

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

AGENDA

DATE: WEDNESDAY, FEBRUARY 26, 2025
PLACE: BOCA LAKES CLUBHOUSE
TIME: 6:30P.M.

1. CERTIFY QUORUM - CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF JANUARY 30, 2025 MEETING MINUTES
4. ADOPT RECORD INSPECTION POLICY
5. APPOINTMENT OF DIRECTOR TO VACANT BOARD SEAT
6. APPROVAL OF INSURANCE AGENT OF RECORD
7. APPROVAL OF POOL MAINTENANCE CONTRACT
8. APPROVAL OF ASPHALT DRIVEWAY CONTRACT
9. APPROVAL OF ROAD SEALING CONTRACT
10. APPROVAL OF ROOFS, GUTTER GUARDS & WARRANTY CONTRACT
11. ADJOURN

Boca Lakes Condominium Association Board of Directors values your input and opinions. Please remember that proper meeting etiquette must be followed at all Board of Directors meetings. Any disrespectful or disruptive behavior cannot be tolerated. You may be asked to leave the meeting.



3942 Crescent Creek PL
Coconut Creek, FL 33073
(954) 803-0952

Andrew@andrewjools.com

PROPOSAL

Boca Lakes Condominium
8768 Chevy Chase Drive
Boca Raton, FL 33433
Phone
bocalakesoffice@gmail.com

Pool & Spa Services: (\$700.00/mo)

- Our pool and spa services will be provided three times a week.
- This proposal is for a Full Service which includes but is not limited to, vacuuming the pool, brushing the walls, skimming the surface, clean skimmer/gutters, clean pump basket, maintaining proper water chemistry, filling out the logbook, monitoring pool equipment, etc.

**We do not require a long-term contract for service. We operate on a month-to-month basis as we are confident our customers will be happy with our service.*

Prepared By: Andrew Pumariega on 2/4/2025

POOL TECH STORES

Pool Maintenance Agreement

Customer: BOCA LAKES CONDOMINIUM

Phone #

Address: 8768 Chevy Chase Dr
Boca Raton , FL

Pool Tech FL agrees to service the:

Swimming pool

Located at: Same Above, Beginning on (date): 02/02/2025
for the customer, who agrees to pay for the monthly maintenance service outlined below
at the rate of **\$ 630 / month**. Payment to be made by **credit card** or check on the first
week of **every month**.

A qualified service technician will make a trip to the location every Monday , Wednesday
and Friday to perform the following service (weather permitting):

1. Clean filter when needed .(at least once a month)
2. Clean tile in pool (cleaning suntan oils and organic materials from tile- not mineral deposits- calcium).
3. Clean pump basket each visit
4. Vacuum the pool each visit
5. Water Chemical testing of Chlorine , Ph , Alcalinity , Salt (if Applicable) , Stabilizer and Calcium Hardness .
- 6. Stabilizer Included**
7. Skim water surface each visit.
8. Brush pool and walls of pool (as needed).
9. Maintain Log for health department
10. Elimination and control of an algae problem.
11. Rainy day schedules shall consists only of chemical testing of the water, adding any necessary chemicals and checking the operation of all pool equipment.
12. The pool will not be serviced the week between Christmas and New Year's Day, as we are closed for the holidays.
13. The service day may change due to unforeseen circumstances such as truck repairs, illness, doctor appointments, holiday, etc., but pools will be serviced weekly.

Initials _____

There will be no credits issued to the customer for service not provided due to locked gates, animal problems or any other problems beyond our control that might prohibit us from servicing your pool or spa. If you feel a service visit was missed for any other reason, please call our office within 24 hours and the visit will be rescheduled immediately.

ARE NOT INCLUDED IN THE MONTHLY SERVICE.

Additional charges not included in the monthly service rate:

1. Initial Salt balance if needed
2. Clean up due to a named storm , if needed.
3. Any repairs to the pool or related pool equipment requested and/or authorized by the owner.
4. Any chemicals used to correct abnormal fill water or problems due to improper chemical maintenance that occurred prior to this service agreement.
5. Stain and/ or metal removers.

