

Foundation Repair Solutions

3105 Lett Ln., Malabar, FL 32950
Phone: (321) 614-5176 / (321) 615-6283
FoundationRepairSolution.com
frs@FoundationExpert.org



State Certified Building Contractor Lic. # CBC1262265
State Certified Building Contractor Lic. # CBC1256200
State Certified Pollutant Contractor Lic. # PCC1256846
State Certified Roofing Contractor Lic. # CCC1328191
Mold Remediator # MRS2
Mold Assessor # MRSA403

Proposal for Catch Basin Repair (Exhibit A)

Date: June 1, 2026

Client: Sunset Lakes HOA

Site: 445 Limerick Drive, Merritt Island, FL 32953

Attn: Julie Song HOA President

Julieksong02@gmail.com

Foundation Repair Solutions, LLC (FRS) proposes to repair the typical type D inlet and curb located at the above referenced site that has various states of deterioration from improper construction grouting and lack of maintenance.

FRS recommends the following for repair: Drain located near 3728 Sunward Drive

- FRS will remove debris from basin.
- FRS will clean, and grout the broken joints and walls in the typical basin.
- FRS will excavate down as needed to areas exterior leaking joints.
- FRS will backfill and restore the excavated areas.
- FRS will inject Prime Resin (920), a polyurethane resin, to seal and harden soft areas around exterior of basin.
- FRS will remove Thirteen Feet (13') of sunken sidewalk, replacement by others.

This proposal is valid upon acceptance by one of Foundation Repair Solution's members.

Total Estimated Cost: \$ 4,000.00

Terms: Balance due upon completion

CONTRACT FOR SERVICES

Contract ("Contract") by and between Foundation Repair Solutions, a Florida Limited Liability Company ("FRS"), and Sunset Lakes HOA a(n) ("Client").

FRS agrees to furnish services to Client for Soil Stabilization Services, professional services as set forth in the Proposal attached hereto as Exhibit "A" (hereinafter "Services"), and Client agrees to pay FRS for said Services, subject to the terms and conditions set forth herein.

1. Site, Services, and Access. FRS shall provide the Services to the Client as set forth in Exhibit "A". Client shall provide FRS with reasonable access to complete the Services.

2. Payment. The Client agrees to pay to FRS the amount set forth on Exhibit "A", upon execution of this Contract and payments listed in Exhibit "A". The complete balance of payments is due upon completion of project.

3. Additional Services

- a. A signed work order required for all work changes.
- b. Payments due upon receipt of invoices and terms set forth in Exhibit "A".
- c. Proposal valid for fifteen (15) days from issue date.
- d. Contractor is not responsible for damage to on site underground utilities not identified and/or located by owner.

4. All contracts are binding only upon approval of owner or officer of FRS (herein referred Contractor).

5. This contract constitutes the entire agreement of the parties.

6. All payments shall be made to FRS address listed on the front of the contract.

7. FRS shall be responsible for its own employees only.

8. Client shall be liable for all Contractor's cost of collection, including court cost, attorney fees.

9. Client agrees to pay for any costs incurred by FRS for Contract cancellation.

10. Client agrees that material warranties are limited warranties issued by material manufacturers and are subject to terms and limitations from each respective manufacturer.

11. Client agrees that FRS and Client liability under or with respect to this contract, as a result of any breach of this contract, negligence or otherwise, shall not, in any event, exceed the amount that is or was paid by the client to FRS pursuant to this contract. The limitation of liability also applies to attorney fees.

12. FRS will perform the services with reasonable skill and care. There are no other representations, warranties or guaranties, express or implied of any kind by FRS with respect to services and materials.

13. Waiver. FRS failure to insist upon the strict performance of any provision of this Contract shall not constitute a waiver of that or any other provision.

14. Force Majeure. Shall not be responsible for any delays or nonperformance in the event of : fire, flood, explosion, other catastrophes, acts of God, war, riot, civil disturbance, strike, lockout, refusal of employees to work, or labor disputes; shortage or inability to obtain raw materials, including energy requirements; failure of carriers to deliver either machinery, equipment or materials; any legislative, executive or judicial act of any political or judicial authority; Site conditions, other than as disclosed by the Client pursuant to the terms hereof; or any other reason beyond the control of FRS.

15. Date of Completion. FRS cannot guarantee precise dates of performance and shall not be responsible, nor liable, for losses, expenses or damages, including liquidated damages or penalties of any kind, as a result of delays in performance.

16. Severability. Should any part or provision of this Contract be declared invalid, unenforceable, illegal, the remaining portion(s) shall not be affected.

17. Damage to Site. The Client agrees and acknowledges that services may result in damage to site, FRS is not required to make repairs or restore site to its original condition.

18. Assignment. Client may not assign this Contract without written consent of FRS.

19. Limitation of Liability. Under no circumstances will any of FRS members, managers, employees, subcontractors, or advisors have any liability with respect to the Services to be performed hereunder; and the Client agrees that its sole recourse with respect to such matters will be against FRS and as otherwise limited by this Contract.

The Parties have hereunto set their hands as of the date appearing beneath their signatures.

