etc. in an area to be provided by the Association. The contractor will be solely responsible for maintaining the cleanliness of the storage area at all times and will remove all accumulated debris on a daily basis. All stages, ladders, tools, etc. will be secured daily. The contractor will provide sufficient drop cloths that protect the shrubbery, vehicles and property from damage. Upon completion of each area, the contractor shall be responsible for cleaning up and removing all remaining debris and containers from the premises.

21. **Concealed Conditions.** There is a possibility that during the painting process, conditions of rotted wood, deteriorated metal, delaminated stucco and peeling of substrates previously not visible will become apparent. Some of these conditions will require an additional charge. In the event that this occurs, the Owner(s) will be made aware of the condition and the fee to remedy the situation.
22. **Contract Price Conditions.** There will be an add on to the contract price if there is a color selection that requires a second coat aside from sealer and first coat.
23. **Contract Specifications Provisions.** These specifications are in effect for six (6) months from this date. If work has not commenced within six (6) months a re-inspection will be required.
24. **Coastal Painting** is not responsible or liable for, and Owner(s) hereby agrees to hold Coastal Painting and its workers harmless for any and all claims, injuries or damages of whatever nature involved in the following situations:
- (1) Slip and falls caused by painting equipment that has been conspicuously and carefully placed by Painting Contractor and upon Notices of painting provided to Owner(s) on the premises (i.e. marked off areas) while performing its duties contemplated herein;
 - (2) Damages caused by paint on clothing when it is obvious that painting is in progress;
 - (3) Damages, injuries or claims of poor paint adhesion, durability, or aesthetics caused by prior-existing, water collection areas (i.e. door mats, plants, etc.) left outside over an extensive period of time;
 - (4) Acts of God;
 - (5) Prior existing construction defects;
 - (6) Movement of building or foundation causing new stress cracks to appear, thereby Causing water intrusion and related problems to occur after the paint coating has Been applied; and.
 - (7) Damages caused to personal property contained on patios, whether enclosed or not, including furniture, pottery, planters, and the like. It is the responsibility of Owner(s) to protect and all such personal property upon notice of Commencement of work.
- Note: However, that Coastal Painting Company will be responsible for claims resulting from proven negligence on the part of the Coastal Painting Company employees during the services contemplated herein with respect to the property (i.e.) damage to property, injury due to poor placement of materials and equipment.***

INCLUSIONS

1. Pressure Clean All Surfaces To Be Painted. *Note: Chlorinate All Areas Where Mildew Is Present On Stucco and Wood Surfaces.*
2. Seal All Weather Exposed Stucco Surfaces.
3. Patch All Cracks In Stucco Surfaces. *Note: Hand tool scrape cracks, blisters and pockets. Report areas of damaged wood for replacement and deteriorated stucco for repair.*
4. Caulk All Window and Door Frames.
5. Paint All Previously Painted Stucco Elevations, Bandings, Ceilings, Soffits and Stucco Walls within Screened-in Patios, Wood, Fascia and Trim, Wood Fencing and All Previously Painted Wall Mounted Utility Conduits and Service Panels.
6. Paint Exterior Side of Previously Painted Unit Entry Doors.

EXCLUSIONS

1. All Screened in Patio Enclosure Frames.
2. Storm Shutters.
3. Windows and Frames.
4. Light Fixtures.
5. Walking and Driving Surfaces.
6. ALL SURFACES NOT MENTIONED HEREIN.

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Coastal Painting Company sincerely appreciates the opportunity to submit the foregoing painting proposal to **SPRINGDALE LAKES TOWNHOMES**. If we can be of any further assistance please do not hesitate to contact us at (800) 320-8083.

Brad Schuler

Sales Representative

954-675-6523

Coastal Painting is prepared to perform the above services for the sum of:
FORTY NINE THOUSAND, SEVEN HUNDRED DOLLARS.....

****\$49,700.00****

OPTION

1. Paint Safety Railings on 2nd Floor in Back of Buildings..... \$75.00 per railing _____
Initial

PAYMENT SCHEDULE – TO BE DETERMINED

BOTH PARTIES AGREE TO ALL THE ABOVE PROPOSAL TERMS AND CONDITIONS AND UPON SIGNING BELOW, BOTH PARTIES AGREE AND UNDERSTAND THAT THIS IS A PROPOSAL ONLY, as well as the Exhibits and Addendum attached hereto:

IN WITNESS WHEREOF, the parties have executed this Proposal on the dates set forth herein below:

Proposal Authorization: _____ Date: _____
Coastal Painting Company Representative

Proposal Authorization: _____ Date: _____
Signature

Springdale Lakes Townhomes Representative

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A-1 TROPIC PAINTING & WATERPROOFING

Serving South Florida, Central Florida, and the Caribbean.

**Broward CC#: 87-4584-PU-X • Palm Beach CC#: U-16010 • Miami-Dade CC#: 19107
954-370-9707 (South Florida) • 954-821-2976 (Mobile) • 954-206-0889 (Fax)**

"Quality Is A Fact!"

April 12, 2016

Kimberlee Charlton
Springdale Lake "D" Condominium Association, inc.
4811 NW 82nd Avenue
Lauderhill, FL 33351

Subject: Exterior Repaint Proposal

Dear Kim:

A-1 Tropic Painting & Waterproofing is pleased to provide our proposal for the exterior repainting of Springdale Lake "D" Condominiums. Attached is a copy of our proposal for your review and consideration.

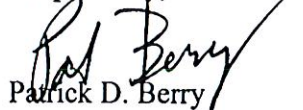
Like our motto says, ***Quality is a Fact!*** A-1 Tropic Painting fully believes in superior workmanship. We hope you will examine our proposal, and would appreciate the opportunity to show you the quality of our workmanship on projects in your area.

Every step will be taken to ensure that you receive an A-1 quality job. We will take every precaution to perform our services in a neat and professional manner. The ultimate success of this project lies in the hands of the men who will be preparing surfaces and applying specified "top of the line" materials. We use materials that are warranted by the manufacturer. At necessary points during the job, a manufacturer's representative will be inspecting the operation to ensure the validation of your warranty. This adds extra supervision and expertise to all our projects.

Last but not least, if a problem does arise after completion of the job, simply call our office and we will send a representative out. A-1 Tropic was built on recommendations from satisfied clients, if we did not stand behind our work, we would not be in business today. Our commitment to thorough surface preparation and supervised application will assure your complete satisfaction.

Thank you for your time and consideration.

Respectfully,



Patrick D. Berry
President

A-1 Tropic Painting & Waterproofing
(954) 821-2975
pberry@a-1tropic.com

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B. PROPOSAL:

- * 1. **\$58,575.00 (Fifty-Eight Thousand, Five Hundred Seventy-Five Dollars and No Cents)** is the total price to prepare and repaint *Springdale Lake "D" Condominiums* as noted in the above scope of work. Upon completion of the project, and with their specifications strictly adhered to, Benjamin Moore will provide an eight (8) year non-prorated (labor and material) warranty for *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)*.
2. **A-1 Tropic Painting and Waterproofing shall provide an Eight (8) Year Labor and Material Warranty** covering repair of chipping or peeling paint applied by A-1 Tropic; and repair of any through-wall water leaks or window leaks on wall surfaces or window joints re-sealed by A-1 Tropic. **This additional labor and material warranty is provided AT NO COST TO THE OWNER.** A-1 Tropic Painting's eight (8) year labor and material warranty runs concurrent with the Benjamin Moore warranty. See pages 9 and 10 for the warranty document.

All materials and services as stated herein shall be provided for in consideration of the above noted sum and the stated terms noted in the attached General Conditions.

THANK YOU FOR CONSIDERING OUR PROPOSAL.

ACCEPTED THIS _____ DAY OF _____ 20_____.