The owner agrees to:

1. Keep monthly service payments current. Past due payments are subject to late fees and interest charges.
2. Maintain normal water level in the pool.
3. Keep trimmings from trees and plants away from the pool area.
4. Remove any type of pool cover on the day scheduled for service.
5. Keep pool and spa equipment in good repair.
6. Contain any aggressive animals that may prevent us from being able to perform our services; and agrees to pay for additional trips* required to complete services.*Prorated charges apply.

The customer authorizes Pool Tech Stores to make any **repairs that will cost less than \$ 30.00** without prior notification to the customer and to leave all old parts on the job site for inspection. Charges for such repairs will be added to the next monthly bill. All other repair work will require prior authorization by the customer and payment shall be made upon completion of the repair.

Our goal at Pool Tech Stores is to provide you with the best possible service available for your pool and/or spa. If, at anytime our service does not meet your expectations, please call so that we may resolve the matter.

initials _____

This Agreement may be terminated immediately by either party with a written notice of cancellation of service contract.

PAYMENT INFO:

Credit Card # _____ exp date: _____

CCV # _____ Zip Code : _____

We will send the bill and payment confirmation to the e-mail : _____

Accepted By Customer

JULIO SALCEDO
POOL TECH STORES
PO BOX 267428
WESTON , FL 33326



Ph:754-423-4488 , e-mail pooltechstores@gmail.com
www.pooltechFL.com

PROJECT INFORMATION:

Boca Lakes Condominium (Driveways)
8768 Chevy Chase Drive
Boca Raton, FL 33433
02 / 12 / 2025
PROPOSAL NUMBER: 2025-89442

SCOPE OF WORK:

STANDARD MOT:

1. Set up standard MOT to include signage, barricades and/or cones.

\$1,800.00

MILL ENTIRE SECTION (DRIVEWAYS): Up to 22,850 Sq. Yds.

1. Pick up and stock pile car stops.
2. Mill entire section 1 inch average
3. Any risers needed for underground utilities will be billed in addition to the contract amount.
4. Haul away all debris.

ASPHALT PAVING (DRIVEWAYS): Up to 22,850 Sq. Yds.

1. Tack areas with DOT approved primer tack.
2. Level any depressed areas prior to overlay.
3. Install 1 average hot plant mixed asphalt S-III
4. Roll and compact areas using a steel drum and rubber tire roller.
5. Remove any related debris from site

\$660,340.00

NEW PAVEMENT MARKINGS

1. Stripe a new layout using DOT approved latex white, yellow, and/or blue paints to match what was previously existing to include: White 6" Stall Lines NEW (690) / Handicap Full Access Stall NEW (1) / White 6" Linear NEW (75) / Car Stop Repin (941) / Car Stop Haul Off & Toss (20) / Car Stop Install NEW (20)

*Project bid with typical industry and municipal standards. City specifications, permit and code requirements are subject to change without notice.

\$28,895.00

PROPOSAL TOTAL:

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

\$ 691,035.00

** this price excludes any options.*

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

AUTHORIZATION TO PROCEED & CONTRACT:

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

ACCEPTED: Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between All County Paving and the Customer. E&OE

A signed proposal and deposit are required prior to the scheduling of the work.

PAYMENT TERMS:

30% Deposit | 30% Upon Commencement | 30% Substantial Completion | 10% Completion

M&M ASPHALT MAINTENANCE, INC.
D/B/A ALL COUNTY PAVING

Boca Lakes Condominium

Jason Lyn

Signature of Approval by Customer

Jason Lyn

Printed Name & Title/Position

Paving Advisor Printed Name

02 / 12 / 2025
Date

Date

Please select if billing information differs from above.

