



December 10, 2021

File # 9022
CCC1330287

IMPERIAL TOWERS CONDOMINIUM, INC.

1817-1825 South Ocean Dr.
Hallandale Beach, FL 33009

Att.: Mrs. Martha Montero

Mr. Luis Vicente Pita 954-454-8822

imperialtowers@att.net

ROOFING CONTRACT

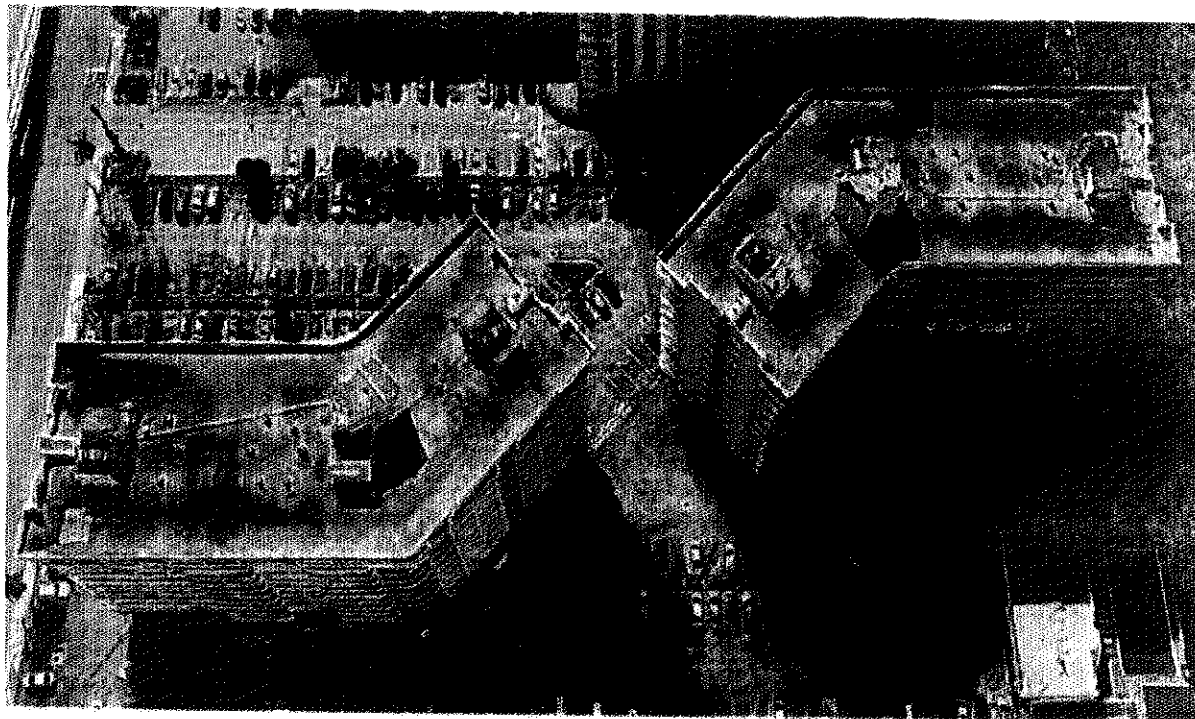
A site inspection was performed on the below-mentioned property. Here are our findings: The roof is a gravel buildup roofing system with presence of ponding water in some areas and signs of deterioration caused by open seams which could impact the structure of the concrete deck. In accordance with the roof evaluation, we are pleased to provide the following scope of work.



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ROOF REMOVAL – BUILDING 1825

Flat Roof Square Footage – 26,000 ft² +/- Including parapet walls and canopy area

Scope of Work and Timeline Specifications:

1. Remove the existing Gravel/Modify Roofing system down to the Concrete Deck
2. Scarify the concrete with diamond blades to remove moisture trapped into the concrete to provide a suitable adhesion for new foam installation
3. Install New Retrofit Drains
4. Install 0.40 aluminum foam stopper around the perimeter of upper roof areas.
5. Prime roof with **GENERAL ELECTRIC/CARLISLE/EVEREST** approved Primer to prepare for new foam installation according to Manufacturer's Specifications
6. Spray apply a tapered system (3"-2"-1") of **GENERAL ELECTRIC/CARLISLE/EVEREST** 3lb Polyurethane Foam to the prepared substrate. Spray apply 1/8" per foot slope/tapered "counter crickets" to direct water to specific scuppers/drains.
7. The SPF shall be installed in passes with an optimum pass thickness of between 1/8" and 1" except to feather or taper the SPF at termination and drainage points according to the manufacturer's specifications.
8. The SPF system shall be applied up and over the entire parapet walls and parapet wall cap so that the entire area is encapsulated. Taper spray SPF to all vertical surfaces (roof-to wall, pipes and all other roof-top equipment, etc.)
9. Spray apply **GENERAL ELECTRIC/CARLISLE/EVEREST** Protective Coating to be installed at a rate specific to the warranty requirements installed in a 2-COAT application (base coat-top-coat).
10. The finish application (top-coat) of **GENERAL ELECTRIC/CARLISLE/EVEREST** Silicone Protective Coating shall be installed according to the manufacturer's specifications for a to total (both coats) 38 dry mills thickness to meet the warranty terms requirements.
11. While Top-Coat silicone is still wet, a #11 ceramic roofing granule shall be continuously broadcast and embedded into the finish application according to manufacturer's specifications to receive the **NO LEAK, Non -prorated, Full System**.
12. **A TWENTY (20) Year NDL (no dollar limit) Labor and Materials Weathertight Systems Warranty back this system. A yearly inspection is included during warranty period.**
13. **Time of completion THIRTY-FIVE DAYS (35) weather and wind permitting. There is a charge back of \$100.00 per day if project is not completed on time.**

Pricing

Roof Cost, Labor and Material..... \$520,000.00



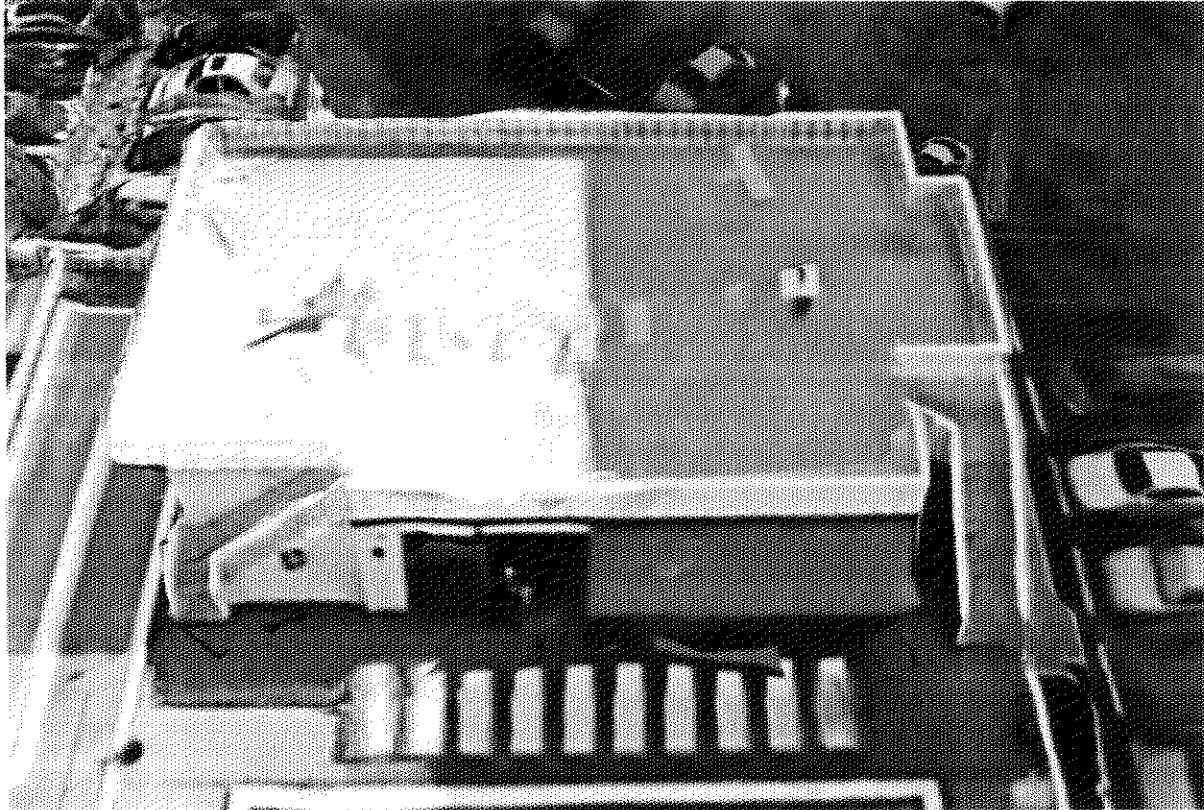
Staircase, elevator shaft, chilling tower walls
Square Footage – 6,000 ft² +/-