OWNER:

Name

Address

City, State, Zip

Phone

Print Name

Signature

Date

CONTRACTOR:

A-1 Tropic Painting & Waterproofing

Print Name

Signature

Date

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2. Where needed due to excessive biological growth, a solution of 1 part bleach to 3 parts water shall be applied to the substrate and let remain on the surface 15–20 minutes. If dirt remains, the surface shall be re-washed with TSP-PF or Dirtex. Treated surfaces shall be thoroughly rinsed with clean water.
- b. **Masonry Sealer:** All exterior sun-exposed masonry surfaces shall be sealed with *Benjamin Moore Latex Masonry Conditioner – Clear (066 Series)*.
- c. **Masonry Patching:** *G.E. Kover Krack Elastomeric Patching Compound* shall be used to repair all masonry cracks. *BASF MasterEmaco N425 Concrete Repair Patch* shall be used to re-texture affected masonry surfaces.
- d. **Caulking:** Re-caulk metal-to-stucco joints on the fixed window frames, door frames, and sliding glass door frames with *All-Pro 45 Year Acrylic Caulk*. Any previously sealed joints shall be re-sealed, and any open areas where water can intrude into masonry, metal, or wood surfaces shall be sealed.
- e. **Repainting of Masonry Surfaces:** All exterior masonry surfaces and trim shall receive one (1) finish coat of *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)*. Patio interior walls are included for repainting.
- f. **Painting of Wood Surfaces and Trim:** Fully prime newly installed beams and siding, or previously painted peeled wood surfaces, with *Benjamin Moore Fast Start Oil-Based Exterior Wood Primer (094-00)*. Apply one (1) finish coat of *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)*.
- g. **Entrance Doors and Door Frames:** The exterior side only of all entrance doors and door frames shall be spot primed as necessary with *Corotech V110 Acrylic Metal Primer*. The finish shall be one (1) coat of either *Coronado Rust Scat Acrylic Gloss or Semi Gloss Enamel (80 Line-Gloss; 90 Line-Semi-Gloss)*.
- h. **Miscellaneous Surfaces:** All previously painted building mounted pipes, chases, conduit, vents, gutters, and downspouts are included for repainting. If previously painted, seal during building preparation with *Benjamin Moore Latex Masonry Conditioner – Clear (066 Series)*. The finish is one (1) coat of *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)*.
- i. **Exclusions:**
 1. No fixed window frames are to be painted.
 2. No screen enclosure frames or screen doors are to be painted.
 3. Hurricane shutters and installation hardware are excluded.
 4. No sidewalks or entrance decks are to be painted.
 5. Wall-mounted and ceiling-mounted light fixtures are not to be painted.
 6. Any substrate not specifically noted in this scope of work is excluded.



A-1 TROPIC PAINTING & WATERPROOFING

GENERAL CONDITIONS

I. GENERAL REQUIREMENTS:

1. A-1 Tropic Painting & Waterproofing shall provide all required labor, materials, equipment, supervision, and insurance required to complete the work as specified, and as required by the current County Edition of the South Florida Building Code.
2. A-1 Tropic Painting is not responsible for the fees charged by municipal building departments, planning and zoning departments, community appearance boards, or any governmental agency requiring color or painting approval and/or permits. A-1 Tropic Painting will assist in the preparation and submittal of materials to meet building permit requirements and municipal color change approvals.
3. A-1 Tropic will comply with the manufactures specifications to validate the warranty requirements.
4. A-1 Tropic will comply with the South Florida Building Code.

II. CONTRACTOR'S RESPONSIBILITIES:

1. Prior to commencement of the work, the Contractor shall furnish all product data, samples and all other information to identify and define the methods and materials proposed to be used in the performance of the work.
2. The Contractor and his employees will be provided access to restrooms and drinking water.
3. The Contractor and its employees will do his part to protect and safeguard all real and personal property of the individual unit owners.
4. The Contractor will provide insurance certificates and maintain the following insurance indemnifying the owners to the stated limits where applicable.

A. General Liability	\$ 1,000,000 per occurrence
B. Umbrella Liability	\$10,000,000
C. Automobile Liability	\$ 1,000,000
D. Workers compensation	Statutory limits

5. The Contractor will arrange with the manager of the complex space for the storage of materials and access to the areas where the work is to be performed. The manager of the complex will arrange for all automobiles to be moved from the areas adjacent to buildings where the work is in progress. Contractor will not be responsible for any paint on automobiles.
6. The Contractor, once having started the work, will continuously and expeditiously proceed until the completion of the job.
7. The Contractor will deliver to the job site all paints, waterproof coatings, sealants, etc. in sealed containers. All paint and coatings will be used in strict accordance with the manufacturer specifications and or recommendations.

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A-1 TROPIC PAINTING & WATERPROOFING

8. The Contractor shall provide sufficient drop cloths to protect balconies, railings, walkways and other areas from paint splatters.
9. The Contractor shall exercise reasonable care to protect shrubbery and other property in the area.
10. The Contractor shall secure all stages, ladders, lifts, etc. at the end of each work day, and at all times keep the project area free of excessive waste and rubbish.
11. Upon completion of the work, the Contractor will promptly remove all debris, waste, materials, equipment etc. and will leave the premises of the building completely clean.

III. OWNER'S RESPONSIBILITIES:

1. The Owner shall make available power and water from existing outlets. The Contractor shall not be charged for reasonable use.
2. Owner will be responsible for the trimming of trees and shrubs to allow a minimum of one foot of access to the building. If sufficient access is not made available then the Contractor shall not be held responsible for any damage to trees or shrubs.
3. Owner will be responsible for the removal and replacement of any screening necessary to allow access for painting.
4. Owner will be responsible for the fees charged by municipal building departments, planning and zoning departments, community appearance boards, or any governmental agency requiring color or painting approval and/or permits.

IV. PREPARATION OF STUCCO SURFACES:

1. All surfaces containing mildew and algae deposits will be cleaned with a bleach/detergent solution, followed by pressure cleaning of all exterior stucco, masonry and other required surfaces of the buildings to remove loose paint, chalk, dirt, grease, oil, mildew and other surface contaminants which may adversely affect the bond of the coatings.
2. Areas of severe deterioration and peeling paint will be scraped, wire brushed, and pressure cleaned.
3. Occasionally, pressure cleaning or prepping specific areas reveal unforeseen conditions which may require additional labor and materials. The rectification of any unforeseen conditions will be corrected at the Owner's request for additional fees.
4. All cracks and holes greater than 1/16 of an inch will be tooled-out to form a "V" or "U" shape.
5. Remove all moisture, dirt and/or dust present in cracks.
6. Remove any loose or falling stucco adjacent to cracks.

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7. Completely fill cracks with knife-grade elastomeric patching compound, and crown slightly (approximately 1/16 inch) to allow for shrinkage of materials.
8. Hairline cracks will be sealed with knife-grade crack patch or equivalent.
9. Surface cracks will be bridged approximately two inches on both sides with sealant.
10. Repair loose, broken and missing stucco that was observed prior to commencement of work using Sonneborn Gel Patch or equivalent.

V. APPLICATION OF SEALER AND FINISH COAT:

1. APPLICATION OF SEALER COAT – A-1 Tropic shall apply one (1) coat of *Benjamin Moore Latex Masonry Conditioner – Clear (066 Series)* to all previously painted sun-exposed exterior walls and trim.
2. APPLICATION OF FINISH COAT – A-1 Tropic shall apply one (1) full coat of *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)* to all previously painted masonry surfaces and trim.

VI. RE-CAULKING OF WINDOW FRAMES AND DOOR FRAMES:

1. Remove all loose and/or deteriorated caulk at joints at metal frames and stucco wall surfaces.
2. Remove moisture, dirt and/or dust present in joints.
3. All fixed window frames and common area door frames shall be re-caulked, masonry-to-metal, with *All-Pro 45 Year Acrylic Caulk*.
4. *All-Pro 45 Year Acrylic Caulk* shall be used to re-caulk any open areas where water may intrude into masonry, metal, or wood surfaces.
5. All beads shall be tooled immediately after application to insure a firm, full contact with the inner face of the joints.
6. Immediately after application remove all excess sealant and smears adjacent to the joint with "Xylol" Solvent or equivalent.