PAVEMENT
MAINTENANCE & RECONSTRUCTION

TOP CONTRACTOR

2014-2015-2016-2017-2018-2019-2020-2021-2022-2023

South FL. Corporate Office
1180 SW 10th St.
Delray Beach, FL 33444
561-588-0949

GIVING CUSTOMERS
AN UNMATCHED ASPHALT EXPERIENCE
35 YEARS OF DEVELOPING UNIQUE SOLUTIONS

Paving Advisor
Jason Lyn
T: +1 561-588-0949
E: jlyn@allcountypaving.com

www.ALLCOUNTPAVING.com

TERMS AND CONDITIONS

1. Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees \$795.00 per application, plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract. If the Owner / Authorized Agent/ Customer directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner / Authorized Agent/ Customer.
5. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by authorized representative,
6. It is understood and agreed that all work is performed "weather permitting".
7. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left in the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
8. The customer is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
9. All County Paving cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
10. If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the customer's responsibility to inform All County Paving if this is desired prior to commencement of the project.
11. Any broken car stops will be replaced at an additional cost of \$85.00 each.
12. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of \$10.00 each to the contract amount.
13. Asphalt Repairs/Paving: If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, All County Paving will provide photo documentation showing the additional depth and a change order will be sent to customer the additional material.
14. Additional mobilization(s) to be billed at \$2,000.00 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
15. Additional mobilization(s) to be billed at \$2,000.00 each for **Sealcoating**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
16. Additional mobilization(s) to be billed at \$2,400.00 each for **Concrete Services**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
17. Additional mobilization(s) to be billed at \$7,200.00 each for **Paving**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. All County Paving will provide a schedule to be approved by Customer prior to any additional mobilizations.
18. If All County Paving is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.
19. All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
20. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
21. This Proposal does not include asphalt leveling or asphalt overruns unless stated otherwise in the original scope of work. Customer agrees to pay to leveling and overruns at \$205.00 per ton.
22. Crack Sealing: Hairline cracks, alligatored or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
23. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the customer and not All County Paving. If All County Paving needs to repair damages, the costs will be billed to the owner as a change order.
24. All County Paving will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
25. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
26. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
27. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
28. All accounts past due will incur a finance charge of 1.5% per month.

TERMS AND CONDITIONS CONTINUED

SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$2,000.00.
2. **Cleaning:** Customer is responsible for any "heavy cleaning"; otherwise, All County Paving will bill for this additional cleaning.
3. **Cracking:** cracks in pavement will still be noticeable after Sealcoating
4. **Lawn Fertilization:** should not be installed seven days before or after service.
5. **Rain:** If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. **The sprinkler system** should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. **Newly sealcoated areas** will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. **Sealer:** will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal. It will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. **Overspray on Grass:** where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. **Weeds:** It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$7,200.00
2. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. **Sprinklers** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. **Drainage:** All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. **De-mucking and removal of unsuitable materials** not included.
8. **Driving on Surface:** Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$995.00
2. **Line striping** will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of \$47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.



Proposal / Contract

February 12, 2025

Customer Name/

Attn: Patrica Chapman
Boca Lakes Condominium
8768 Chevy Chase Dr. Boca Raton, FL 33433

Phone – (561) 504-5003

Email – bocapat@att.net

Property Location:

Boca Lakes Condominium
8768 Chevy Chase Dr. Boca Raton, FL 33433

Furnish materials, labor and equipment to provide which includes:

Asphalt Milling and Paving: 22,865 S/Y PARKING SPACES

\$ 678,525.00

- Mobilization to the property
- Maintenance of Traffic as required
- Lift and stack the existing car stops
- Mill the existing asphalt Parking Spaces surface to 1" average
- Clean the area prior to paving
- Apply tack coat to milled surface
- Repave the Parking spaces surface with 1" thick S-3 asphalt
- Roll and compact with 5 ton traffic rollers
- Clean-up work area

Striping Includes:

\$ 31,744.00

- Place & Pin Stock Piles car stops, Paint new 6" Stall Lines, Stripe new Handicap Stalls, 6" White L/F, Replace 21 broken car stops

Community Parking Project

Total - \$ 710,269.00



Terms and Conditions:

- Excludes permit, permit fee's or related permit procurement costs
- Excludes any other roadway striping and/or restriping other than what is listed above
- Price is based on normal daytime hours of operation
- Wheel stops break during handling. Any broken car stops will be replaced at an additional cost of \$45.00 per each.
- Any work site delays or idle time not created by Line Design Solutions will be billed out at a rate of \$ 225.00 per hour.
- A cancelation charge of \$1,000.00 (per crew) will be applied if the job is canceled with less than 8 hours' notice
- The work area must be cleared of any, and all vehicles on the day that the work is scheduled.
- This proposal specifically excludes the acceptance of a "Pay when Paid Clause" payment clause.
- Line Design Solutions shall be provided with suitable access to the work area. If Line Designs Solutions work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be performed and completed to permit Line Design Solutions crews to perform its work hereunder in an uninterrupted single shift operation.
- If any work included with this agreement is amended, or any side agreement is made, with Line Design for which work is on public property, the (Client/Owner) agrees and understands that the project property, which it owns, shall be charged with all indebtedness hereunder.
- Line Design Solutions will not be held responsible for slight color variations during the manufacturing process.
- This contractor will not be responsible for damage to grass, sod, irrigation or any other underground utilities.
- Punchlist items will not be repaired until 90% of the contract amount has been paid.
- This contractor cannot guarantee elimination of standing water.
- Job site will be barricaded during work. This contractor will not be responsible for persons breaking through barricades, tracking of materials or paint, damages to cars or persons trespassing in designated areas.
- Due to price fluctuations on material costs, this contractor reserves the right to withdraw the proposal at any time prior to the commencement of work.
- Vegetation growing through existing pavement cracks should be treated with weed killer prior to our arrival for the sealcoating work. Vegetation removal is excluded from this contract
- Includes a one-year warranty for all workmanship and material

Line Design Solutions proposes to furnish labor and material – complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

\$ 710,269.00

WITH PAYMENTS TO BE MADE AS FOLLOWS: 30% 30% 30%, Net due upon completion.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL:

Signature of Approval by Client

Printed Name and Title

Date

PROJECT INFORMATION:

Boca Lakes Condominium (Master)
8768 Chevy Chase Drive
Boca Raton, FL 33433
02 / 24 / 2025
PROPOSAL NUMBER: 2025-89638

SCOPE OF WORK:

SEALCOATING: (2) Coats Spray; In (6) Mobilizations; Up to 300,357 Sq. Ft.

1. Secure area with cones and barricades.
2. Thoroughly clean the entire asphalt area.
3. Heavy oil spots will be treated with a bonding agent.
4. Apply by spray, first coat of Neyra Industries Tarconite commercial grade coal tar sealer that meets or exceeds federal specifications, with 2% latex additive and 3-5lbs of silica sand as per manufacturer's requirements mechanically agitated and applied at the rate of 1/5th of a gallon per square yard.
5. Apply a second separate coat of sealer with sand in the same quantity and proportion as the first coat.

\$33,100.00

REFLECTIVE PAVEMENT MARKERS (RPMs): (30) Quantity (BLUE / YELLOW) Color

EXISTING PAVEMENT MARKINGS

1. Stripe to existing layout using DOT approved latex white, yellow, and/or blue paints to match what was previously existing to include: Stop Bar Restripe (31) / Double Stop Bar Restripe (4) / White 6" Linear (960)

THERMOPLASTIC PAVEMENT MARKINGS

1. Clear away loose dirt and debris.
2. Pour thermoplastic road marking materials to include: Thermo Arrow (2) / Thermo Double Stop Bar (1) / Thermo 12" Linear (285) / Thermo 6" Linear (60)
3. Thermoplastic will be applied at a rate of 90 wet mils.
4. Glass beads will be incorporated in the material for retro-reflectivity.

*Project bid with typical industry and municipal standards. City specifications, permit and code requirements are subject to change without notice.

\$6,495.00

OPTIONS:

SQUEEGEE / SPRAY PREMIUM:

1. To upgrade sealer application to NEYRA Industries Tarconite commercial grade coal tar sealer applied using (1) coat squeegee (1) coat spray method.

ADDITIONAL MOBILIZATION: (REQUIRED if option selected.)

