

**PROPOSAL**

OFFICE: 954-720-9605  
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FOR QUESTIONS OR CONCERNS, CONTACT JERRY AT: 954-647-9847

**CONTRACTOR LICENSE**

**1472 N.W. 81<sup>st</sup>. Avenue**

**Proposal # 20583**

**Lic. # CC 93-7181-P-X**

**Coral Springs, Fl., 33071**

**11/16/ 2025**

**PROPOSAL SUBMITTED TO:**

NAME: MR. MATT JELINEK  
ADDRESS: C/O ASSOCIATION MGMT. PARTNERS  
2436 N. FEDERAL HIGHWAY  
LIGHTHOUSE POINT, FL., 33064  
PHONE: 608-843-4648  
E-MAIL: MATT@AMP-FLORIDA.COM

**WORK TO BE PERFORMED AT:**

CENTRA FALLS HOMEOWNERS ASSOC.  
1800 N.W. 124<sup>TH</sup>. TERRACE  
PEMBROKE PINES, FL., 33028

WE HEREBY PROPOSE TO FURNISH MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF:



**EXTERIOR RE-PAINTING OF RIVERVIEW CONDOMINIUM**

THE CONTRACTOR WILL ENSURE THAT ALL WORK TO BE PERFORMED WILL BE DONE WITHIN MANUFACTURE'S SPECIFICATIONS, TO VALIDATE THEIR **TEN (10) YEAR** WARRANTY SYSTEM AND ACCORDING TO INDUSTRY STANDARDS.

*WE PROUDLY USE SHERWIN-WILLIAMS, BENJAMIN MOORE, & PITTSBURGH/PORTER PRODUCTS*

WE HAVE BEEN PAINTING CONDOMINIUM COMMUNITIES FOR OVER 25 YEARS. PLEASE CHECK OUR REFERENCES. WE WELCOME THE OPPORTUNITY TO MEET WITH THE BOARD FOR ANY QUESTIONS OR CONCERNS. WE ALSO ISSUE OUR COMPLETE LABOR WARRANTY.



## **SCOPE OF WORK: PREPARE AND PAINTING OF 16 BUILDINGS & CLUBHOUSE:**

BROWARD BOY'S PAINTERS, INC, HEREINAFTER CALLED THE CONTRACTOR PROPOSES TO SUPPLY ALL LABOR AND MATERIALS TO THE ABOVE-NAMED PROPERTY AS SPECIFIED.

### **INCLUSIONS:**

1. APPLY AN APPROVED MILDEWCIDE TO SANITIZE ALL MILDEW AND ALGAE
2. COMPLETELY PRESSURE CLEAN ALL SURFACES USING A MINIMUM OF 3,500 P.S.I.
3. SCRAPE ANY LOOSE AND PEELING PAINT.
4. APPLY A FULL **SEAL COAT** TO ALL STUCCO WALL SURFACE AREAS TO BE PAINTED.
5. RE-CAULK WINDOWS AND DOOR FRAMES 360 DEGREES, AS NECESSARY.
6. REPAIR ALL CRACKS ON STUCCO SURFACES WITH ELASTOMERIC PATCHING COMPOUND.
7. PAINT ALL EXTERIOR STUCCO SURFACES WITH:  
**"SHERWIN WILLIAMS "LATITUDE" SATIN ENAMEL COATING."**  
**THIS IS A TEN (10) YEAR WARRANTY ADVANCED COATING SYSTEM**
8. ENTRY AND GARAGE DOORS INCLUDED TO BE PAINTED.
9. CLUBHOUSE, PERIMETER WALLS, MAILBOX AREAS
10. POOL DECK WILL BE PRESSURE CLEANED.

### **EXCLUSIONS:**

1. ANY AREAS NOT PREVIOUSLY PAINTED.
2. HURRICANE SHUTTERS NOT INCLUDED.
3. LIGHT FIXTURES, ALUMINIUM WINDOW FRAMES.
4. ANY ITEMS NOT MENTIONED IN THE ABOVE INCLUSIONS.

### **OPTIONAL:**

1. ROOF TILES PRESSURE CLEANED.
2. METAL RAILINGS.



## WORK DESCRIPTION:

ALL AREAS SHOWING SIGNS OF MILDEW WILL BE TREATED WITH AN APPROVED MILDEWCIDE AND WATER SOLUTION.

ALL EXTERIOR STUCCO SURFACES WILL BE PRESSURE CLEANED USING A MINIMUM OF 3,500 P.S.I. AND ALL OTHER SURFACES WILL BE PRESSURE CLEANED USING THE APPROPRIATE PRESSURE FOR THE SURFACE

ALL EXTERIOR STUCCO SURFACES WILL BE SEALED USING "MANUFACTURER'S APPROVED," 100% ACRYLIC MASONRY PRIMER/SEALER.