VII. QUALITY OF MATERIALS AND WORKMANSHIP:

1. All materials furnished shall conform **STRICTLY** to the requirements of the manufacturers' specifications.
2. All materials shall be delivered to the job site in the original factory containers. Containers shall be clearly labeled with the coating type and batch number.
3. All work will be performed in a professional manner. The applicators shall adhere to the manufacturer's instructions for the use of the materials for all methods of application.

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VIII. WARRANTY:

1. Upon completion of the project, and with their specifications strictly adhered to, Sherwin-Williams shall provide an eight (8) year non-prorated (material and labor) warranty for *Ultra Spec EXT Satin Finish (N448 Series)*.
2. **A-1 Tropic Painting and Waterproofing shall provide an Eight (8) Year Labor and Material Warranty** covering repair of chipping or peeling paint applied by A-1 Tropic; and repair of any through-wall water leaks or window leaks on wall surfaces or window joints resealed by A-1 Tropic. **This additional labor and material warranty is provided AT NO COST TO THE OWNER.** A-1 Tropic Painting's eight (8) year labor and material warranty runs concurrent with the Benjamin Moore warranty. See pages 9 and 10 for the warranty document.

IX. INSPECTION:

1. All coating work shall be subject to inspection at any time by the paint manufacturer to insure strict compliance with their specifications, and to validate their warranty.

X. TERMS:

1. This agreement shall be effective starting upon the last date of signing by either party.

XI. FORCE MAJEURE:

1. The Contractor is not responsible for structural faults, fire, hurricane, abuse, lightning, acts of God, or any and all faults not directly attributable to faulty materials or workmanship.

XII. ASSIGNMENT:

1. Neither this agreement nor any rights hereunder may be assigned by either party without written prior consent of the other party. Consent of such assignment shall be approved in writing and shall not be unreasonably withheld.

XIII. GOVERNANCE:

1. This Agreement shall in all respects be governed by, and construed and interpreted in accordance with, the Laws of the State of Florida, without giving effect to any conflicts of law principles of such state that might refer the governance, construction or interpretation of this Agreement to the Laws of another jurisdiction.

XIV. DISPUTE RESOLUTION:

1. All claims, disputes, or other controversies between the Owner and the Contractor arising out of or relating to the Contract or the breach thereof shall be decided by litigation, unless the Owner elects to have such claim, dispute or controversy resolved by arbitration. In the event the Owner elects arbitration, the Owner shall provide the Contractor with written notice of its election to arbitrate, and the Contractor shall be bound by the Owner's decision. Any such arbitration shall be conducted pursuant to the Construction Industry Arbitration Rules issued by the American Arbitration Association then in effect, and shall be held in the state in which the premises is located. The award rendered by the arbitrator or arbitrators shall be final, and judgment upon the arbitration award may be entered in the state in which the premises is located.

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2. To the extent the Owner does not select arbitration, the Owner and the Contractor agree that the Courts of Broward County in the State of Florida have exclusive jurisdiction to hear and determine any claims, disputes, or other controversies between the Owner and the Contractor arising out of or relating to the Contract or the breach thereof.
3. In any litigation or arbitration between the Owner and the Contractor arising out of or relating to the Contract or the breach thereof, the prevailing party shall recover all reasonable attorney's fees and costs, court or arbitration costs and fees, arbitrator fees and expenses, and expert witness fees and expenses.

XV. SEVERABILITY:

1. If any term or other provision of this Agreement is determined to be invalid, illegal or incapable of being enforced by any rule or law, or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect. Upon such determination that any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the extent possible.

XVI. MODIFICATIONS:

1. This document represents the entire agreement between the parties and no modifications to this document shall be valid except when written and approved by both parties.



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"Quality Is A Fact!"

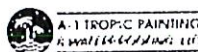
Eight (8) Year Labor and Material Warranty – Exterior Masonry Surfaces

Springdale Lake "D" CONDOMINIUM ASSOCIATION, INC.

1. **Limited Warranty:** This Limited Warranty is issued by A-1 Tropic Painting & Waterproofing (A-1 Tropic Painting) to Springdale Lake "D" Condominium Association, Inc. (the Owner) for application of *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)* to the exterior stucco wall surfaces on eleven (11) 2-story condominium buildings.
2. **Scope of Warranty – Masonry Surfaces:** A-1 Tropic Painting shall provide an eight (8) year labor and material warranty for all stucco wall surfaces repainted with *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)* in accordance with the repaint contract signed on _____. The labor and material warranty specifically covers repair of blistering and peeling paint on the stucco wall surfaces repainted by A-1 Tropic Painting. A-1 Tropic Painting & Waterproofing will furnish the labor and materials required to remedy any blistering or peeling paint for a period of eight (8) years after completion of the work, AT NO COST TO THE OWNER.
3. **Conditions of Warranty:** A-1 Tropic Painting's obligations only extend to repair of any peeling or blistering paint on the stucco wall surfaces repainted with *Benjamin Moore Ultra Spec EXT Satin Finish (N448 Series)*; and repair of water leaks through window and door masonry-to-metal joints. A-1 Tropic Painting shall not be responsible for any defects in the paint or fading of the paint color, and the warranty does not include wood, metal, or floor surfaces.
4. **Claims:** To assert any claim under this Limited Warranty, the Owner shall notify A-1 Tropic Painting, either by letter, e-mail, or by telephone call to our office. A-1 Tropic Painting shall have a full and complete opportunity to inspect any alleged defect.
5. **Warranty Period Applicable to Repair:** The Warranty Period shall only be applicable for the exterior building walls repainted by A-1 Tropic Painting. Any replacement materials furnished by A-1 Tropic Painting pursuant to this Limited Warranty shall be covered by the terms of this Limited Warranty for the remaining term of the original Warranty Period.
6. **Exclusive Remedy:** A-1 Tropic Painting's entire liability relating in any manner to this Limited Warranty shall be limited exclusively to repairing any areas of peeling or blistering paint on stucco wall surfaces repainted by A-1 Tropic Painting.
7. **Assignment:** This Limited Warranty may not be transferred or assigned by the Owner.
8. **Force Majeure:** The Contractor is not responsible for structural faults, fire, hurricane, abuse, lightning, acts of God, or any other all faults not directly attributable to faulty materials or workmanship.

Springdale Lake "D" Condominium Association, Inc.

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A-1 TROPIC PAINTING & WATERPROOFING

9. **Applicable Law; Jurisdiction:** This Limited Warranty shall be governed by and construed in accordance with the internal laws of the State of Florida.
10. **Entire Agreement:** This Limited Warranty constitutes the entire agreement between A-1 Tropic Painting and the Owner concerning the subject matter hereof and supersedes all prior agreements or warranties between the parties concerning the subject matter herein. This Limited Warranty shall not be binding upon A-1 Tropic Painting unless it is signed by the Owner and A-1 Tropic Painting.

Springdale Lake "D" Condo. Assn., Inc.

A-1 Tropic Painting & Waterproofing

By: _____

By: _____
Patrick Berry, President

Address

City, State, Zip

Phone

Print Name

Signature

Date

Print Name

Signature

Date

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Benjamin Moore®
Paints



HESSLER
Paint and Decorating Center

EXTERIOR REPAINTING SPECIFICATIONS

FOR

Springdale Lakes Townhomes (D)

411 NW 82nd Ave
Lauderhill, FL 33351

PREPARED BY:

Barry Passeser
Hessler Paint & Decorating
Benjamin Moore & Co.
Authorized Representative
NACE Level III Coatings Inspector
Certification No. 7290
Cell- 561-921-7264
barry@hesslerpaint.com

Monday, March 28, 2016

Steve Gorman
Benjamin Moore & Co.
Cell-904-813-4822
Steve.gorman@benjaminmoore.com

3/28

Springdale Lakes

Kim Charlton President
Springdale Lakes HOA
411 NW 82nd Ave
Lauderhill, FL 33351
954-242-5630
kcharlton@fwblaw.net

An inspection has been made by a Benjamin Moore Representative for the exterior painting of 11 Two (2) story Townhome buildings containing 71 total units in the Springdale Lakes Community in Lauderhill FL. This specification has been written for the purpose of offering an eight (8) year non-prorated (material and labor) warranty on the exterior coating system on the stucco on the buildings.