** To accept this option please, add **\$8,395.00** to the contract total amount.**

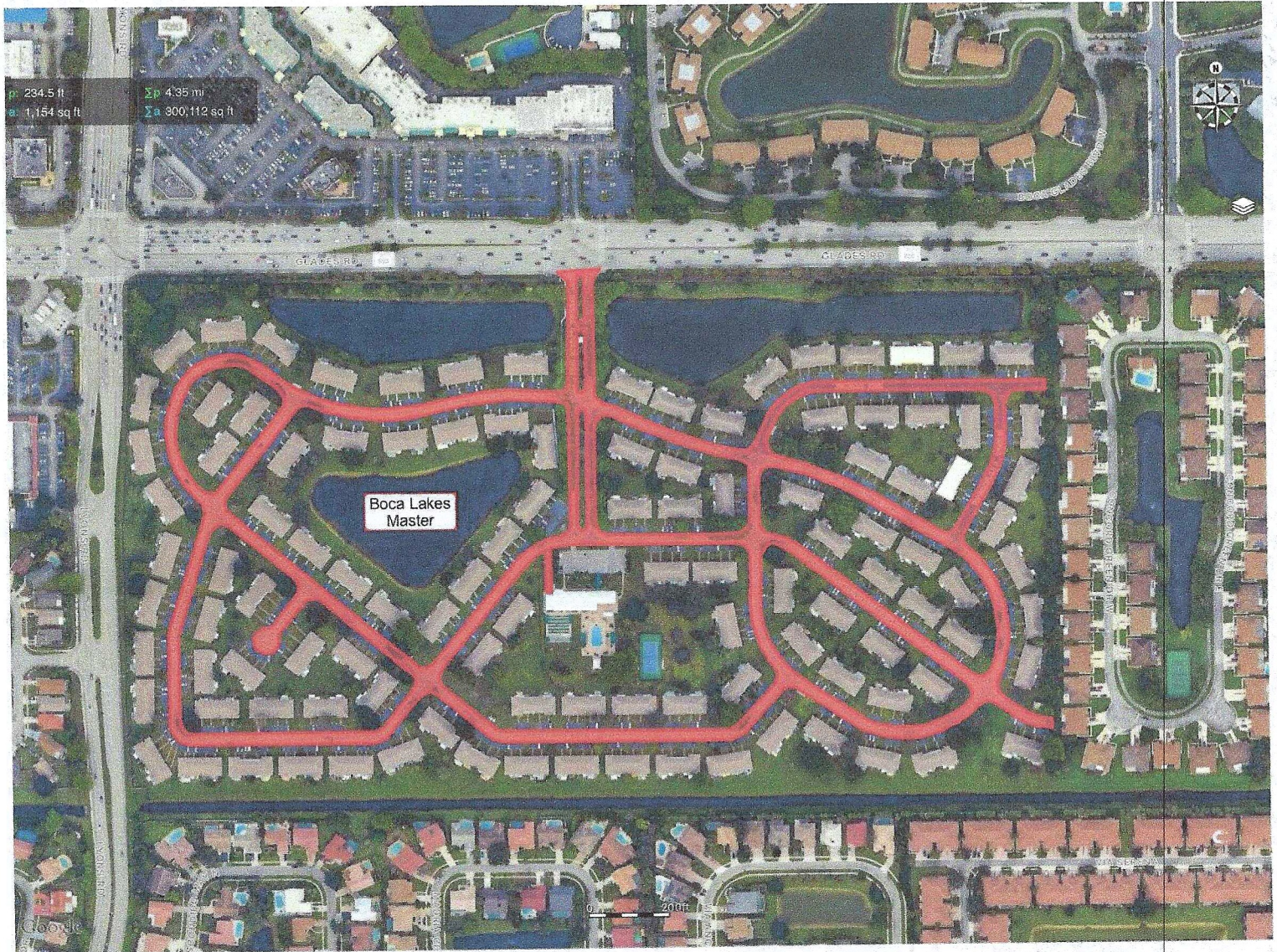
ALL COUNTY

NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Patricia Chapman
Boca Lakes Condominium
8768 Chevy Chase Dr
Boca Raton, FL 33433
bocapat@att.net
5615045003

PRE-JOB PHOTOS & SITE MAPS

Link to Photos: <https://allcountypaving-my.sharepoint.com/:f/p/jlyn/Ev4cSSqEGHxGsrHwT6NDpqsBuNL-yswE50FsnxSWMIXYww?e=9wzYyA>