Scope of Work and Timeline Specifications:

1. Power wash high walls
2. Repair any cracks/fissures
3. Spray apply **GENERAL ELECTRIC/CARLISLE/EVEREST** Protective Coating to be installed at a rate specific to the warranty requirements installed in a 2-COAT application (base coat-top-coat).
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Pricing

Roof Cost, Labor and Materials..... \$60,000.00



Pool area and staircases
Square Footage – 3,500 ft² +/-

Scope of Work and Timeline Specifications:

1. Power wash pool area (Roof)
2. Repair any cracks/visible fissures
3. Spray apply **GENERAL ELECTRIC/CARLISLE/EVEREST** Protective Coating to be installed at a rate specific to the warranty requirements installed in a 2-COAT application (base coat-top-coat).
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Pricing

Roof Cost, Labor and Materials..... \$00,000.00

TOTAL PRICING..... \$580,000.00

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Note:

- ☐ The building/residence owner is responsible to help WeatherTight Systems Inc. re-locate cars so the trucks with the equipment can park as close to the building as possible
- ☐ WeatherTight Systems, Inc. is fully licensed and insured. We strictly abide by all OSHA safety requirements
- ☐ WeatherTight Systems Inc will issue all warranties and guarantees.
- ☐ **All permitting, in progress inspections and final inspections are included in price.**
- ☐ Use of all necessary equipment to successfully complete roofing project is included in price
- ☐ **Any superficial concrete patching work is included in this contract**
- ☐ 10% of concrete restoration is included, after allotted percentage is exceeded ADD \$30.00 per sf.
- ☐ WeatherTight Systems needs access to work during weekends (minimum or not noise at all)
- ☐ Any change orders due to field conditions uncovered during the roofing process will be notified to the BOARD prior to execution

Emergency phone numbers:

Steve Barbuto 954-298-6863

Marcelo Vyskocil 954-274-6219

PAYMENT TERMS

20% 33% Due to Signing

33% Due to Mobilization

33% 34% Due to Completion of the project

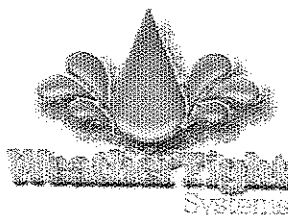
WEATHERTIGHT SYSTEMS INC.

DATE

IMPERIAL TOWERS CONDOMINIUM, INC

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TOTAL PRICING..... \$580,000.00



GENERAL REQUIREMENTS

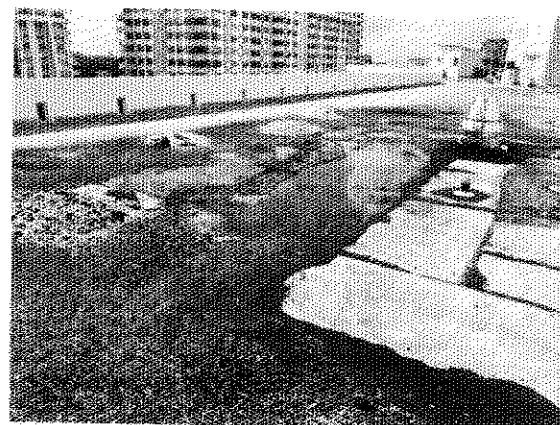
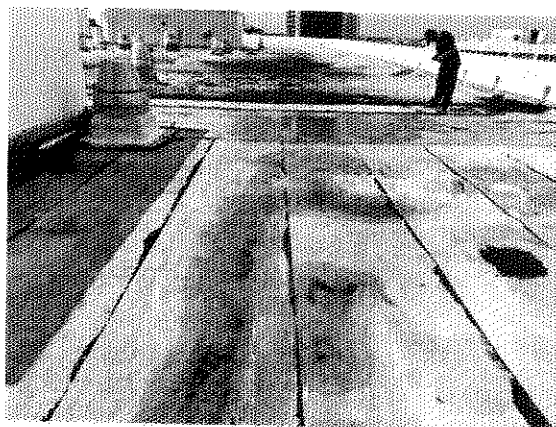
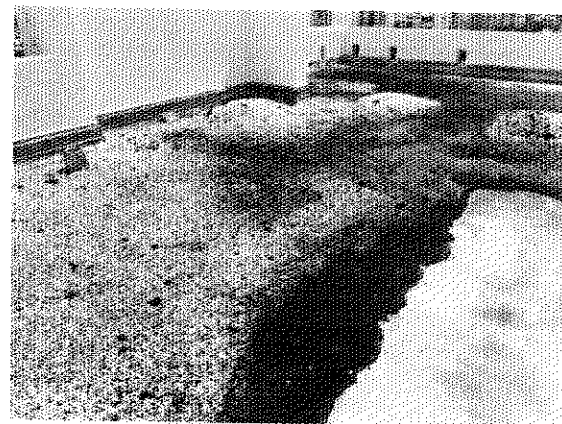
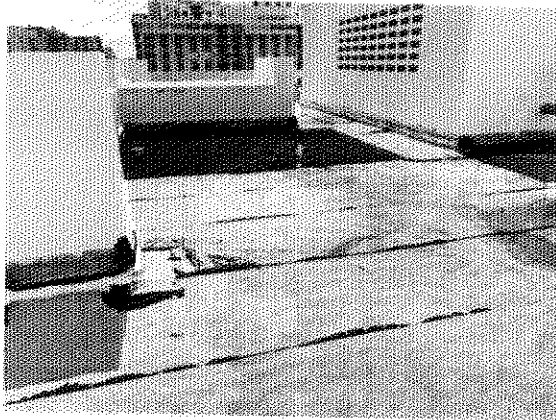
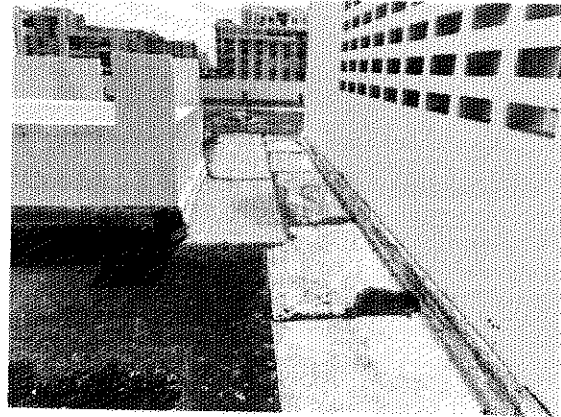
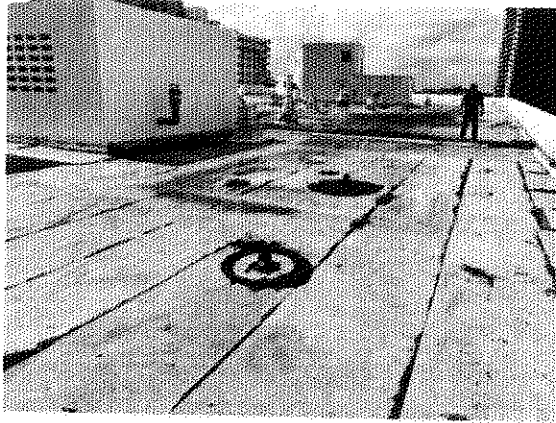
Coordination: Attention is directed to the fact that owner's occupancy of the building must continue at all times. Take every precaution to keep interference with that occupancy to a minimum. Adequate means for security closing of all openings shall be provided. The building must remain free of hazards to occupants and contents. Coordinate with management in scheduling sequence of roof replacement so that air conditioners can be placed back in operation and limit down-time of units.