A Benjamin Moore Representative or an authorized dealer representative will inspect the work in progress to help ensure proper preparation and application of all products to meet the requirements of Benjamin Moore's & Co. and warranty programs.

NOTE: Deteriorated wood being replaced under separate contract. Possible color change.

SCOPE OF WORK

This list is a brief scope of the preparation and painting work to be done on the multi-unit townhome buildings.

INCLUSIONS

1. Report foliage in contact with buildings for removal.
2. Treat mold and mildew on areas to be painted with a solution of three parts water to one-part bleach by volume. Allow solution to remain wet on surface for 15 minutes. Rinse thoroughly
3. Completely pressure clean all exterior surfaces to be painted to remove contaminants, loose paint and chalky residue
4. Hand tool scrape cracks, blisters and pockets to remove loose and peeling paint.
5. Apply Benjamin Moore 066-00 clear or 066-01 Pigmented chalk binding masonry sealer to previously painted exposed surfaces where chalk residue remains after cleaning.
6. Identify and report areas of damaged wood for replacement.
7. Identify and report deteriorated stucco surfaces for repair.
8. Prime/spot prime prepared raw wood surfaces with fast dry alkyd primer to prepared raw wood surfaces.
9. Prime/Spot Prime metal surfaces with corrosion inhibitive metal primer immediately after preparation.
10. Remove and replace deteriorated caulk around windows, door frames and 90° angles where necessary.
11. Patch all cracks and holes as specified within this specification.
12. Paint all previously painted and stucco elevations, banding, ceilings, soffits, and stucco walls within lanai interiors.
13. Prepare and paint wood, fascia and trim.
14. Prepare and paint dumpster enclosures.
15. Apply matching solid body stain to wood fencing.
16. Prepare, prime and paint all previously painted wall mounted utility conduits and service panels.
17. Prepare and paint previously painted unit entry doors.

EXCLUSIONS

1. Aluminum screen enclosure frames
2. Storm shutters
3. Windows and frames.
4. Light fixtures.

OPTIONS

Paint safety railings on second floor in back of buildings.



TERMS AND CONDITIONS

A. EXTRAS & CHANGES

1. It is anticipated that the aforementioned work shall be inclusive and that there will not be extras or changes. The need for extra work and changes in the specifications will be the sole responsibility and determination of the Owner and will be submitted as a written work order to the Painting Contractor. No extra work will be done or changes made in the work as specified without a written work order from the Owner.

B. LICENSE AND PERMITS

1. The Painting Contractor shall include with your proposal a copy of any valid Occupational and Professional Licenses necessary to operate in the State of Florida, Palm Beach County and the City where the project is located. Further the Painting Contractor is responsible for obtaining all necessary permits as required by the State of Florida, the County and the City where the project is located.

C. INSURANCE

1. The Painting Contractor will be required to furnish suitable insurance certificates covering liability and property damage, Worker's Compensation coverage and they shall be kept in force during the course of the work. The Painting Contractor shall hold the Owner(s) harmless from all liens or damages arising from or caused by the work. Please include documentation of all such coverage or show the ability to obtain such coverage.

D. SAFETY RELATED PRECAUTIONS

1. It is the Painting Contractor's responsibility to read and follow all label and technical data directions and information and all safety requirements from the Manufacturer of the products being used.
2. The Painting Contractor will be responsible for roping off and erecting signs in areas where any painting is occurring.
3. The Painting Contractor shall be responsible for all aspects of safety administration on the job and must be in compliance with all OSHA safety regulations.

PAINTING

PART 1 GENERAL

1.01 QUALITY ASSURANCE

- A. All surface preparation shall be done in accordance with this specification, product technical data pages, and industry standards.
- B. The Painting Contractor shall furnish all labor, materials, tools, and equipment necessary for the cleaning, preparation, sealing and painting of all specified surfaces.
- C. All work is to be done in a workmanlike manner by skilled workers and carried out in such a way as to minimize any inconvenience to the occupants and tenants. The Painting Contractor shall maintain a full work force from the start to the completion of work and shall leave a qualified foreman on the job at all times. The Painting Contractor will be responsible for making sure that all the Painting Contractor's employees be fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the facilities. The skilled workers will be thoroughly trained and experienced in their necessary trade and will be completely familiar with the specification requirements and methods for proper performance of the work in this Specification.
- D. The Painting Contractor once having started the job will continuously and expeditiously proceed with its vigorous prosecution until completion.
- E. The Painting Contractor will not sub-contract any of their work. If the Painting Contractor proposes to sub-contract any work the Painting Contractor shall submit a complete list of any work proposed to sub-contract and proposed sub-contractors along with all licenses and proofs of insurance for each. The Owner(s) or an authorized representative prior to the execution of the Contract shall review the list. The Owner(s) reserves the right to reject any proposed subcontractor.
- F. All materials shall be applied free from runs, sags, wrinkles, streaks, shiners and brush marks.
- G. All materials shall be applied uniformly.
- H. The Painting Contractor shall be responsible for and use utmost care in the protection of the occupant and common property including all balconies, screens, windows, walkways, shrubbery, parked vehicles and any other property in the area from paint and/or any other damage.
- I. The Painting Contractor shall be solely responsible for the rectification of any such damage, the cleanup involved from work outlined in this specification, and their employees during the performance of their labor. Payment to the Painting Contractor will be withheld until settlement is reported.

1.02 LIASON

- A. The Owner's Representative and the Painting Contractor shall transmit all information pertaining to the job and shall not permit unauthorized interference from residents of the owners Property or from the Painting Contractor's employees.

1.03 INSPECTION

- A. In order to avoid any dispute over existing damage it is suggested that before the commencement of any work that the Painting Contractor along with the Owner or the Owner's Representative together walk the project and make a list of all existing damage. This list should contain the names and/or numbers of any units showing signs of any kind of damage. Each party should keep a dated copy. In the event of a claim, the Owner and the Painting Contractor can use this list to resolve any disputed damage.
- B. The Painting Contractor shall schedule all required tests, approvals and inspections at appropriate times so as not to delay the progress of the work. The Painting Contractor shall bear all expenses associated with tests, inspections and approvals required which, unless otherwise agreed to, shall be conducted by an independent testing laboratory or entity approved by the Contractor and Owner. Inspections conducted the Benjamin Moore & Company representative does not dismiss the Painting Contractor of responsibility for the prescribed preparation and application of specified products.
- C. The Painting Contractor is required to correct in a timely fashion any work reasonably rejected by the Benjamin Moore Representative or owner for failing to comply with the Specification Documents whether observed prior to the commencement of the warranty period or during the warranty period. Benjamin Moore & Company accepts no responsibility for any increase in cost due to the any unforeseen or undiscovered condition that may arise.

1.04 RELEASE OF LIEN AND WARRANTY CERTIFICATE

- A. The successful completion of the project, while meeting all the necessary requirements to satisfy the issuance of a warranty, must be approved by an Authorized Benjamin Moore Dealer Representative of the store selling all the materials for said project, a Representative of the Benjamin Moore & Company and the Owner or the Owner's Representative.
- B. All monies owed to all suppliers selling any materials for said project must be paid in full and the Painting Contractor must furnish a Final Release of Lien from all suppliers that have filed Notice to Owners against any and all properties covered in these Specifications.
- C. After above criteria has been met the Warranty will be issued and final payment to the Painting Contractor will be made.