ALL GALVANIZED METAL SURFACES WILL BE SPOT PRIMED AS NEEDED, USING GALVANIZED METAL LATEX PRIMER. ALL AREAS SHOWING SIGNS OF RUST WILL BE WIRE BRUSHED AND PRIMED AS NEEDED USING: RUST INHIBITIVE PRIMER AND THEN COATED WITH GALVANIZED PRIMER PRIOR TO FINISH COATING.

ALL STUCCO STRESS CRACKS LARGER THAN 1/16 INCH WILL BE "V'D" OPEN. THEN, A BEAD OF CAULKING WILL BE APPLIED ALONG WITH A COATING OF TEXTURED, KNIFE GRADE ELASTOMERIC PATCHING COMPOUND OVER TOP WITH A TWO-INCH OVERLAP ON EACH SIDE.

MISSING OR DELAMINATED STUCCO WILL BE EXPOSED AND CLEANED OUT. REINFORCING RODS WILL BE WIRE BRUSHED TO REMOVE RUST SCALE AND PRIMED USING "UNIVERSAL" RUST CONVERTER. A BONDING AGENT WILL THEN BE APPLIED, DRIED, AND THE AREA WILL BE STUCCO WILL BE APPLIED TO MATCH THE EXISTING TEXTURE AS CLOSE AS POSSIBLE.

ON ALL WINDOW PERIMETERS, STUCCO-TO-METAL, ANY LOOSE OR DETERIORATED CAULKING WILL BE REMOVED AND RE-CAULKED USING A 55-YEAR, 100% ACRYLIC CAULKING.

ALL EXTERIOR STUCCO SURFACES TO BE PAINTED WILL BE FINISH COATED USING MANUFACTURE'S:

**SHERWIN WILLIAMS LATITUDE TEN (10) YEAR SATIN COATING**

DOORS WILL BE SCUFF SANDED, SPOT PRIMED AS NEEDED, THEN FINISH COATED WITH HIGH GLOSS ENAMEL.

NOTE: WORK DESCRIPTION APPLIES ONLY TO THE ITEMS LISTED UNDER INCLUSIONS ON PAGE 2.

### NOTE:

IN THE EVENT THE CONTRACTOR UNCOVERS ANY ITEMS NOT SPECIFIED FOR REPAIR ON THE BUILDING, THE CONTRACTOR WILL CONTACT THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE IMMEDIATELY AND WILL NOT COMMENCE WITH ANY SUCH ADDED WORK UNLESS APPROVED BY THE OWNER IN WRITING WITH THE COST MUTUALLY AGREED.