PAVEMENT
MAINTENANCE & RECONSTRUCTION

TOP CONTRACTOR

South FL. Corporate Office
1180 SW 10th St.
Delray Beach, FL 33444
561-588-0949

GIVING CUSTOMERS

AN UNMATCHED ASPHALT EXPERIENCE

35 YEARS OF DEVELOPING UNIQUE SOLUTIONS

Paving Advisor
Jason Lyn

T: +1 561-525-2202

E: jlyn@allcountypaving.com

www.ALLCOUNTYPAVING.com



Patricia Chapman
Boca Lakes Condominium
8768 Chevy Chase Dr
Boca Raton, FL 33433
bocapat@att.net
5615045003

PROPOSAL TOTAL:

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

\$ 39,595.00

** this price excludes any options.*

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

AUTHORIZATION TO PROCEED & CONTRACT:

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

ACCEPTED: Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between All County Paving and the Customer. E&OE

A signed proposal and deposit are required prior to the scheduling of the work.

PAYMENT TERMS:

40 % Deposit | 60% Completion

M&M ASPHALT MAINTENANCE, INC.
D/B/A ALL COUNTY PAVING

Boca Lakes Condominium

Jason Lyn

Signature of Approval by Customer

Jason Lyn

Printed Name & Title/Position

Paving Advisor Printed Name

02 / 24 / 2025
Date

Date

Please select if billing information differs from above.

PAVEMENT
MAINTENANCE & RECONSTRUCTION

TOP CONTRACTOR

2014-2015-2016-2017-2018-2019-2020-2021-2022-2023

South FL. Corporate Office
1180 SW 10th St.
Delray Beach, FL 33444
561-588-0949

GIVING CUSTOMERS
AN UNMATCHED ASPHALT EXPERIENCE
35 YEARS OF DEVELOPING UNIQUE SOLUTIONS

Paving Advisor
Jason Lyn
T: +1 561-525-2202
E: jlyn@allcountypaving.com

www.ALLCOUNTYPAVING.com

TERMS AND CONDITIONS

1. Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities.
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees \$795.00 per application, plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract. If the Owner / Authorized Agent/ Customer directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner / Authorized Agent/ Customer.
5. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by authorized representative,
6. It is understood and agreed that all work is performed "weather permitting".
7. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left in the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
8. The customer is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
9. All County Paving cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
10. If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the customer's responsibility to inform All County Paving if this is desired prior to commencement of the project.
11. Any broken car stops will be replaced at an additional cost of \$85.00 each.
12. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of \$10.00 each to the contract amount.
13. Asphalt Repairs/Paving: If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, All County Paving will provide photo documentation showing the additional depth and a change order will be sent to customer the additional material.
14. Additional mobilization(s) to be billed at \$2,000.00 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
15. Additional mobilization(s) to be billed at \$2,000.00 each for **Sealcoating**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
16. Additional mobilization(s) to be billed at \$2,400.00 each for **Concrete Services**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
17. Additional mobilization(s) to be billed at \$7,200.00 each for **Paving**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. All County Paving will provide a schedule to be approved by Customer prior to any additional mobilizations.
18. If All County Paving is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.
19. All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
20. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
21. This Proposal does not include asphalt leveling or asphalt overruns unless stated otherwise in the original scope of work. Customer agrees to pay to leveling and overruns at \$205.00 per ton.
22. Crack Sealing: Hairline cracks, alligatored or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
23. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the customer and not All County Paving. If All County Paving needs to repair damages, the costs will be billed to the owner as a change order.
24. All County Paving will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
25. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
26. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
27. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
28. All accounts past due will incur a finance charge of 1.5% per month.

TERMS AND CONDITIONS CONTINUED

SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$2,000.00.
2. **Cleaning:** Customer is responsible for any "heavy cleaning"; otherwise, All County Paving will bill for this additional cleaning.
3. **Cracking:** cracks in pavement will still be noticeable after Sealcoating
4. **Lawn Fertilization:** should not be installed seven days before or after service.
5. **Rain:** If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. **The sprinkler system** should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. **Newly sealcoated areas** will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. **Sealer:** will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. **Overspray on Grass:** where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. **Weeds:** It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$7,200.00
2. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. **Sprinklers** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. **Drainage:** All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. **De-mucking and removal of unsuitable materials** not included.
8. **Driving on Surface:** Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$995.00
2. **Line striping** will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of \$47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.

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