1.05 BENJAMIN MOORE & COMPANY LIMITED WARRANTY

- A. The exterior only warranty will apply only on the condition that the procedures stated and required in the Benjamin Moore & Company Warranty are followed.
- B. In order to control and properly document the required material usage, all materials must be purchased from a single Benjamin Moore Paints Authorized Dealer. This Dealer must be determined and agreed upon prior to the commencement of the work.

Springdale Lakes

PART 2 PRODUCTS

2.01 MATERIALS

- A. Bids are to be based solely on coatings manufactured by the Benjamin Moore & Company, except as otherwise noted or specified.
- B. Colors are to be those as approved by the Owner(s). A duplicate color chip schedule will be supplied to the Painting Contractor.
- C. All paint and coatings must be delivered to the job site in the manufacturer's original sealed containers.
- D. The Owner reserves the right to take a representative sample of any materials the Painting Contractor brings on the job and have it tested by an approved laboratory to verify the materials conform to the specification set forth herein.
- E. Due to different conditions of surfaces being painted the Painting Contractor must assume responsibility for coverage of paint. One coat coverage cannot be guaranteed due to different absorption rates of the surfaces painted. Test patches should be completed prior to beginning of work to assure satisfactory coverage of material.
- F. Color differences due to different batches are inherent in the paint industry. The Painting Contractor should try to order as much of any custom mixed color at one time ready made from the factory or the paint store in order to avoid "batch color differences". As this might not be feasible in all circumstances, if smaller batches do need to be taken for whatever reason, the Painting Contractor should retain an amount needed from a particular batch to touch up those areas painted in that batch of paint to help avoid "touch up" problems.
- G. If any reduction of the coating's viscosity is necessary, it shall be done in accordance with manufacturer's label directions.

PART 3 EXECUTIONS

3.01 ACCESS

- A. The Owner agrees to and shall be responsible for the trimming and/or removal of all foliage clinging to or otherwise obstructing the building and permit adequate access to the areas to be painted.
- B. The Owner agrees to notify all occupants of the property to remove any personal items, patio furniture and vehicles as necessary to permit the Painting Contractor to proceed without delay.
- C. The Painting Contractor must give prior notice to commencement of work in their area in order to have all crafts or objects removed from any area that will hinder the progress of the work in any way. Parked vehicles are also to be moved from the area described.
- D. The Painting Contractor must be allowed easy access to all locked areas that have been included to be painted.

3.02 STAGING AREA

- A. The Painting Contractor is to submit their requirements for a staging area (shop and storage areas) and parking area for their employees and the Owner will make every effort to provide a suitable area. At the end of each working day, all equipment, ladders, paint, supplies, vehicles, etc. must be returned to the staging area and the working area must be left clean. Protection of this area is the sole responsibility of the Painting Contractor and shall be left in a clean, safe and acceptable manner.

Springdale Lakes

3.03 REMOVAL

- A. Upon completion of an area, it shall be left in a clean and orderly condition and all paint splatters contaminated rags and trash shall be removed.
- B. The Paint contractor shall be responsible for the proper disposal of any hazardous waste generated during the course of work.
- C. Upon completion of the job, the Painting Contractor must remove all surplus materials, scaffolds etc., from the premises that relate to their trade. The Painting Contractor shall clean all window glass free of excess paint and splatters and remove paint that has been misplaced on any other surfaces.

3.04 PREPARATION OF THE SURFACES

- A. The Painting Contractor shall be wholly responsible for the quality of their work and is not to commence any part of it until all surfaces are in proper condition.
- B. All surfaces are to be clean of mildew, chalk, peeling paint and other residues. If, for any reason, the surface cannot be cleaned this condition must be promptly reported to the Owner or the Painting Contractor will assume responsibility for the condition.
- C. If the Painting Contractor considers any surface unsuitable for proper finishing, they are to notify the Owners of this fact in writing. The Painting Contractor is not to apply material until corrective measures have been taken or the Owners have instructed them to proceed under the current conditions.
- D. Occasionally the Painting Contractor's cleaning technique develops or reveals an unforeseen condition that requires additional labor and materials. The Painting Contractor must either negotiate their contract or assume the responsibility for properly correcting the condition.
- E. The prime coat shall be applied soon after surface preparation has been completed, so as to prevent contamination of the substrate.

3.05 MOLD AND MILDEW REMOVAL

- A. If any mold or mildew is apparent the Painting Contractor must provide a sanitized surface free of mold and mildew spores prior to applying any coating to any surface. Should there be a question of chlorinating any surface the inspector's decision will be final.
- B. **NOTE: USE RUBBER GLOVES, PROTECTIVE GOGGLES AND PROTECTIVE CLOTHING.** Using a garden type of pressure pot and spray wand, saturate the surface with a diluted solution of chlorine or bleach consisting of one volume of bleach or chlorine to three times volumes of water. To be effective this solution must remain wet on surface for a period of 15 minutes. As some solutions of chlorine and bleach are already diluted tests should be done to verify that the above-recommended solution will be strong enough to remove any mold and mildew present. If not the solution should be increased or decreased as to properly remove all mold and mildew.
- C. The solution must then be washed off with clean water. A water pressure cleaner can be used. If washing off wood surfaces or roofs care must be taken not to damage the surface or create leaks especially on roofs and windows.
- D. Repeat as necessary where needed. Sometimes the staining caused by mold and mildew contamination cannot be removed even after multiple applications of the removal solution. These surfaces if needed can be coated with a stain killing type of primer sealer such as our Benjamin Moore's Fresh Start Acrylic Primer 023 series to prevent bleed through. This primer must be applied after the primers that are specified below for each type of surface.
- E. The possibility of plant damage must be considered. If the mold and mildew removing solution run-off cannot be controlled or directed from vegetation, then it must be diluted with enough fresh water to render it harmless or another method of mold and mildew removal must be utilized.

3.08 DELAMINATING COATINGS

- A. Surfaces to be painted shall be made free of loose and delaminating coatings by the Paint Contractor. Delaminating that occurs as a result of insufficient preparation will be the sole responsibility of the Painting Contractor.
- B. Stucco Surfaces
 - 1. Powerwash, using sufficient power at angles that will remove loose coatings without damage to the surface.
 - 2. Test all edges of remaining coatings by Hand Tool Cleaning using a thin bladed sharp steel scraper.
- C. Smooth surfaces
- D. Doors, windows, and handrails shall be Hand or Power Tool Cleaned to remove loose coatings without damage to the surface.
- E. Prime or seal surface with the specified materials
- F. Taper edges of remaining coatings to a smooth transition between levels using the specified patching materials.
- G. Prime patching material with the specified material.
- H. Surfaces that cannot be properly prepared without damage to the surface shall be brought to the attention of the Owner or their agent immediately upon discovery. These surfaces will be noted and withheld from the warrantee areas.

**I.
3.09 EXTERIOR SUBSTRATE PREPARATION**

APPROXIMATELY 90% OF ALL PAINT FAILURES CAN BE DIRECTLY ATTRIBUTED TO IMPROPER SURFACE PREPARATION. STRICTLY FOLLOWING ALL SURFACE PREPARATION INSTRUCTIONS ON ALL SURFACES IS ESSENTIAL TO ACHIEVE MAXIMUM BENEFITS OF THE COATINGS TO BE USED. ALTHOUGH INSPECTIONS ARE CONDUCTED ON A REGULAR BASIS, IT IS THE PAINTING CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT ALL SURFACES TO BE PAINTED ARE PROPERLY AND COMPLETELY PREPARED PRIOR TO APPLICATION OF ANY AND ALL COATINGS.

