



Proposal / Contract

February 24, 2025

Customer Name/Address:

Boca Lakes Condo

Attn: Patricia Chapman
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 asphalt repair, sealcoating and restriping services, which includes:

- Sealcoating Includes:

Preparation:

- Sealcoat area to be cleaned with leaf blowers
- Provide Maintenance of Traffic as required through-out project

Sealcoating:

- Based on 300,405 Square Feet +/-
- Treat heavy oil spots with bonding agent
- Apply (1) coat of commercial grade sealer by squeegee
- Apply second of commercial grade sealer by spray
- Sealcoating to be completed in (6) mobilization

Restriping Includes:

- Restripe parking lot as per the existing lay-out with FDOT approved latex paint, which includes:
 - Double Stop Bars/Single Stop Bars
 - RPM's Yellow & Blue for the hydrants
 - 6" white L/F
 - To Include Thermo Plastic Road Markings to Match existing
- **OPTION:**
- To add and additional mobilization if needed please add \$ 9,645.00 to the contract amount

Sealcoating & Restriping Total -

\$ 44,748.00



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:

\$ 44,748.00

WITH PAYMENTS TO BE MADE AS FOLLOWS: 40% Deposit, 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

Pavement Maintenance Proposal

Boca Lakes Condominium Association

Karyn Paige

Project:

Boca Lakes - Sealcoat Roadways

8768 Chevy Chase Dr
Boca Raton, FL 33433



Ronnie Sagman
Senior Account Manager

Our Company

Company Info



Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL 33313

P: 954-581-5805

F: 954-581-0465

<http://www.atlanticsouthernpaving.com>

Contact Person

Ronnie Sagman
Senior Account Manager
ronnie@atlanticsouthernpaving.com
Cell: 954-214-1844
Office 954-581-5805 Ext 209

About Us

We Solve Problems and Make Complicated Simple!

We understand that as a manager, owner or investor of properties all over the United States, you need a partner to develop a strategic plan that will preserve your investment for the long term for the least amount of money.

Atlantic Southern Paving & Sealcoating provides pavement design, maintenance & construction services to the commercial, recreational and industrial markets throughout the United States.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Watch a Video About Us: [CLICK HERE](#)

FDOT Certified Contractor

Sealcoating & Striping - Roadways Only

1. The area under consideration for sealcoating measures approximately **286200 square feet**.
2. Our firm will complete this project in **6 phase(s)**.
3. **Clean:** Area to be sealed will be cleaned with power blowers and hand brooms.
4. **Oil Spots** will be sealed with Oil Spot Primer (provides better adhesion through separation of oil spot area).
5. **Sealer Installation:** Apply the sealant by 2 coats, spray application.
6. **Sealant Material:** Our firm will install **2 coat(s) of Coal Tar** Pavement Sealer strictly to manufacturer's and federal specifications, with 2 pounds of Silica Sand per gallon with 2% polymer additive and applied at a rate of 1/6 gallon per square yard.
7. ***** BEST Sealcoat Option:**
Sealant Material: Our firm will install **2 coat(s) of Polymer Modified Premium Coal Tar** Pavement Sealer strictly to manufacturer's and federal specifications, with 3 pounds of Silica Sand per gallon and applied at a rate of 1/6 gallon per square yard.

*To Accept this option please add **\$14,250** to the contract amount and **initial here** _____.*

8. To complete this project with minimal disruption to your operation, we have included the work to be complete on a **Weekday**.
9. **Barricading:** All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
10. This process will carry a (1) year warranty.
11. **Thermoplastic Striping:**
Stripe all roadway markings with thermoplastic DOT traffic paint per existing layout

Total Price: \$41,330.00

Project Roadway Areas



Notes:

Price Breakdown: Boca Lakes - Sealcoat Roadways



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on January 28, 2025.

Item	Description	Cost
1.	Sealcoating & Striping - Roadways Only	\$41,330.00
Total:		\$41,330.00

Authorization to Proceed & Contract

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. When signed, this document becomes a contract. E&OE

We understand that if any additional work is required different than what is stated in this proposal/contract, it must be in a new contract or added to this contract. The parties also acknowledge that the time for performance of the work may be impacted by market conditions beyond contractor's control in which event the contract time shall be extended.