Miscellaneous Provisions

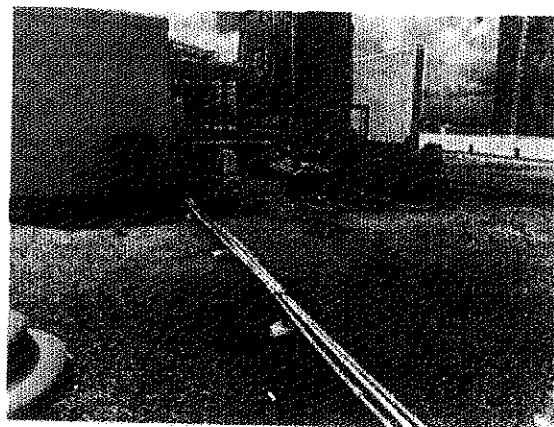
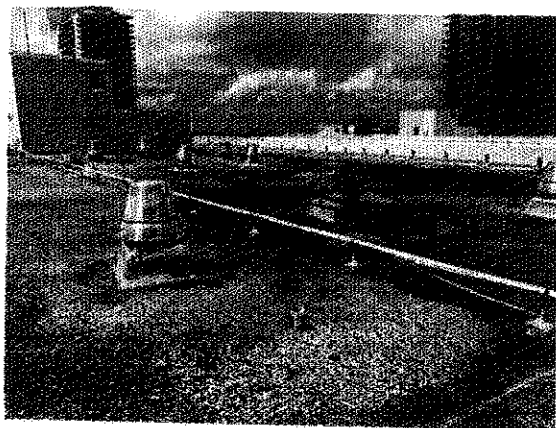
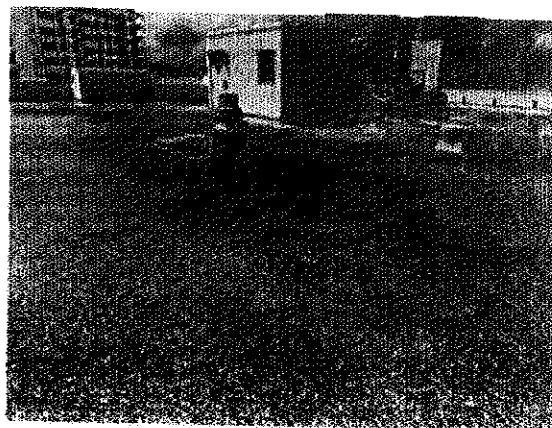
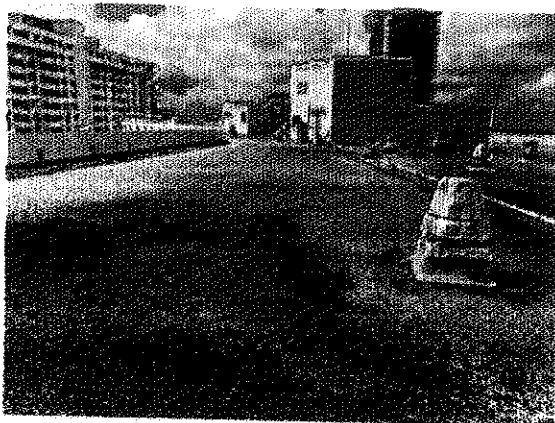
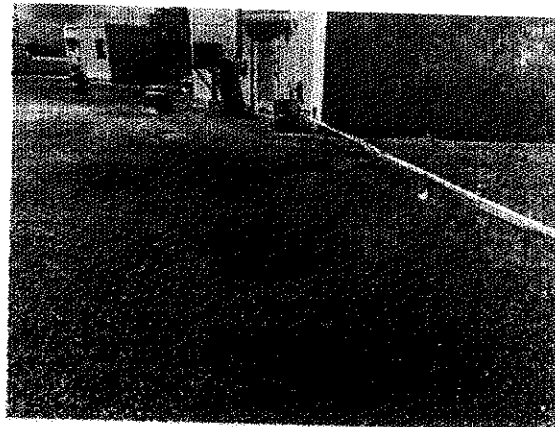
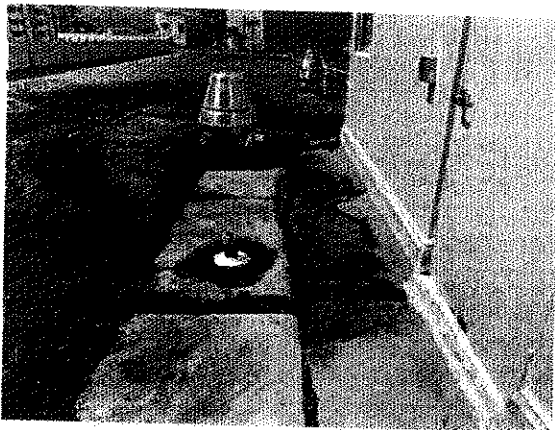
1. **Unforeseen Conditions:** This contract is based on visual conditions. Should unforeseen conditions arise that could not be determined by visual inspection, such as additional work shall be performed on a time and material or firm bid basis, after customer or his agent has been notified of such. Ponding water and mold are considered unforeseen conditions and are therefore not covered by contract.
2. **Signs & Lighting:** Due care shall be exercised in working around signs and lighting of buildings. However due to their delicate construction, contractor will not be responsible for damage to same, all signs and lighting to be removed and installed are to be done at customer's expense and responsibility.
3. **Flashing:** Prices for flashing, eaves drip, and gravel stop are all based on galvanized metal and aluminum. Copper will be replaced at additional cost to customer.
4. **Time Limit:** The proposal is made for immediate acceptance (void if not accepted within 30 days after contract is dated) and is subject to withdrawal without notice.
5. **Oral Promises:** Contractor, assumes no responsibility whatsoever for any oral promises. All terms and conditions must appear in writing on contract.
6. **Ceilings:** Contractor, will not assume or accept any responsibility or liability for damaged stained ceilings, cracked or failing plaster, insulation, acoustical tile caused before, during or after work is completed, nor for re-painting or re-finishing of damaged areas.
7. **Guarantee:** We assume no responsibility for damage caused by acts of God, to wit: hurricanes, tornadoes, etc. or any act beyond our control. We further assume no responsibility for damage caused by plant life, termites, mold and/or mildew, or negligence on part of customer or his agent. If contract is canceled by owner after seven days from date of signing, customer shall forfeit 50% of any deposit made toward this contract.