A. Masonry

- 1. Preparation
 - a. Any mold and mildew must be removed as described in the section titled **MOLD AND MILDEW REMOVAL**.
 - b. Any areas exhibiting efflorescence deposits shall be treated with a 25% solution of Muriatic Acid to water, scrubbed and then thoroughly rinsed with clear water to neutralize any acidity. A pH test should then be conducted to verify if any further actions should be taken.
- 2. Cleaning
 - a. Pressure clean all stucco and masonry surfaces with pressure washing equipment of no more than 2500 P.S.I. being sufficient enough to remove as much existing deteriorating coating as possible. It is recommended to use a Fan nozzle on the pressure cleaner to facilitate cleaning of the surface without damaging the substrate. All EIFS surfaces must be free of dirt, grease, oil and chalk. All surfaces are to dry thoroughly. If necessary, repeat procedure.

Springdale Lakes

- b. Rust stains must be thoroughly removed. After wetting the surface with water, apply a solution of 2% oxalic acid or appropriate oxalic acid compound in water. It is important to observe the precautions listed on the container or these compounds for safe handling and storage. Wash with sponge and scrub brush until stain is removed, then rinse with clean water. Where rust staining was evident spot prime areas with one coat of Benjamin Moore's Industrial Coatings Acrylic Metal Primer M04 series. Apply two coats if necessary.

3. Surface Sealer

- a. After proper surface preparation, prime the entire exterior surface with one coat of the Benjamin Moore recommended masonry conditioner according to the manufacturer's label instructions.
- b. Certain colors may require a pigmented sealer.
- c. Contractor is responsible for testing sealer coverage. The Painting Contractor may choose to use a pigmented or clear sealer.

4. Joint Sealant

- a. All loose or deteriorated perimeter sealant around exterior side of doors and windows is to be removed.
- b. Apply surface sealer to stucco surfaces, along the entire joint to receive sealant.
- c. Apply a solvent wipe to metal surface, along the entire joint to receive sealant. Do not contaminate stucco substrate with solvent.
- d. Apply sealant to full perimeter of door frames and windows to form a complete seal between metal and stucco. Tool the application of sealant in a manner to insure proper adhesion.

4. Stucco, Block Repair

- a. Visible restoration must be discussed prior to bid due date and a determination should be made whether to bid separately or engage the services of a structural engineer.
- b. Patching of large Holes in stucco can be made by using insulating backer rod of rigid foam insulation cut to size held in place by Urethane Acrylic Sealant. Apply Textured Knife grade elastomeric patch to finish.
- c. All cracks in masonry larger than hairline (over 1/16") shall have Benjamin Moore's Moorlastic 55 Year Urethane Acrylic Sealant 465 series caulked in to completely fill the void.
- d. Once cured, the filled crack shall be over coated with Textured Knife Grade Elastomeric Patching Compound, crowned in the center approximately 1/16" and feathered at least 3" on either side of the crack to match the surrounding surface as closely as possible.
- e. All hairline cracks (less than 1/16") will be filled using Textured Brush Grade Elastomeric Patching Compound over a properly primed surface, crowning the application approximately 1/16" over the center of the crack and feathering the edges approximately 2" on either side to match the adjacent surface.
- f. Areas or high concentration of hairline cracks of that are extremely porous shall receive an intermediate coat of Texcrete® high Build acrylic waterproof coating
- g. After proper surface repair, spot prime patching material with one coat of the Benjamin Moore recommended masonry conditioner according to the manufacturer's label instructions.

6. Finish Coat's

- a. After all cracks and patches repairs have fully cured, apply recommended finish coats of Benjamin Moore & Co./CCC products at a rate of application as stated on the label directions and to achieve uniformity of sheen and opacity of color . NOTE: Due to the texture and porosity of the Stucco if spray application is used it is necessary to back roll immediately in order to work material into the porous surface.

B. WOOD REPLACEMENT PREPARATION AND PAINTING

- a. Inspect lumber for mold and mildew treat with 3 parts water 1 part bleach wet on surface for 15 minutes if necessary rinse with clean water.
- b. Stack treated lumber to allow air movement for drying. Solid wood must be below 17% moisture content prior to priming and finishing.
- c. Prior to installation sand all sides of weathered wood with 80 -100 grit abrasive (with the grain)
- d. Apply Benjamin Moore & Co. 094 Fresh Start Fast dry exterior alkyd primer to all sides of wood. Allow to dry overnight before installation.
- e. Install primed fascia making optimal use of the length of the boards making sure that the butt ends of the boards are cut and overlapped at a 45° angle. Use a small amount of tube sealant or primer to seal the cut ends of the butt joints before installing.
- f. Fasten Fascia boards or siding with recommended galvanized fasteners.
- g. Caulk all gaps, nailheads and 90° angles where necessary with Urethane Sealant.
- h. Apply two uniform Finish coats of specified product

C. EXTERIOR PREVIOUSLY PAINTED FERROUS METAL SURFACES

1. Surfaces to be painted shall be cleaned with an appropriate solvent or detergent solution to remove all traces of dirt, dust, grime, and oily residues prior to application of the specified coatings in accordance with SSPC-SP1-63 "Solvent Cleaning".
2. Surfaces that exhibit moderate to heavy chalk must be cleaned by power wash. Any mold and mildew must be removed as described in the section titled MOLD AND MILDEW REMOVAL.
3. Loose, peeling, blistering and flaking paint, patina on copper and rust shall be removed by hand tool cleaning with wire brush, scraping, or sanding in accordance with SSPC-SP-2 "Hand Tool Cleaning". Surfaces with a hard shiny finish should be dulled by sandpaper or other abrasive methods to insure adhesion of succeeding coats. Where rust, corrosion and deteriorated coating exist, the surfaces should be Power Tool cleaned in accordance with SSPC-SP3-63 "Power tool Cleaning". The surfaces should be primed immediately with the specified primer.
4. Glossy surfaces should be dulled by sanding.
5. To the properly prepared surface prime or spot prime as necessary with the recommended Benjamin Moore Primer.

A-1 Tropic Painting & Waterproofing

Serving South Florida, Central Florida, and the Caribbean.

Patrick Berry, President • (954) 821-2975 • pberry@a-1tropic.com

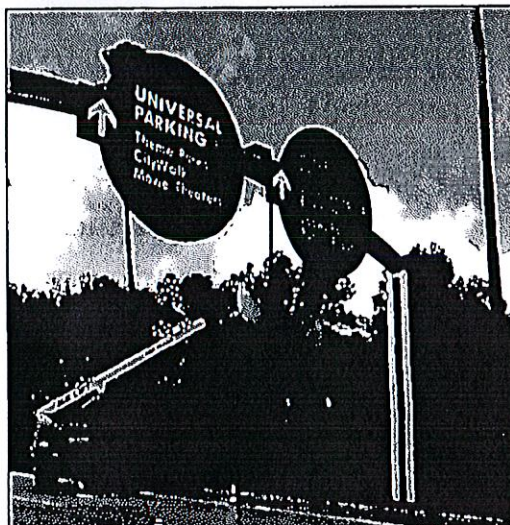
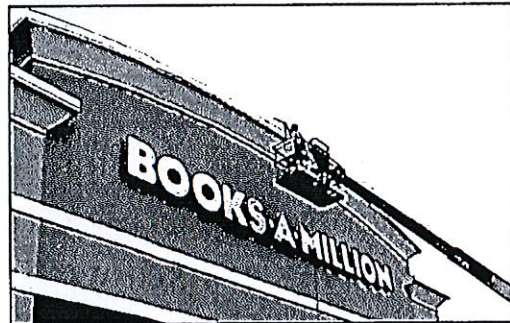
"Quality Is A Fact!"

A-1 Tropic Painting specializes in interior and exterior repaint and waterproofing projects. Pat Berry, President and owner of A-1 Tropic Painting, began paint contracting in 1987. A-1 Tropic is now in its 26th year of operation.

Our goal is to provide quality repaint jobs, on time and within budget. We do this because the owner and field supervision are at our jobsites following up on our projects.

Masonry repairs, weatherproofing of window penetrations, water leak detection, expansion joint repairs, waterproofing of stucco, and application of concrete deck coatings are a large part of our business.

A-1 Tropic Painting's reputation for quality work, has provided us with many repeat customers. At the end of every project, we want our customers to feel we provide real value for their paint dollars.