Please see all attachments for special conditions that may pertain to aspects of this project.

This price of this contract is based upon completion of the work within thirty days from the date hereof, thus the price is good for a period of up to 30 days from the date listed herein. If the work is not completed within thirty days, and the contractor experiences price increases for materials in excess of those upon which the price of this contract were based as of the date hereof, the contract price shall be increased by the amount of the documented price increase.

Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

40% deposit upon contract.

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

Date: _____

Karyn Paige | Property Manager
Boca Lakes Condominium Association
8768 Chevy Chase Dr
Boca Raton, FL 33433
Karyn@phoenixfla.com
C: 561-482-7880
O: 561-482-7880



Ronnie Sagman | Senior Account Manager
Atlantic Southern Paving and Sealcoating
6301 W Sunrise Blvd
Sunrise, FL 33313
E: ronnie@atlanticsouthernpaving.com
C: 954-214-1844
P: 954-581-5805 Ext 209
F: 954-581-0465
<http://www.atlanticsouthernpaving.com>

Contract Terms & Conditions

1. The owner 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.
2. 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.
3. It is understood and agreed that all work is performed "weather permitting".
4. Towing fees, if necessary, billed as actual. Any vehicles left in the construction area at commencement of the work will be relocated on site and billed to the Owner/Authorized Agent
5. Permit fees billed as actual. Processing fees billed in addition to the cost of permit: **\$800.00**

This proposal does not include the cost of permit fees, inspection fees or impact fees which may be required from the various agencies or municipalities having jurisdiction. If Owner/Authorized Agent 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.

6. 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 Management/Board President/Building Owner (whichever applies.)
7. Atlantic Southern Paving & Sealcoating, LLC will not be responsible for paint adhesion to curb, car stops and previously painted concrete that have not been pressured cleaned.
8. 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.
9. **Line Striping:** 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 owner's responsibility to inform ASP if this is desired prior to commencement of the project.
10. **Asphalt Repairs/Paving:** If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, ASP will provide photo documentation showing the additional depth and a change order will be sent to ownership for the additional material.
11. Additional mobilization(s) to be billed at \$2,500 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 Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
12. Additional mobilization(s) to be billed at \$2,500 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 Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
13. Additional mobilization(s) to be billed at \$2,500 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 Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
14. Additional mobilization(s) to be billed at \$5,000 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. Atlantic Southern Paving will provide a schedule to be approved by Owner prior to any additional mobilizations
15. **If ASP 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.**
16. Atlantic Southern Paving & Sealcoating, LLC cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
17. **ATLANTIC SOUTHERN PAVING & SEALCOATING, LLC will not accept responsibility for reflective cracking of**

new asphalt overlay due to the cracked condition of the existing asphalt pavement.

18. Owner agrees to pay asphalt over-runs at \$175.00 per ton.
19. Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at \$205.00 per ton
20. **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.
21. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the owner and not Atlantic Southern paving. If Atlantic Southern Paving needs to repair damages, the costs will be billed to the owner as a change order.
22. Atlantic Southern Paving and Sealcoating, LLC will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
23. Plans, engineering, layout, testing, bonds and as-builts by others.
24. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
25. This proposal, including all terms and conditions, shall become a legally binding attachment to any contract entered into between Atlantic Southern Paving & Sealcoating, LLC and the financially responsible company for which the work will be performed.
26. In the event of a dispute regarding this contract, the prevailing party agrees to pay reasonable attorney fees, collection costs and all related costs incurred until such dispute is settled.
27. Atlantic Southern Paving & Sealcoating, LLC will add a 1½% finance charge to any unpaid proper invoice past due at least (30) thirty days.
28. This proposal is based on work being completed during the hours of 8:00AM and 5:00PM, Monday through Thursday, excluding Friday, holidays and weekends.
29. **Asphalt Price Index:** Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.
30. No warranties are honored unless payment is made in full. Atlantic Southern Paving and Sealcoating will provide a one year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered under this warranty.