**“SPECIAL CONDITIONS”**

1. REVIEW OUR “SCOPE OF WORK” FOR INCLUSIONS/EXCLUSIONS OF ALL YOUR REQUIREMENTS FOR THE RE-PAINTING OF THE BUILDING. CHECK FOR ANY ERRORS OR OMISSIONS; IF IN DOUBT PLEASE CONTACT US FOR CLARIFICATION.
2. UPON ACCEPTANCE OF OUR PROPOSAL, PROVIDE AUTHORIZED SIGNATURE(S) AND TITLE(S) WHERE INDICATED (YOUR BY-LAWS WILL ADVISE THE NECESSARY NUMBER OF ENDORSEMENTS REQUIRED).
3. NOMINATE ONE REPRESENTATIVE TO COMMUNICATE TO OURSELVES ON BEHALF OF ALL HOME OWNERS ANY INQUIRIES THAT MAY ARISE DURING THE COURSE OF THE REPAINTING. WE HAVE A FOREMAN AVAILABLE ON A DAILY BASIS FOR WHICH ANY QUESTIONS CAN BE DIRECTED AND RELAYED TO OUR OFFICE IF NEEDED.
4. ARRANGE A “START DATE” FOR REPAINTING PROCEDURES TO BEGIN (NOTE: WE ATTEMPT TO MEET THIS TIME HOWEVER CERTAIN CONDITIONS ARE BEYOND OUR CONTROL, I.E. WEATHER, IN WHICH INSTANCE AN ALTERNATIVE DATE IS ARRANGED BY MUTUAL AGREEMENT). PRIOR TO COMMENCEMENT, WE WILL PROVIDE A CERTIFICATE OF INSURANCE (WORKER COMPENSATION AND GENERAL LIABILITY) DIRECTLY FROM OUR AGENT AND ANY REQUIRED PERMITS, IF NECESSARY.
5. ASSOCIATION IS RESPONSIBLE TO CUT BACK TREES, TRIM OR REMOVE FOLIAGE THAT WILL PREVENT THE PAINTING PROCESS.
6. PROVIDE US WITH ANY INFORMATION PERTAINING TO YOUR COLOR SELECTION, WHETHER IT WILL REMAIN THE SAME OR BE A CHANGE. IN EITHER INSTANCE, PLEASE ADVISE US AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT SO THAT SAMPLES CAN BE FURNISHED AND APPROVED BY YOUR ASSOCIATION THEREBY ELIMINATING ANY CONFUSION THAT MAY ARISE.
7. WE WILL NOTIFY RESIDENTS, OF ARRANGEMENTS THAT NEED TO BE MADE DURING THE PAINTING PROCEDURES (I.E. KEEPING WINDOW CLOSED DURING PRESSURE CLEANING, REMOVAL OF PATIO ITEMS IF APPLICABLE AND THE MOVING OF VEHICLES IF NEEDED, ETC.). NOTE: CONTRACTOR IS NOT RESPONSIBLE FOR INTERIOR WATER DAMAGE, WHERE APPLICABLE, CONTRACTOR IS NOT RESPONSIBLE FOR ACCIDENTAL FALLS AND/OR SLIPPING ON PAINTED OR WET WALKWAYS, DECKS, STAIRS, ETC., DURING THE WORK PROCESS. LIKewise, WE WILL INSPECT YOUR BUILDING(S) PRIOR TO STARTING, TAKE PICTURES, AND ADVISE YOUR DESIGNATED REPRESENTATIVE OF ANY DAMAGES FOUND (I.E. RIPPED SCREENS, BROKEN FIXTURES, ETC.) AND ANY OTHER CONDITIONS THAT MAY EXIST THUS REMOVING ANY DOUBT AS TO THE RESPONSIBILITY OF EITHER PARTY.
8. THE FOLLOWING ITEMS WILL BE NECESSARY FOR WORK TO PROGRESS SMOOTHLY; A DESIGNATED PARKING AREA FOR COMPANY VEHICLES (JOB TRAILER, OR CONTAINER, VAN AND LIFT, IF NEEDED) AND ACCESS TO WATER AND ELECTRICAL SERVICE THROUGHOUT THE DURATION OF THE JOB.
9. ANY ALTERATIONS OR DEVIATIONS TO THE CONTRACT ARISING FROM THE HOME OWNER, MASTER ASSOCIATION, PAINT MANUFACTURE OR ANY OTHER AUTHORIZED SOURCE THAT REQUIRE ADDITIONAL WORK WILL BE PRICED SEPARATELY AND UPON APPROVAL; WHETHER WRITTEN OR VERBAL.

PROPOSAL



**CONTRACTOR LICENSE**

**Proposal # 20575**

**CC 93-7181-PX**

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**November 16, 2025**

NOTE:

1. THE QUOTED JOB COST IS BASED ON THE PROPERTY BEING PAINTED A SIMILAR COLOR SCHEME. DRASTIC COLOR CHANGE **MAY** REQUIRE ADDITIONAL PROCEDURES OR CHANGES AND MAY RESULT IN AN ADDITIONAL COST.
2. THE ABOVE QUOTED JOB COST DOES NOT INCLUDE ANY PERMIT FEES OR ENGINEER COST.
3. PERMIT FEES AND ENGINEER COSTS ARE TO BE PAID FOR BY THE OWNERS OF THE PROPERTY.
4. ANY UNFORESEEN CONDITIONS REQUIRING AN ENGINEER IS **NOT** THE RESPONSIBILITY OF THE CONTRACTOR.
5. OUR LICENSES AND INSURANCE CERTIFICATES ARE INCLUDED IN THE PRESENTATION PACKAGE.
6. WE WILL SUPPLY A STORAGE CONTAINER ON THE PROPERTY TO SECURE MATERIALS.
7. WE WILL BE USING A BOOM LIFT ON THIS JOB.
- 8. WE HAVE LIABILITY AND WORKMANS COMP. INSURANCE ON OUR JOBS.**

*ALL WORK WILL BE DONE IN A CLEAN, PROFESSIONAL, WORKMANLIKE MANNER.*

*ALL PLANTS, BUSHES, PAVERS, ETC. WILL BE COMPLETELY COVERED WHILE WORK IS IN PROGRESS.*

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF **\$195,800.**

WITH PAYMENTS TO BE MADE AS FOLLOWS:

**TERMS OF PAYMENT TO BE MUTUALLY AGREED  
UPON ACCEPTANCE OF PROPOSAL.**

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER IS TO CARRY ALL NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATIONS INSURANCE IS TO BE TAKEN OUT BY THE CONTRACTOR.

RESPECTFULLY SUBMITTED PER:

**JERRY POLIS, BROWARD BOY'S PAINTERS INC.**

THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN **60** DAYS.

**ACCEPTANCE OF PROPOSAL:**

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED AND PAYMENT WILL BE MADE AS OUTLINED ABOVE.

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_