A-1 Tropic Painting & Waterproofing

Serving South Florida, Central Florida, and the Caribbean.

"Quality Is A Fact!"

A-1 Tropic Painting & Waterproofing specializes in all types of interior and exterior painting projects including:

Hospitality
Retail Centers
Multi-Family
Condominiums
Office Buildings
Medical Facilities
Entertainment Venues

Industrial
Commercial
Assisted Living
Long Term Care
Utility Structures
Municipal Buildings
Churches & Schools

Services offered by A-1 Tropic Painting & Waterproofing:

Interior and exterior repainting of all building types.
Waterproofing of exterior building walls and leak repair.
Weatherproofing of fixed window frames and storefront glass frames.
Electrostatic painting with polyurethane, epoxies, and enamels.
Application of high performance epoxies and polyurethanes.
Concrete deck coatings, including acrylics, epoxies, and urethanes.
Preparation and repainting of split seam metal roofs.
Applicator of fluid applied silicone roof coatings.
Tile roof cleaning, sealing, and painting.

A-1 Tropic Painting & Waterproofing

Patrick Berry, President (954) 821-2975, pberry@a-1tropic.com
Marianne McCoy, Business Manager (954) 821-2976, a1tropic@aol.com
(954) 370-9707 (Broward) • (352) 383-3479 (Central Florida)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/05/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

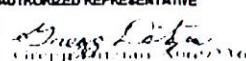
PRODUCER Get Smart Insurance Inc. 20288 NW 2 Ave Miami FL 33169		CONTACT NAME: Gregg Ditzian PHONE (A/C No. Ext.): (305) 653-7877 FAX (A/C No.): (305) 654-0293 E-MAIL ADDRESS: info@insure-smart.com	
INSURED A 1 Tropic Painting & Waterproofing Inc 2401 E Crooked Lake Eustis FL 32726		INSURER(S) AFFORDING COVERAGE INSURER A: AXIS SURPLUS INSURANCE COMPANY NAIC # 26820 INSURER B: PROGRESSIVE EXPRESS INSURANCE COMPANY 10193 INSURER C: TORUS NATIONAL INSURANCE COMPANY INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

USER LTR	TYPE OF INSURANCE	ADDL INRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	N	N	SII1035A21144	12/09/2015	12/08/2016	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
	VED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:							
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	N	N	02108032-2	03/11/2015	03/11/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	BODILY INJURY (Per person) \$ 1,000,000						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE	N	N	82030K140AL1-1	08/25/2015	08/25/2016	EACH OCCURRENCE \$ 5,000,000
	AGGREGATE \$ 5,000,000						
	PR/COMP OPS AGG \$ 5,000,000						
	DED RETENTION \$						
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N		A separate Workers Compensation Certificate of Insurance is issued directly by our Workers Compensation insurer after a repaint contract is signed.			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER For bidding purposes.	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Contractor License

License Information

Expiration Date: 08/31/2016
CC Number: 87-4584-PU-X
License Issued: 01/01/1987
License Category: Painting Unlimited
License Status: Licensed

Contractor Information

Contractor Name: BERRY, PATRICK

Email Address: dsjmberry@yahoo.com
Contracting Firm: A 1 TROPIC PTG/WATERPRFG INC
Contracting Firm Phone: (954) 370-9707
Contracting Firm Address: 2401 E CROOKED LAKE CLUB BLVD
EUSTIS, FL 32726-

A-1 TROPIC PAINTING & WATERPROOFING

Serving South Florida, Central Florida, and the Caribbean.

Broward County CC#: 87-4584-PU-X • Palm Beach County CC#: U-16010

954-370-9707 (South Florida) • 954-821-2976 (Mobile) • 954-206-0889 (Fax)

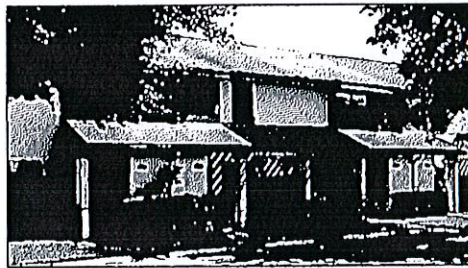
"Quality Is A Fact!"

EXTERIOR REPAINT PROPOSAL **FOR** **SPRINGDALE LAKE "D" CONDOMINIUM ASSOCIATION, INC.**

Quotation Date: April 12, 2016

A. SCOPE OF WORK:

1. This scope of work covers the surface preparation and repainting of **Springdale Lakes "D" Condominiums**. The community consists of eleven (11) 2-story buildings contain a total of seventy-one (71) 2-story condominiums. Unit addresses are 4701-4909 NW 82nd Avenue in Lauderhill, Florida Broward County folio numbers for this site are: 494116AG-0010 through 0710.



2. A-1 Tropic Painting shall prepare and repaint the exterior of the eleven (11) 2-story buildings in accordance with Benjamin Moore exterior repaint specifications prepared by the Barry Passeser of Hessler Paint & Decorating. Upon completion of the project, and with their specifications strictly adhered to, Benjamin Moore will provide an eight (8) year non-prorated (material and labor) warranty for *Ultra Spec EXT Satin Finish (N448 Series)*.
3. **A-1 Tropic Painting and Waterproofing shall provide an Eight (8) Year Labor and Material Warranty** covering repair of chipping or peeling paint applied by A-1 Tropic; and repair of any through-wall water leaks or window leaks on wall surfaces or window joints re-sealed by A-1 Tropic. **This additional labor and material warranty is provided AT NO COST TO THE OWNER.** A-1 Tropic Painting's eight (8) year labor and material warranty runs concurrent with the Benjamin Moore warranty. See pages 9 and 10 for the warranty document.
4. **Inclusions:**
 - a. **Pressure Washing of Building Surfaces:**
 1. A-1 Tropic utilizes the utmost care in the surface preparation of all exterior stucco, masonry, wood, and metal surfaces. Professional grade 4000 psi pressure washers will be used to remove dirt, mildew, chalked and peeling paint, and other surface contaminants.

4/8

SPRINGDALE LAKES D CONDO ASSOCIATION

PURCHASE / RENTAL APPLICATION



BROCK PROPERTY MANAGEMENT

P.O. BOX 770850 CORAL SPRINGS, FL 33077

954-753-2675 fax 954-340-8541

Email: brock@brockpm.com

PROPERTY NAME: _____

PROPERTY ADDRESS: _____

OCCUPANCY DATE: _____

OWNER:

PURCHASER/TENANT:

PHONE# _____

PHONE# _____

REALTOR'S NAME

REALTOR'S NAME

PHONE _____

PHONE _____

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↓



BROCK PROPERTY MANAGEMENT
C/O BROCK PROPERTY MANAGEMENT
P.O. BOX 770850 CORAL SPRINGS, FL 33077
954-753-2675 fax 954-340-8541
Brock@brockpm.com
Welcome New Resident

Please take some time to read the following pages and make sure all off the following documents are returned, fully completed. We cannot begin to process your application until all documents listed below are received:

- *Application Form**
- *Fully Executed Lease/Purchase Contract**
- *Residential Screening Request & Disclosure Authorization**
(These must be completed individually by any proposed resident 18 yrs or older)
- *Payment** – Each proposed resident 18 years or older must pay a \$100 application fee plus \$50 administration fee made payable to BROCK PROPERTY MANAGEMENT in the form of a cashiers check or money order (married couples pay one fee of \$150 with a copy of the marriage certificate)
- *Color Copy of Photo ID** (for each applicant)
- *Copy of Social Security Card or Passport** (for each applicant)
- *Copy of last two pay stubs or bank statements** (for each applicant)
- *Pet Registration Form & Color Picture of each pet**
- *Copy of Vehicle Registration for Every Vehicle**
- *Authorization Agreement – (rentals only) both landlord and tenant signatures must be notarized**

****ALL TENANTS MUST HAVE A CREDIT SCORE OF 600****

Please keep in mind this process may take up to thirty (30) days unless you paid the fee to expedite your application once all required documents are received. Should you have any questions, feel free to call our office at the number above.