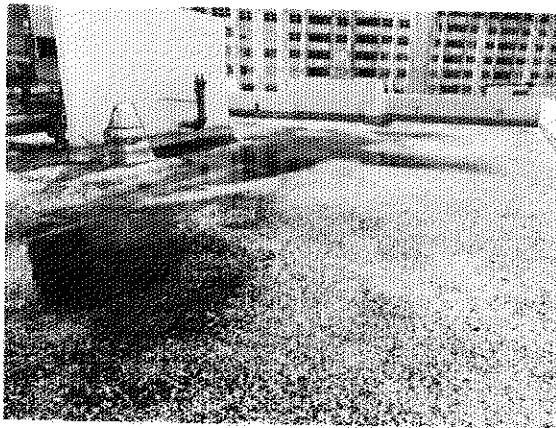
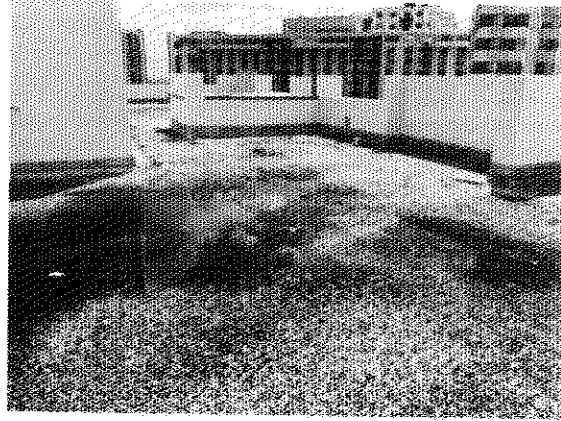
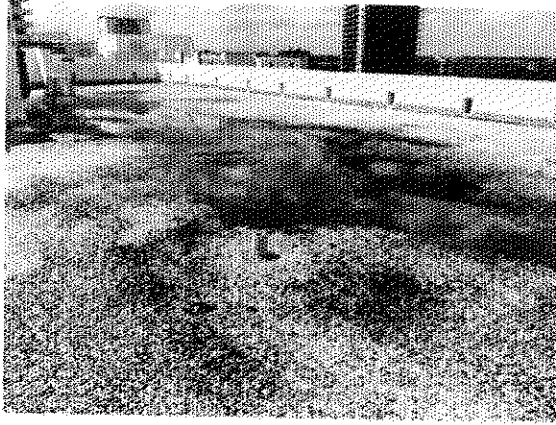
8. Due to the nature of the work and use of spray foam and coatings, owners must assume responsibility for removing vehicles, closing windows, closing or removing awnings, and any other objects that our materials may fall or drip on and cause damage to. If any of our material falls or drips on the paint or stucco, cars (including over spray), WTS is not responsible for damages caused by the overspray.
9. Unless specifically included herein, WTS shall not be held responsible for the removing of pipes, sprinkler systems, water or sewage disposal systems, septic tanks, conduits, telephone lines, TV antennas, awnings, gas tanks, meters or water heaters in the area of construction. Buyer agrees to protect or remove any personal property in the working area including shrubs, lawn, screens, awnings or flowers, and WTS shall not be held responsible for damages to said items (including over spray).
10. The contractor shall not be required to perform without consent any work relating to asbestos or polychlorinated biphenyl (PCB).
11. **Temporary Barriers:** Temporary weather, dust barriers shall be erected wherever walls or roofs are opened for demolition or new construction to protect the interior from damage. Do not remove until new construction is in place and the interior space are protected from weather or dust. Construct temporary barriers at shafts, openings, and other hazards.
12. **Cleaning and Protection:** During handling and installation of the work at project site, clean and protect work in progress and adjoining work on a basis of perpetual maintenance. Apply suitable protective covering on newly installed work where reasonable required to ensure freedom from damage or deterioration at time of substantial completion.
13. **Examination of Substrate:** The installer must examine the substrate and conditions under which the installation of the roofing work is to be performed. Do not proceed with the roofing work until unsatisfactory conditions have been corrected in a manner acceptable to the roof manufacturer.
14. **Installation:** Comply with manufacturer's instructions, except where more stringent requirements are indicated.



Weather Tight Systems, Inc. • 180 NE 52nd Ct. • Fort Lauderdale, FL 33334
 Phone (954) 764-7277 • Fax (954) 764-7271
www.weatherightsystems.com



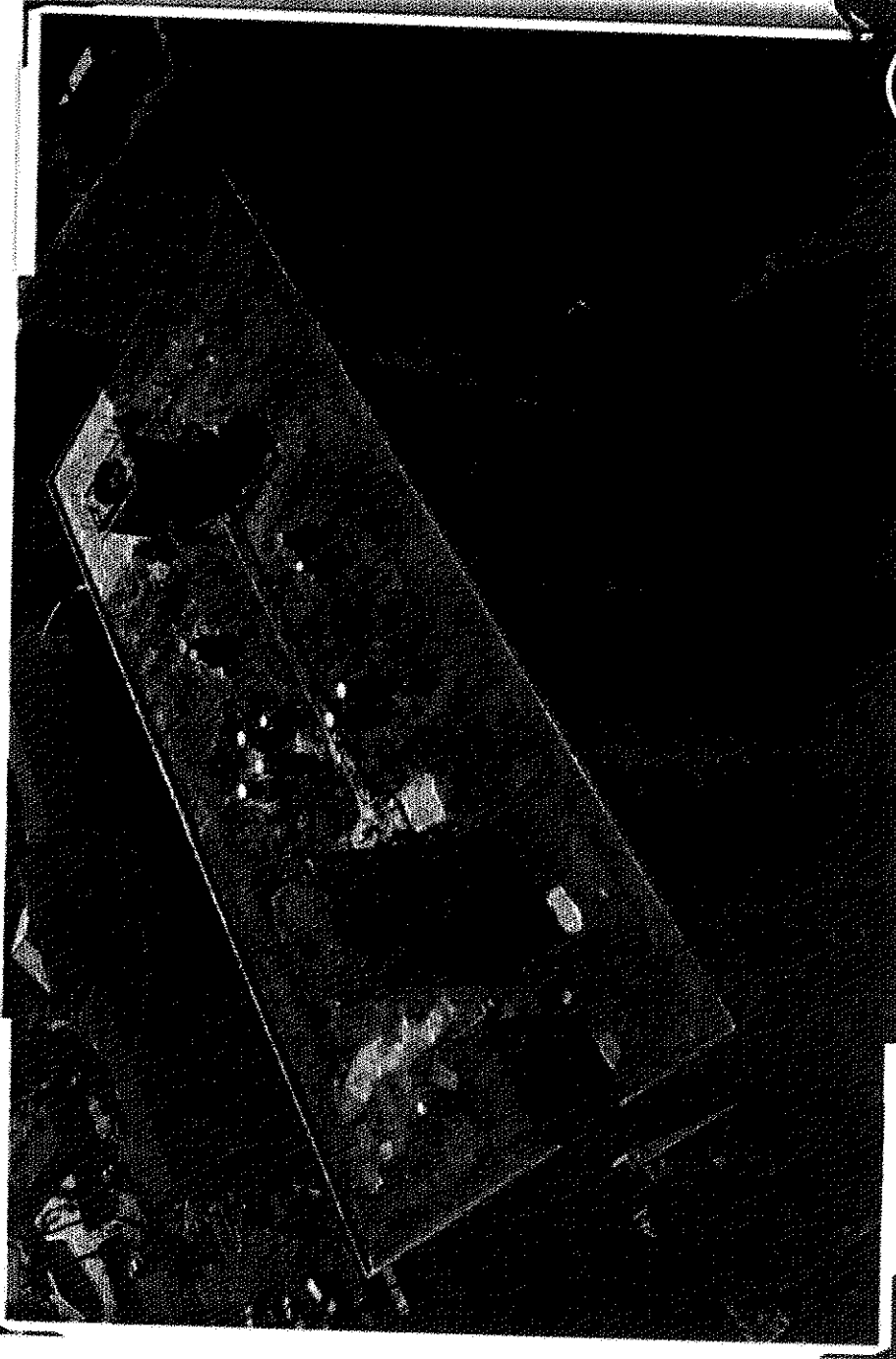
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Weather Tight Systems, Inc. is a leading provider of weathering and waterproofing services for commercial and residential buildings. We are located at 180 NE 32nd Ct., Fort Lauderdale, FL 33334. Phone (954) 764-7277 Fax (954) 764-7331. www.weatherightfl.com