Sealcoating Commercial | Owners Resp & Conditions

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 (\$1500 for Sealcoating)**
2. **Cleaning:** Customer is responsible for any "heavy cleaning"; otherwise Atlantic Southern Paving & Sealcoating, LLC 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. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. **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. Areas where the newly sealed pavement is wet may wear prematurely.
7. **Pavement 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 and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
8. **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving.

We understand this may be difficult to do, but understand that when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, no worries in time they will blend in with surrounding surface.

9. **Overspray on Grass:** where grass meets your pavement, you may expect a small "drift spray" of pavement sealer. This is normal and will disappear generally after the next mowing.
10. **Weeds:** It is important to note that we have proposed all work at the time of the assessment. If you decide to do work 3 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 Commercial | Owner Responsibility & Conditions

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 (\$5,000 for Paving)***
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 this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
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. Areas where the newly sealed pavement is wet may wear prematurely.
5. **Drainage:** Atlantic Southern Paving and Sealcoating cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. **Asphalt Over-Runs:** will be billed to owner at \$175.00 per ton.
7. Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at \$205.00 per ton.
8. **Reflective Cracking:** Atlantic Southern Paving and Sealcoating will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement
9. **Asphalt Price Index:** Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.
10. De-mucking and removal of unsuitable materials not included.
11. **Driving on Surface:** Once you start driving on paved/sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do, but understand that when wheels are turned on a freshly paved/sealed asphalt surface, scuffing and turn marks will be evident, ***no worries in time they will blend in with surrounding surface.***

Attachments

Please click any of the links below to view and print all documents.

Company Attachments

[COI 2024](#)



Palm Beach Roofing & Maintenance LLC.

West Palm Beach, FL

561-293-1407

LIC #CCC1329210

7029 AVOCADO BLVD

LIC #CGC1526892

Date: _____ E-MAIL: _____

Name: BOCA LAKES CONDOMINIUM PHONE: 561-482-7880

Address: 8768 CHEVYCHASE DRIVE City: BOCA RATON Zip: 33433

TILE ROOF SCOPE:

BARCELONA 900 CEMENT TILE

- CLUB HOUSE WITH MAINTENANCE GARAGE ATTACHED
- GAZEBO ON POOL DECK
- POOL PUMP HOUSE
- GUARD GATE HOUSE AT ENTRANCE

- REMOVE EXISTING ROOFING ON ABOVE BUILDINGS
- REPAIR ANY PLYWOOD AND FACIA
- PLYWOOD \$4 A SQ FT
- FACIA 1 x 8 = \$8 A LINEAL FOOT
- NO PAINTING FACIA REPAIRS
- INSTALL NEW TILE WITH POLYFOAM OR EQUAL PRODUCT
- INSTALL ALL PRODUCTS ACCORDING TO PBC
- INSTALL HI-TEMP TILE SELF ADHEARED UNDERLAYMENT
- INSTALL 3 x 3 WHITE EAVE DRIP

COLOR TO BE CHOSEN BY COA FROM BARCELONA COLOR CHART SUBMITTED

GUTTER MAINTENANCE SCOPE:

PRODUCT - HYDRO FLOW ALUMINUM & STAINLESS STEEL

- CLEAN GUTTERS ON ALL BUILDINGS
- INSTALL GUTTER GUARDS ON ALL GUTTERS ON EXISTING BUILDINGS
- AND NEW ROOF GUTTER GUARDS (HYDRO GUTTER GUARDS)

INSTALL NEW GUTTERS ON (4) BUILDINGS THAT ARE RECEIVING NEW TILE ROOFS

SOFT WASH ALL BUILDINGS TO REMOVE MOLD AND FUNGIS FROM TREE BUILD UP AND LEAVES
RINSE ALL LANDSCAPING WHEN COMPLETED

PALM BEACH ROOFING & MAINTENANCE LLC WILL DO SILICONE ROOF COATING ON ANY AREA THAT
MAY HAVE LAYING WATER
THIS WILL BE DONE AS PART OF THE MAINTENANCE AND WARRANTY EXTENSIONS

----- \$575,000.00

ROOF WARRANTY EXTENSION:

SILICONE SEALANT REPAIRS ON WALL UNITS AT CRICKET – AREAS THAT HAVE HAD LEAKS IN
INTERSECTION OF SHINGLE TO FLAT WILL BE SILICONE COATED INCLUDED REAR FLATS

WARRANTY TO COVER ANY REPAIRS NEEDED UNDER NORMAL WEATHER CONDITIONS. IF THERE WERE
TO BE A MAJOR HURRICANE, TORNADO OR OTHER HIGH WIND AND RAIN OCCURANCE, ANY REPAIRS
THAT ARE DUE TO UNLICENCED CONTRACTOR ACTIVITY OR RENOVATIONS TO BE CHARGED BACK TO
OWNER OF UNIT.

COA TO KEEP UP ON TREE TRIMMING AND MAINTENANCE ON ALL BUILDINGS TO PREVENT ANY ROOF
DAMAGE. ROOF WARRANTY IS NOT ON INSURANCE POLICY AND DOES NOT COVER ANY ITEMS IN YOUR
UNIT. CONDOMINIUM CONTENTS INSURANCE IS RECOMMENDED TO COVER ANY PERSONAL
BELONGINGS DUE TO ROOF LEAK.

ROOF WARRANTY (3) YEARS STARTING 3-1-2025 ENDING 2-28-2027

COA TO VERIFY ROOF LEAK CALLS

1st Year ---- \$75000

2nd Year ---- \$60000

3rd Year ---- \$60000

Separate from above quote

The above prices and conditions are hereby accepted. You are authorized to do the work above as specified. The signer of this agreement guarantees payment:
This signature is to verify that the owner or authorized person has read the General Terms and Conditions that Palm Beach Roofing & Maintenance has listed on
the back of the contract. Any unpaid balances will have a \$500 per week Late fee upon final inspection
Palm Beach Roofing & Maintenance LLC carries \$1,000,000 coverage for general Liability and Workmen's Comp for all employees

Date _____ Acceptance _____

Palm Beach Roofing & Maintenance Authorized Signature: Dean Broder Print Name: Dean Broder

GENERAL TERMS AND CONDITIONS:

1. All revisions to this agreement must be in writing. No oral promises or conditions are enforceable to either party.
2. This proposal may be withdrawn if not executed within thirty (30) days.
3. All payments are due as per the payments schedule indicated in this agreement. All payments must be current before the next phase of work is performed.
4. PBR&M shall not be responsible for damages or delays, either before commencement of, or during the said work, described herein, on account of **transportation difficulties, priorities, strikes, accidents, war, acts of God or nature, fire, sudden rains, windstorms, or other casualty, theft, or other causes beyond PBR&M's absolute control.**
5. Warranty applies to owner at time work is performed and
6. All damages to work caused by trade (including, but not limited to, puncturing of underlayment) will be repaired by and charged as extra to contract, on a time and materials basis. PBR&M shall bear no liability for hidden/ concealed items or risks, such as, but not limited to, puncturing or damaging utilities, coverings, personal property, or building components attached to or located below the roof deck, during or after completion of work.
7. After acceptance is provided, PBR&M shall be given a reasonable time, subject to limitation in Paragraph No. 4 above, in which to make delivery of materials and/or labor to commence performance of the contract. Payments for services rendered are due as specified. There is no provision, unless stated otherwise herein, for holding back payments due to pending inspections (including final inspection), funding or any other cause.
8. Removal and replacement of the following are excluded from this contract: gutters and downspouts, TV or phone/ internet cables, antennas, satellite dishes/equipment, A/C units, signs, solar panels or heaters, enclosures, awnings, interior carpentry finishes or landscaping of any kind.
9. The owner is responsible for providing clear access to the job site throughout the duration of construction.
10. No warranty will apply if the contract is not paid for in full, **under any circumstances.**
11. Most roofing issues can be resolved onsite during or after the project. Should any issues have to be resolved in court, all court fees and legal costs will be paid by the homeowner.
12. **Any unforeseen expense such as but not limited to additional layers of roofing, the need for additional cranes for roof loading, addition alterations to desks, or screen removals, lifting or relocating, A/C units will be paid by the homeowner to PBR&M. The price will be discussed prior to its use or installation.**
13. **2nd year roof maintenance renewal will be evaluated by both parties in December and can be canceled by either party. For any reason if it is done by Dec 15th 2025 in writing there is no penalty by either party should this occur.**
14. **WORK DONE TO ANY PART OF THE ROOF, WHILE UNDER WARRANTY BY OTHER WILL VOID PBR&M WARRANTY.**
15. PBR&M warranties only cover the portions of the ceilings or walls. PBR&M will not replace home goods such as TV's, furniture, clothes, carpets, or anything inside of the home. PBR&M has the right to fix and address the damage inside of the home that was due to a leak. Leaks that cause damage **MUST** be reported **AS SOON AS IT OCCURS!** Leaks that occur after the roof is completed are caused by lack of maintenance and will not be covered if your flat roof is a traditional asphalt based flat roofing system. Maintenance is required every 3-5 years for all asphalt flat roofs.
16. Unless otherwise noted in the contract, roof labor warranty will be for two years, and architectural shingle manufacturer warranty will be as per individual manufacturer.
17. PBR&M is not responsible for any hidden plumbing pipes, drains, A/C line sets or electrical wires hidden under roof deck or any other areas where roofing work is being performed.
18. If a customer requires any additional insurance any cost will be added to the contract and needs to be paid in the 1st billing cycle.
19. Upon final inspection by Palm Beach County PBR&M is responsible for material & labor for all roofing repairs for work performed in contract. In the event there is a leak, homeowners' insurance has to cover any other items.
20. Due to the weight of roofing materials PBR&M will do its best to not cause ruts in grass but, excessive wet weather can lead to possible ruts in grass that are unavoidable in bad weather conditions and will not be held responsible while job is in progress
21. ***If for any reason Ygrene backs out and breeches contract with Palm Beach Roofing & Maintenance LLC and customer, Then Palm Beach Roofing & Maintenance LLC will be able to accept payment directly from customer under same terms and payment rates as ygrenes payment plan. Immediately**