Thank You!

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Application for Occupancy - Please Print

Purchase ___ Lease ___ Desired date of occupancy: _____ Number of occupants: Adults: ___ Children: ___

Community Name: _____ Have you lived here before? ___

Community Address: _____ Home Phone #: _____

Homeowner # 1 Name: _____ Cell Phone #: _____

Email Address: _____

Drivers License # _____ State: _____ Birthdate: _____

Social Security # _____ (Passport, Alien, Green card, Social Insurance #)

Current Employer: _____ Position: _____ # of Years: _____

Address: _____ Phone #: _____ Income: \$ _____

Bank Reference: _____ Phone # _____ Address: _____

Savings ___ Checking ___ Other ___ Account # _____ How long? _____

Spouse / Homeowner # 2 Name: _____ Cell Phone #: _____

Drivers License #: _____ State: _____ Birthdate: _____

Social Security # _____ (Passport, Alien, Green Card, Social Insurance #)

Current Employer: _____ Position: _____ # of Years: _____

Address: _____ Phone #: _____ Income: \$ _____

Bank Reference: _____ Phone # _____ Address: _____

Savings ___ Checking ___ Other ___ Account # _____ How long? _____

	Homeowner # 1	Homeowner # 2 / Spouse
* Have you ever been arrested or convicted of a Felony?	___ Yes ___ No	___ Yes ___ No
* Do you intend to operate a business from this unit?	___ Yes ___ No	___ Yes ___ No
* Do you own a commercial vehicle, boat or RV?	___ Yes ___ No	___ Yes ___ No
* Will you have more than 2 vehicles in the household?	___ Yes ___ No	___ Yes ___ No

Character Reference: _____ Phone # _____

Children

Name: _____ Age: ___ Name: _____ Age: ___ Name: _____ Age: ___

Pets

Cat(s) _____	Name(s) _____	Breed: _____	Weight: _____
Dog(s) _____	Name(s) _____	Breed: _____	Weight: _____

Vehicle(s)

Vehicle # 1: Year, Make & Model: _____ Plate #: _____
Vehicle # 2: Year, Make & Model: _____ Plate #: _____

I (we) hereby affirm that this information is true and correct.

Date: _____ Signature of Applicant # 1: _____

Date: _____ Signature of Applicant # 2: _____

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SPRINGDALE LAKES D CONDO ASSOC. _____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City, State, and Zip: _____

SSN: _____ DOB: _____

Tel# _____ Cel# _____

Current Employer

Company _____ Tel#: _____

Position: _____ Salary: _____

Employed From: _____ to _____ Title: _____

Current Landlord

Company: _____ Tel#: _____

Landlord: _____ Rent: _____

Rented from: _____ To _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ DATE: _____

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DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence. **A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, and within 5 days of the request, the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- ☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

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SPRINGDALE LAKES D CONDO ASSOC. _____

RESIDENTIAL SCREENING REQUEST

First: _____ Middle: _____ Last: _____

Address: _____

City, State, and Zip: _____

SSN: _____ DOB: _____

Tel# _____ Cel# _____

Current Employer

Company _____ Tel#: _____

Position: _____ Salary: _____

Employed From: _____ to _____ Title: _____

Current Landlord

Company: _____ Tel#: _____

Landlord: _____ Rent: _____

Rented from: _____ To _____

I have read and signed the Disclosure and Authorization Agreement.

SIGNATURE: _____ DATE: _____

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DISCLOSURE AND AUTHORIZATION AGREEMENT
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AUTHORIZATION

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name

Signature

Date

- ☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

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BROCK PROPERTY MANAGEMENT, INC.
PO BOX 770850
CORAL SPRINGS, FL 33077
954-753-2675
FAX 954-340-8541

PET REGISTRATION FORM

OWNER/LANDLORD: _____

ADDRESS _____

Street

City

State

Zip

PHONE NUMBER () _____

LESSOR/LESSEE _____

ADDRESS _____

Street

City

State

Zip

PHONE NUMBER _____

BREED OF PET _____

APPROXIMATE FULL GROWN WEIGHT OF PET _____ pounds

PET'S NAME _____

AGE _____

DATE AND TYPE OF MOST RECENT SHOTS/VACCINE _____

(Please include a picture of the pet for identification purposes) White

NOTE: I have a service dog.

_____ (✓) I DO NOT OWN A PET (INITIAL HERE) _____

Please remember, all dogs are to be walked in the specified "dog walk area", and the dog Owner must pick up all excrement. All dogs must be on a leash at all times while outside your unit.

By my signature below, I verify I have read and understood the above and will abide by the Rules and Regulations set forth in this regard.

Name _____ Date: _____

Purchaser or Lessee _____

Date: _____



BROCK PROPERTY MANAGEMENT
C/O BROCK PROPERTY MANAGEMENT
12444 W. Atlantic Blvd ~ Coral Springs, FL 33071
954-753-2675 fax 954-340-8541
Brock@Brockpm.com

Date: _____

I certify that I have received a copy of the documents and Rules and Regulations of the Homeowners Association. I agree that I will abide by these Rules and Regulations to the fullest extent.

OWNER

DATE

OWNER

DATE

**AUTHORIZATION AGREEMENT FOR ASSOCIATION TO
COLLECT RENT UPON DELINQUENCY IN MAINTENANCE PAYMENTS**

WHEREAS, _____ (herein "Owner"), is the record owner(s) of Unit _____ located at _____, _____ Florida _____ (herein the "Unit") in Springdale Lakes D Condo Association as described in the Declaration of Condominium, recorded in the Public Records of Broward County; and

WHEREAS, the Springdale Lakes D Condo Association is the entity charged with the operation and management of the Condominium; and

WHEREAS, Owner desires to lease the Unit to _____ (herein "Lessee(s)") pursuant to a lease submitted herewith; and

WHEREAS, the parties desire the approval of the Association for this lease, pursuant to Article XIII of the Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, the parties hereto agree as follows:

1. Upon the execution and delivery of this Authority Agreement, and the submission of any other documentation required by the Association, the Association shall provide the necessary approval for the lease.
2. If, at any time during the term of the lease, Owner becomes delinquent for a period of thirty (30) days or more in the payment of assessments to Association, Owner and Lessee(s) agree that Association shall have the power, right and authority to demand lease payments directly from the Lessee(s) and deduct such past-due assessments, costs and attorney fees, if any, as may be delinquent. Further, Owner and Lessee(s) agree that Lessee(s) will pay the full rental payment due, to the Association, upon written demand. Owner expressly absolves Lessee(s) from any liability to Owner for unpaid rent under the Lease Agreement if such payment is made directly to Association upon demand from Association. If any funds are left over after deduction of amounts owed, the Association shall immediately remit the balance to Owner at the address listed in the Association's records.
3. Should Lessee(s) fail to comply with the demand of the Association within three (3) days of receipt of a demand for payment hereunder, the Association is hereby granted the authority to obtain a termination of the tenancy, in the name of Owner, through eviction proceedings, or to seek injunctive relief or specific performance under this contract. Owner and Lessee(s) further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appeals, from Owner. Any such costs shall be deemed to be a special assessment against the

appeals, from Owner. Any such costs shall be deemed to be a special assessment against the unit and collectable in the same manner as any special assessment, pursuant to the Declaration of Condominium.

Agreed to this _____ day of _____, 20 ____.

Lessor(s):

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me
this ____ day of _____, 20 ____,
_____ who is personally
known to me or who has produced
_____ as identification and who
did take an oath.

NOTARY PUBLIC:

Sign _____

Print _____

Lessee(s):

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me
this ____ day of _____, 20 ____,
_____ who is personally
known to me or who has produced
_____ as identification and who
did take an oath.

NOTARY PUBLIC:

Sign _____

Print _____

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