Before



Hallendale Beach, FL

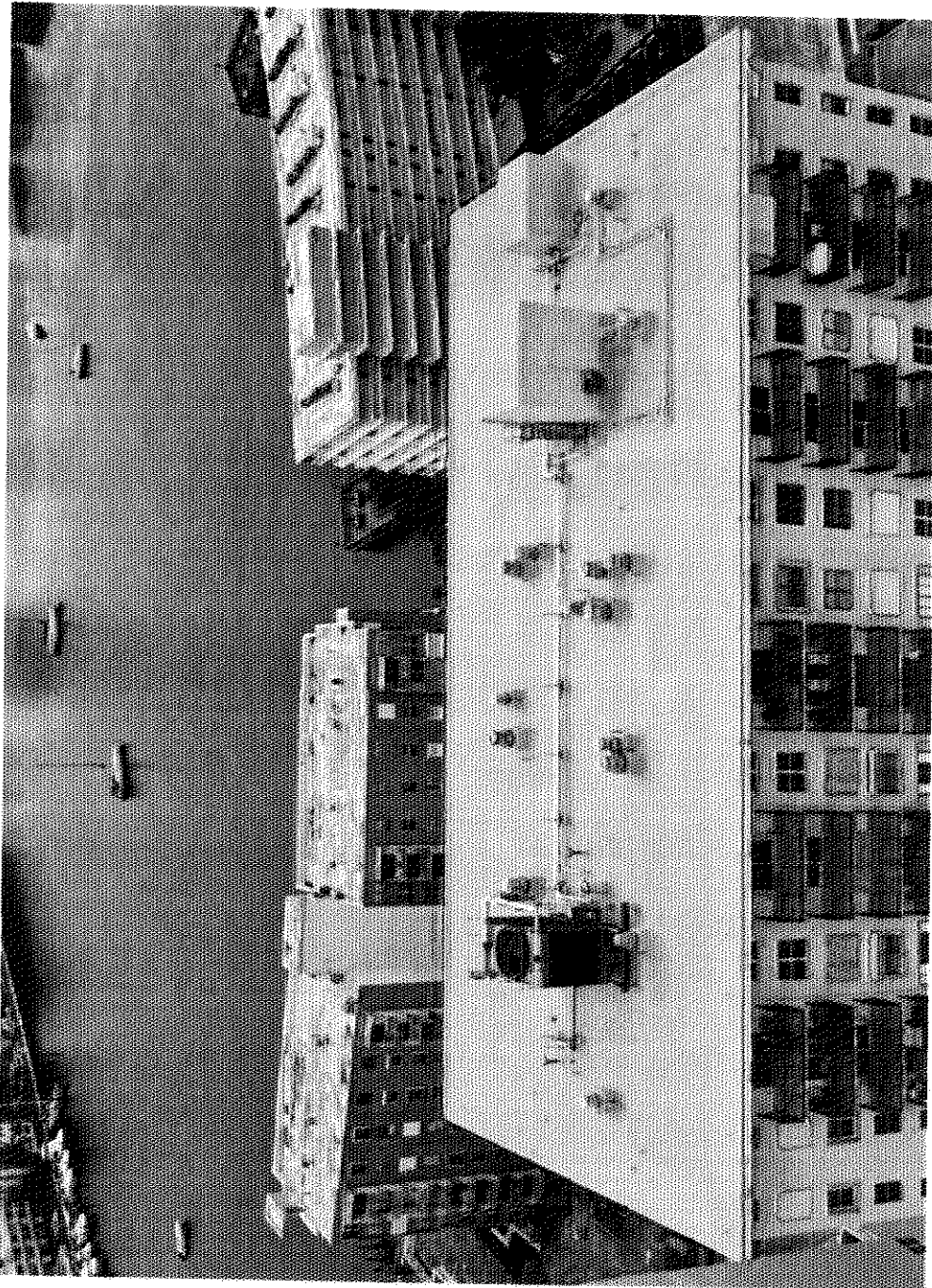
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FORCE ONE
PROTECTION

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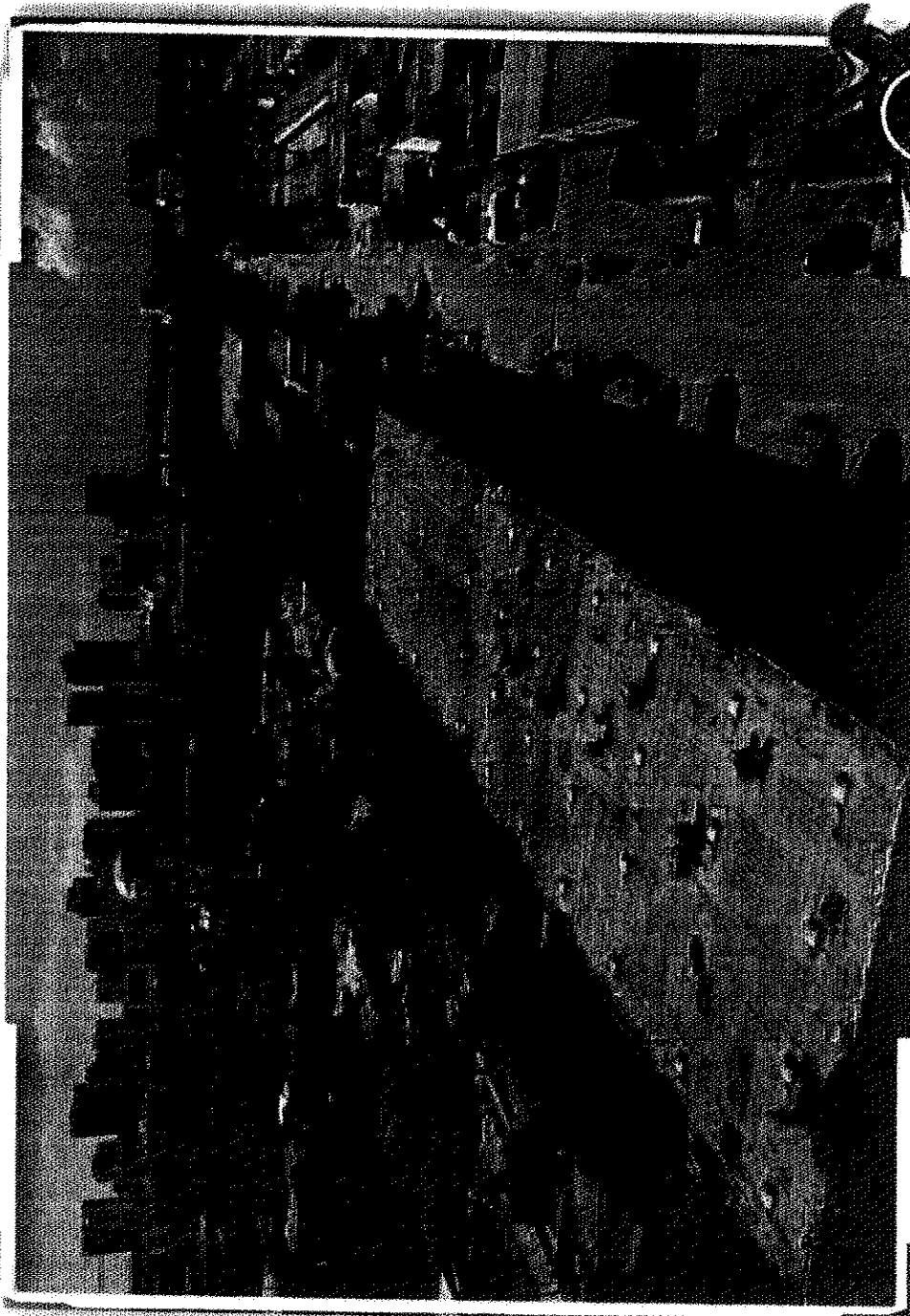
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1004 W. 11th St. Fort Lauderdale, FL 33304
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Before