9825 Marina Blvd., Suite 100, Boca Raton,
 FL, 33428
 561-708-0005;
www.constructionexpertflorida.com

Property Name: BOCA LAKES CONDOMINIUM ASSOCIATION
 Address: 8768 Chevy Chase Dr., Boca Raton 33433

Summary:

All surfaces must be inspected by a TCE, LLC Representative prior to application to ensure warranty can be issued. The TCE, LLC Representative will do an onsite Pre-inspection, in progress inspection, and post completion inspection.

Scope of Work: Tile all roofs, guard shack, carport, gazebo, clubhouse, and small pump house.

- Place cones around the parking lot to block off areas where work equipment, dumpsters, Portlets, and materials to be placed and staged.
- Set up ladders with ladder guards to prevent any damage to fascia and edge metal during the project.
- Place caution tape around work areas to prevent residents or the public from entering hazardous areas.
- Roof system will be completely torn off.
- Will replace metal pipe boot flashings
- Will prepare the roof areas, ground, and landscape well before installation.
- Will install all roof components suitable for this specific roof system
- Install modified bitumen granulated rolls underlay
- Install Concrete Tile
- Install board per wind uplift code. add new gutter Material where needed
- Re-flash joints
- Re-seal flashings.
- Clean-up and all debris will be hauled off.
- total \$117,000.00

All Shingle Roofs

- ROOF CLEANING AND REJUVENATION SPRAY (5 year Increase on shingles)
ALL BUILDINGS TOTAL COST: \$989,000.00 (5 year warranty on all shingles plus all tile roofs).

5 year warranty on all asphalt roofs includes unlimited repairs and calls. Plus gutter guards. For any calls and leaks, we will show up no questions asked, and we will be there within 48 hours. We will also blow all the roofs so they will be free from leaves and debris every 4 months.

The roof will be cleaned thoroughly and safely to prepare the shingles before the roof rejuvenation spray. All shingle roofs will be cleaned and sprayed with roof rejuvenation spray. It's an all-natural product that will increase the lifetime of the roof shingles for the extra 5 years.