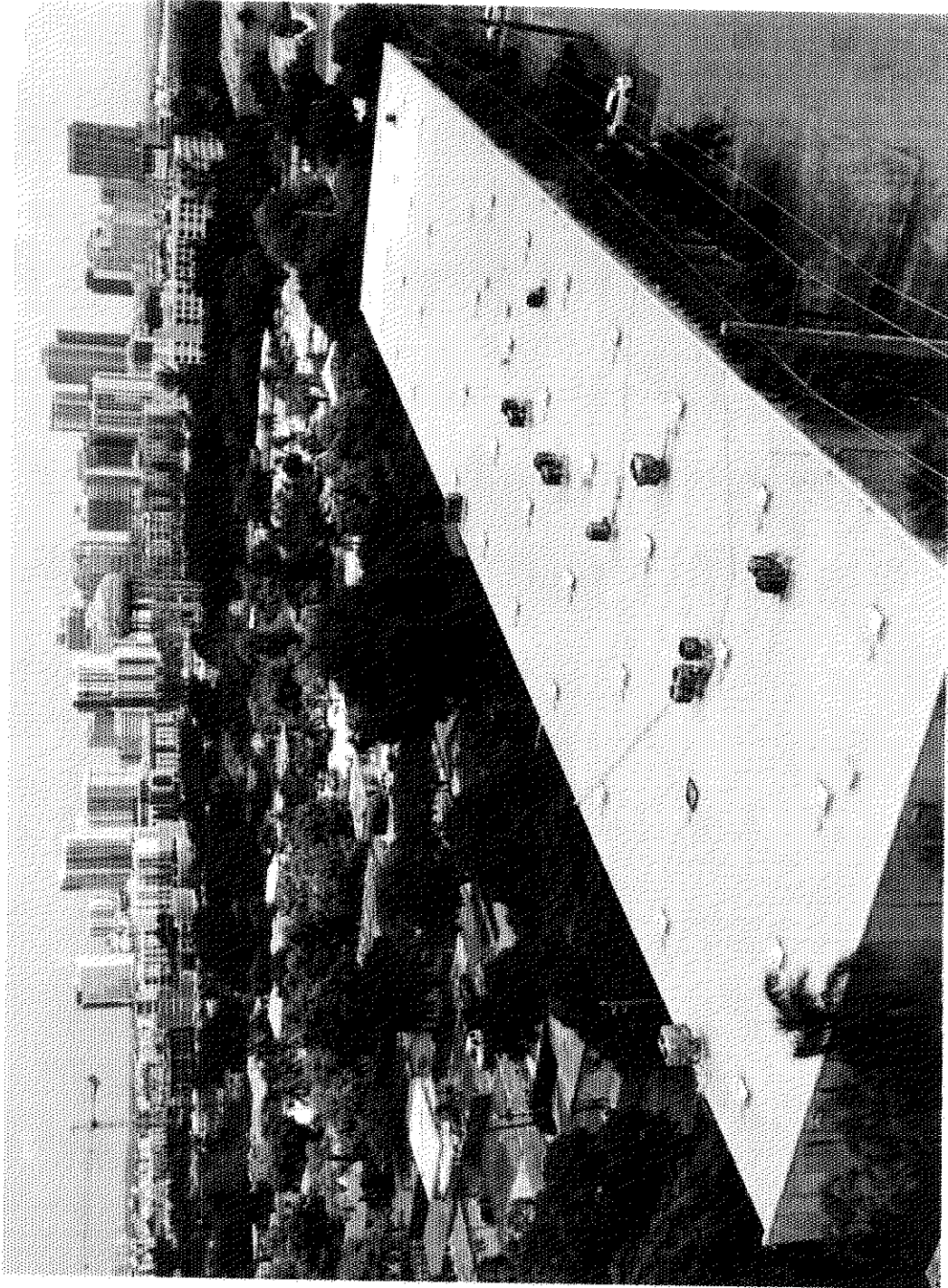


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PROTECTION
Ft. Lauderdale, FL

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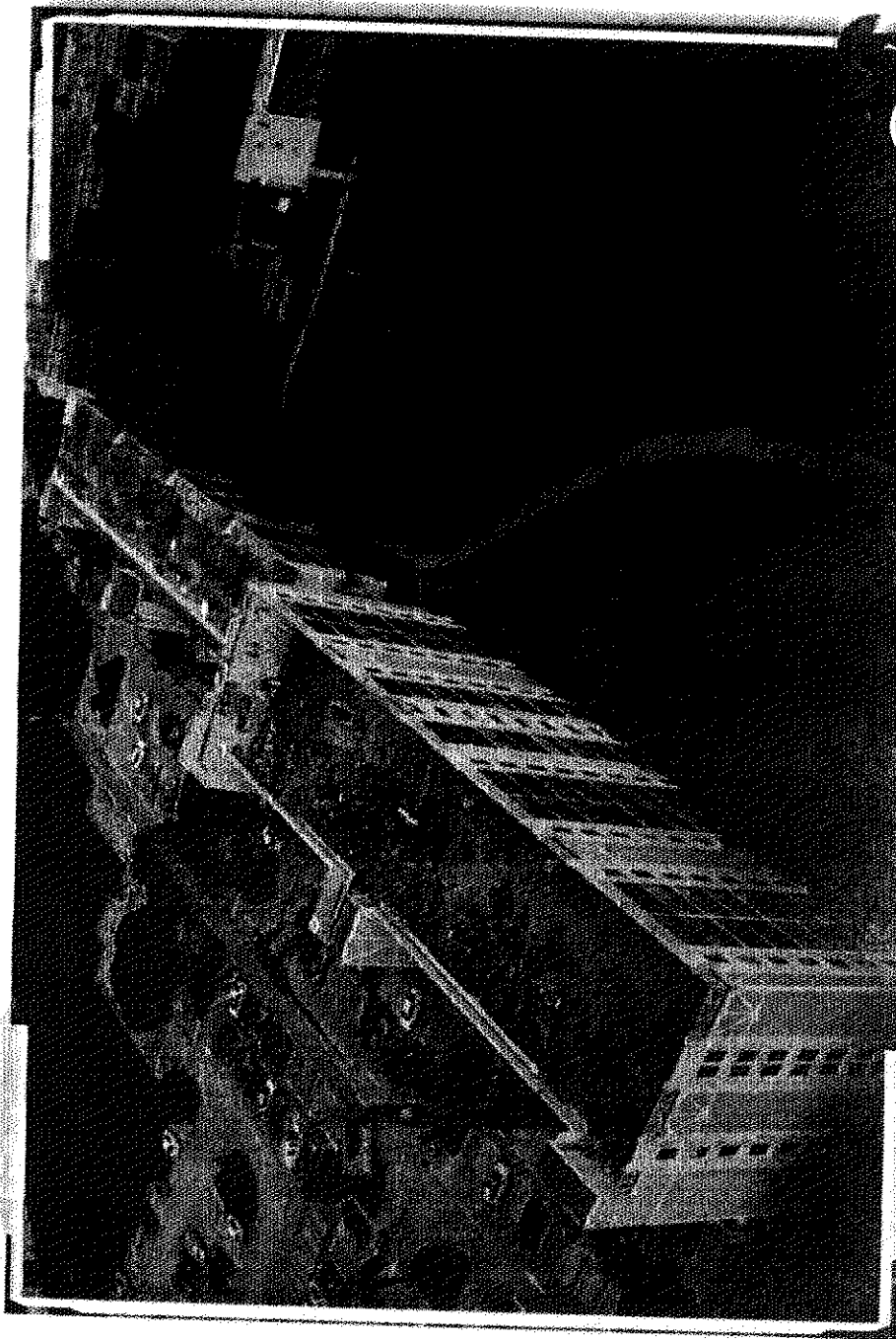
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180 NE 32nd Ct. • Fort Lauderdale, FL 33334
Phone (954) 764-7277 • Fax (954) 764-7371
www.weatheright.net



Before



DeRay Beach, FL

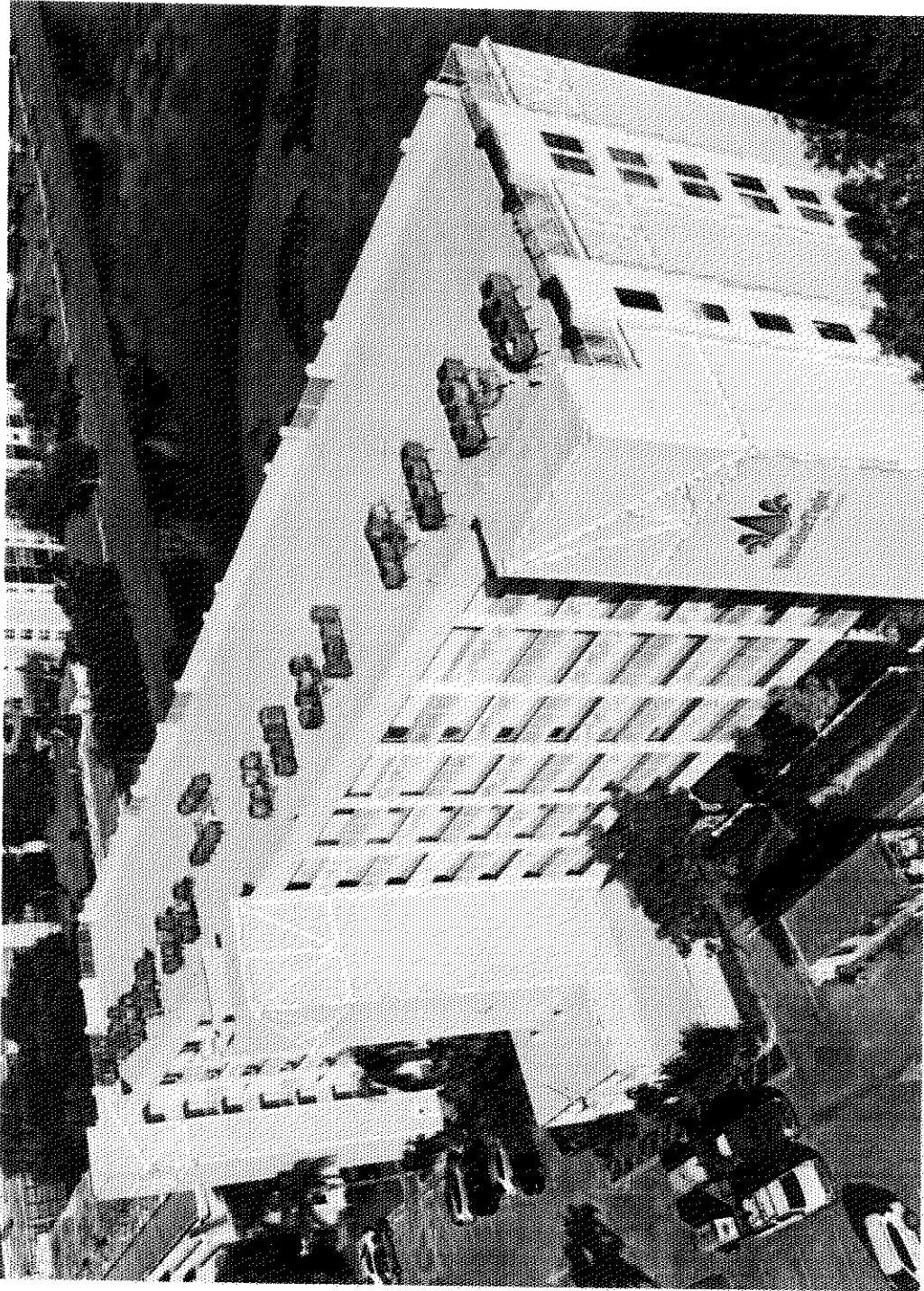
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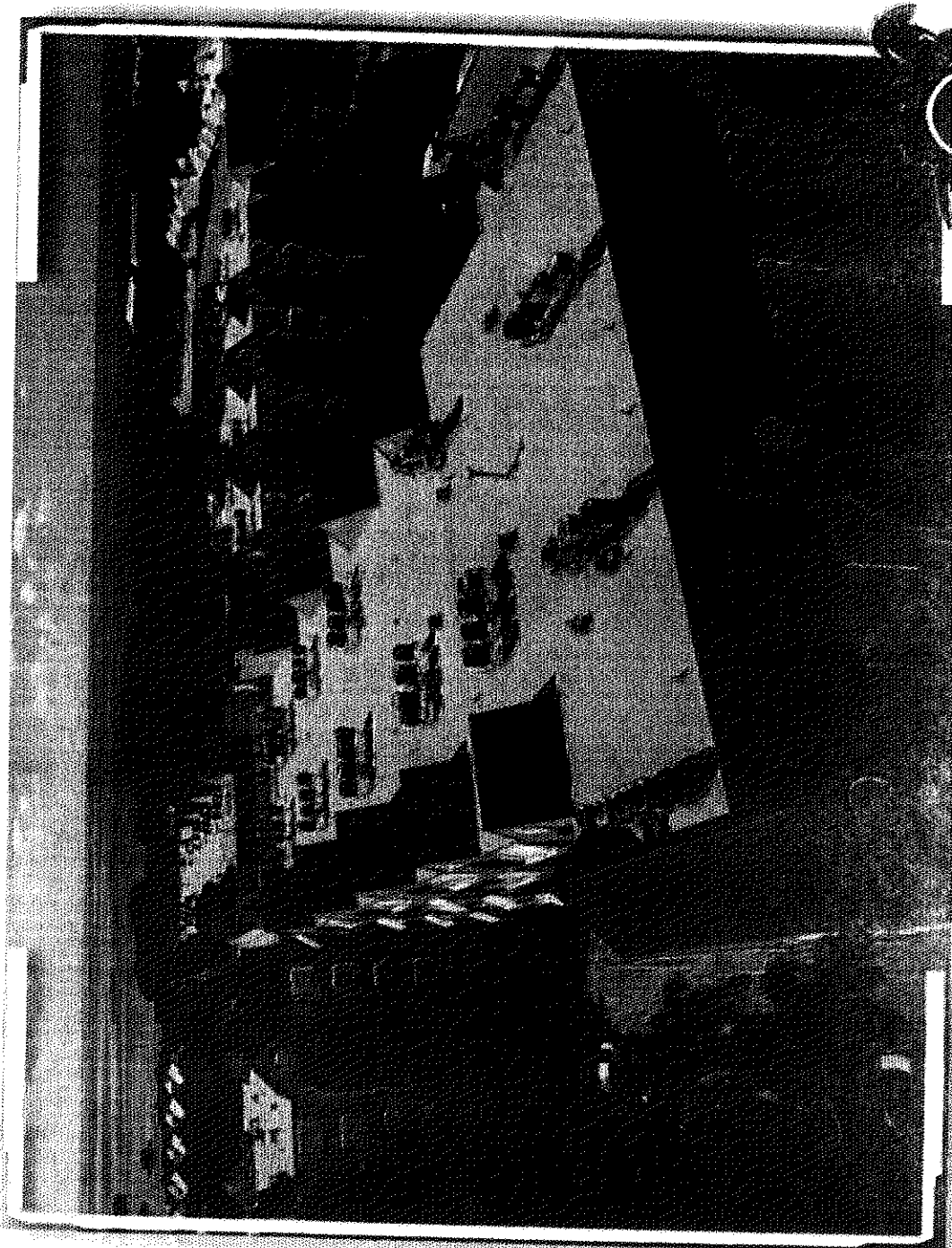
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After