Insurance Specifications: Construction Expert Florida carries \$1,000,000 coverage for general warranty, commercial auto, and \$2,000,000 in umbrella coverage. plus WC

Project Timeline and Work Schedule: Roofing operations can begin within (30) days of contract signing. Production time will take extra time with material delays Or weather issues. Roofing crews will work from 8am-7pm; Monday - Saturday.

Costs and Terms of Payments: 1/3 deposit will be collected at the beginning of the project and 1/3 half-way through, then remaining amount will be collected at the conclusion of the project after final inspection and walk-through has been conducted with the property manager or portfolio manager.

Management: Materials will be delivered prior to scheduled installation and coordinated with dry weather conditions.

Roof Production Plan: Consistent communication between the roofing site supervisor and the community faculty is an absolute necessity to ensure a smooth project. Debris will be hauled away using a contractor provided dump trailer. Tarps will be laid out on the ground to collect nails, felt paper and other construction trash. Debris will be kept clear of walkways and resident doorways. Clean up will be ongoing with debris picked up by the end of each day.

Contingency Planning: Here are contingency plans for various potential scenarios while roofing the project:

1. Roofing nail in tires Construction Expert FL will consistently magnet and clean up nails and debris around the active jobsite. A work zone will be cordoned to allow for trailers to move on and off the property area and keep car tires away from the path of potential debris.

2. Torn window screens Construction Expert FL will be responsible for patching/or replacing damaged window screens caused from falling roofing debris.

3. Pedestrian tripping over staged materials. Construction Expert FL will stage materials from frequented pedestrian walkways.

4. Debris on walkways and entryways Crews will make it a priority to remove debris blocking walkways and entryways. We will need a staging area.

5. AC Unit protection Plywood covers will be custom cut on site and placed on top of AC units as needed. Although we can protect the units and components, we are not responsible for any of the AC units or wires during the reroof. Its rare that we have any problems with AC' as we try to avoid them.

Safety: Construction Expert FL prides itself in its strong safety record. Our crews follow industry standard practices with the utilization of rubber soled shoes, keeping the roof deck clear of loose granules, and using designated roofing debris throw off points. A designated-on staff safety officer ensures adherence to safe practices. For any emergency injuries, the designated emergency facility will be the closest one to this work site. In a medical emergency event, the project manager will be notified. The project manager will notify the onsite staff of the extent of the injury and the actions taken.

TERMS AND CONDITIONS

All work is to be completed in a workmanlike manner according to standard practices. *Any change or deviation from the scope of work identified herein that results in additional cost to Contractor will be charged to the Customer as a cost that is separate from and in addition to the quoted price.* The materials supplied by Contractor to perform Contractor's scope of work, on the roof during the project or after the Contractor has completed its work, then any warranty issued by Contractor to Customer for the project will be given immediately after the invoice. The Contract Documents consist of this Proposal/Contract, Terms and Conditions and all documents referenced therein, Statutory Warnings, Work Authorization Agreement (if applicable), and limited workmanship warranty (if any), which are all incorporated herein by reference. Customer agrees that his or her signature to any one of the Contract Documents constitutes his or her receipt and acceptance of all of the Contract Documents and agrees to be bound by the terms of same. Customer may request from Contractor at any time a copy of any document a part of the Contract Documents

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS, AND ALL APPLICABLE CONTRACT DOCUMENTS AND AGREE TO BE BOUND BY THEIR TERMS

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner (or authorized agent of the owner) of the property where the work is to be performed.

CUSTOMER'S RIGHT TO CANCEL: If for whatever reason you do not want the goods or services, you may cancel this agreement by providing written notice to the Contractor in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third (3) business day after you sign this agreement. If you cancel this agreement, the Contractor may not keep all or part of any cash down payment.

Payments as follows 1/3 upon startup of project, 1/3 at half completion and 1/3 upon project completion. this is flexible per negotiation

Contact: Matt Allen, Project Manager 727-222-1353

TOTAL COST: \$117,000.00

ROOF CLEANING AND REJUVENATION: \$989,000.00

Customer Signature _____

Customer Name Printed _____

Date _____

TCE, LLC Rep

Name Printed _____

Date _____