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1

Fort Lauderdale

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WeatherTight – Business Referral

Joseph A. Gift
1279 Blacksmith Circle
Batavia, OH 45103
(614)975-544
jgift@gaco.com

Date: April 23rd, 2019

Subject: Business Referral – WeatherTight Systems Inc. & Steve Barbuto

To whom it may concern:

I am writing this referral on behalf of WeatherTight Systems Inc. and Steve Barbuto. I have had the pleasure to work with Steve and his Company for seven (7) years while working as a Regional Manager with Gaco Western and now Firestone Building Products. The growth of our commercial spray foam roofing and coating in NJ and NYC has been directly related to Steve's efforts working with our local Area Manager and WeatherTight's impeccable reputation and quality workmanship.

Firestone/Gaco has strict standards and controls to maintain Qualified Applicator status. WeatherTight is the benchmark in the NE Region for quality commercial spray foam roofing and coating projects. When we need a spray foam job reference for an Architect, a WeatherTight roof is choice number one. I would like to think it was just product, but it is their sales process, bids, attention detail, and professionalism on the roof that provides them with so many repeat clients and referrals.

Steve Barbuto has been in commercial roofing for 40+ years and his expertise and reputation for quality stand above the rest. He has taken on large scale project failures of other contractors and turned disasters into masterpieces. He always knows what to do, how to do it, on time, to specification and within budget.

It is a pleasure to write this letter about someone who has great work ethic, a passion for commercial spray foam roofing and a desire to leave an industry better than what he found it. His company reputation has withstood the test of time because of his integrity, partnerships with suppliers and his core value to do the right thing.

If you have any further questions, please do not hesitate to contact me using the information on this letterhead.

Sincerely,

Joseph A. Gift
NE Regional Manager
GacoFlex Commercial Coatings

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BONAIRE AT WOODMONT # 1
Daniel Yates 954-881-9382

BONAIRE AT WOODMONT # 2
Elbio Gimenez 954-297-6981

BONAIRE AT WOODMONT # 3
Charlene Moscaritolo 954-830-2843

BONAIRE AT WOODMONT # 4
Russell Barakat 954-548-5923

FAST SIGNS
Sebastian Spada 954-566-8500

GOLDEN HORN SOUTH CONDO
Sal Frasca 917-731-5812

PALM AIRE ASSOCIATION No. 6
Donna Childrey 954-913-2840

PALM AIRE ASSOCIATION No. 8
Art Stark 708-502-1770

HUNTINGTON LAKES 3 CONDO
Bill Weil 561-676-5973

HILLCREST NO. 26 CONDO
Mark Roth 954-954-383-1331

NIKON CONSTRUCTION - TAMPA
Joe Lopez: 813-299-4120

COLDWELL CONSTRUCTION
John Coldwell: 954-663-5305

THE TIFFANY AT BAL HARBOUR
Cari: 305-861-7834

BOCA BARWOOD ASSOCIATION
Linda Mileti: 561-716-2153

VERACRUZ CONDO ASSOCIATION
John Blackstock: 248-404-7456
Mark Margadonna: 732-996-4631

LAS SALINAS CONDO ASSOCIATION
Rashanda: 305-294-6020

THE VILLAGE AT LAKE PINE
Steve Anderson: 305-495-1985

THE HARVEST CONDO ASSOCIATION
Perry Paglino: 954-439-1151

TEN TOPS CONDO ASSOCIATION
Elizabeth Castro: 305-303-6070

STATE FARM INSURANCE
Cathy Surman: 954-558-3262

BYRON AVE CONDO ASSOCIATION
Moises: 305-861-0117

17th St PROPERTIES
Bruce Pagano: 954-461-6919

CASTLE GARDENS
Norman Cherry: 954-676-5113

HAWTHORNE EAST
John: 516-680-6045

HILLSBORO SHORES
Jeff Boyd: 954-540-8302

THE ISLANDER - REDINGTON SHORES
Ray Sterns: 727-455-8586

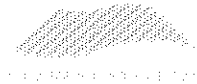
PELICAN REEF CONDO
Connie Steen: 305-854-6228

TAMPA PROJECTS
Jim Coutes: 813-610-9911

TURTLE BAY CONDOS
Brent: 941-302-0177

ANGLER COVE CONDOS
Marcus Paula: 727-420-1905

ROYAL STEWART ARMS II
Joe McGillicuddy: 617-835-0702



EVEREST SYSTEMS

16601 Central Green Blvd. Ste 100 Houston, TX 77032
April 28, 2019

April 28, 2019

John Linnell
Everest Systems Co.
16601 Central Green Blvd
Suite 100
Houston, TX 77032
Mobile: 832-922-2926

Subject: Business Referral – Weathertight Systems Inc. & Steve Barbuto

To whom it may concern:

I am writing this referral on behalf of Weathertight Systems Inc. and Steve Barbuto. I have had the pleasure to work with Steve and his Company for over 20 years while technical manager at Bayer Material Science and then as the owner of Everest Systems LLC. Steve has demonstrated over the past two decades that his quality and workmanship is second to none. Weathertight's continued success is directly related to Steve's commitment to doing it right the first time and his reputation for customer satisfaction.

Everest has strict standards to maintain Qualified Applicator status. Weathertight is unsurpassed in the East Coast Regions for quality commercial spray foam roofing and coating projects. When we need a spray foam job reference for an Architect, a Weathertight roof is at the top of our list. Weathertight demonstrates quality in every step of the sales process. Bids, attention to detail, as well as professionalism on the roof provides them with many repeat clients and referrals.

Steve Barbuto has been in commercial roofing for 40+ years and his expertise and reputation for quality stand above the rest. He always knows what to do, how to do it, on time, to specification and within budget.

If you are looking for a contractor with the highest level of professionalism, look no further.

Please contact me with any questions you may have.

Sincerely,

John Linnell
President, Everest Systems Co.