FOUNDATION REPAIR SOLUTIONS

CLIENT:

By: _____

By: Julie K. Song

Printed Name: _____

Printed Name: Julie K. Song HOA Pres

Date: _____

Date: June 1, 2026



Proposal For

Leland Property Management:Sunset Lakes HOA

1221 Admiralty Blvd
 Rockledge, FL 32955

mobile: (321) 379-5575
ap@lelandmanagement.com

Location

Sunset Lakes Dr
 North Merritt Island, FL 32953

Terms
 30 days

Sunset Lakes Palm Removals & Frost Damage

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Palm Removal - Removal of Two (2) Declining Queen Palms on Limerick and Waterford Grind Stumps Disposal of Debris	1	\$ 850.00	\$ 850.00
2) Palm Pruning - Prune Freeze Damage Trunks from Seven (7) Areca Palm Clumps Disposal of Debris	1	\$ 1,650.00	\$ 1,650.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees. Work Includes clean-up and disposal. Bid Valid for 30 days.

SUBTOTAL	\$ 2,500.00
SALES TAX	\$ 0.00
TOTAL	\$ 2,500.00

Signature

x *Quiet Song*

Date: *5/18/26*

Please sign here to accept the terms and conditions

*grind yucca stump in
 common area at entrance
 of sunset lakes.*



Terms and Conditions

1. License and Permits: Contractor shall maintain required insurance if required by state or local law and will comply with all other license and permit requirements required by the city, state and federal governments, as well as all other requirements of the law.
2. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, etc. required by law or Client/Owner's contract agreement as specified in signed contract prior to and through duration of work.
3. Client/Owner and the Contractor bind themselves, their partners, successors, & assignees to the other party with respect to all covenants of Contract. If property or business is sold or there is a change in ownership during contract period, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in contract agreement to be effective.
4. Client/Owner shall provide all utilities to perform work at Job Site. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other job-related functions in compliance with the contract during normal working hours or hours required by the contract or other reasonable periods of time. Contractor will commence work as reasonably practical after the owner makes the site available to perform work.
5. Any additional services not specified in the signed written contract that involves additional costs will be executed only upon signed written work order and additional fees will be assessed over and above the estimate.
6. Contractor shall recognize and perform in accordance with only written terms, contract specifications, and drawings contained or referred to herein. All materials shall conform to contract specifications.
7. Contractor reserves the right to hire qualified subcontractors in accordance with the contract specifications.
8. Contractor shall designate a qualified representative with experience in tree management to oversee work. Workforce shall always dress in proper work attire. All employees shall be competent and qualified and legally authorized to work in the U.S.
9. If the jobsite conditions materially change from the time of approval of this proposal to the commencement of work causing the job costs to adversely change, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Safety of workforce will always take precedence.
10. The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings containing or referred to herein. All Materials shall conform to bid specifications.
11. Crown thinning more than twenty-five percent, or any requests not in accordance with ISA standards will require a signed waiver of liability.
12. Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which may be caused due to the Contractor's work. It is understood and agreed that the Contractor shall not be liable for any damages that are the result of the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by acts of nature such as hail, fire, flood, hurricane, windstorm, etc. Under these instances, Contractor shall have the right to renegotiate the terms and prices of this proposal within thirty (30) days. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and authorization shall be the sole responsibility of Client/Owner.
13. Notice of Cancellation of work must be received in writing to a Principle/Management of Enviro Tree Service before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel/hourly wage charge of \$150.00.
14. Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice unless otherwise agreed upon in writing. Failure to make payment per terms may result in a Mechanic's Lien, & 18% APR with a minimum of \$10.00 per month. If a check is returned for any reason at all, client/owner will pay an additional \$30.00 per returned check. We accept Visa and Mastercard. We DO NOT accept American Express or Discover. A 3% fee is charged by the credit card company for this service.
15. All work, including emergency work, overtime and weekend work performed outside of the normal working hours (Mon-Fri 6:30 a.m.- 5:00 p.m.) shall be billed at overtime rates. Power equipment will commence at 7:00 a.m., unless otherwise specified in the contract agreement. Additional charges will apply if crews are unable to use power equipment by 9:00 a.m.
16. Trees removed will be cut as close to the ground as possible based the conditions next to the bottom of the tree trunk. Additional charges will be assessed for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility and cable lines prior to commencement of work. Enviro Tree Service is not responsible for damage to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation systems. Enviro Tree Service will repair damaged irrigation lines at the Client/Owner's expense. Additionally, we will do our best to protect lawn and landscaping; however, some repair or replacement may be required and is the responsibility of homeowner.
17. Disclaimer: Contract is based on the information given at the time of contract and priced based upon information gathered during the proposal process using ordinary means and information given, at or about the time the proposal was prepared. The price quoted in the proposal for work performed is the result of that information and therefore Enviro Tree Service will not be liable for any additional costs or damages for additional work not described on the contract or proposal and terms and conditions, that were not ascertainable at the time proposal or contract. The work performed by Enviro Tree Service is intended to preserve the tree's integrity and any property of the corresponding work and enhance the overall value of the property but is not a guarantee. Enviro Tree Service cannot be held liable for unknown or otherwise hidden defects of any trees on or near work being performed, which may fail in the future. The work performed cannot guarantee exact results.

Client/Owner	Sunset Lakes HOA	Enviro Tree Service	407-574-6140
Signature		Signature	
Printed Name	Julie K. Song	Printed Name	
Title	Pres	Title	
Date	5/18/26	Date	

All Pro Land Clearing and Sitework Inc.

430 Easton Forest Cir SE
Palm Bay, FL 32909
321-720-4849
info@allprolandclearing.com
www.allprolandclearing.com



Estimate

ADDRESS

Sunset Lakes HOA
C/O Leland Mgmt Brittany
Robberecht
1221 Admiralty Blvd.
Rockledge, FL 32955

ESTIMATE # 4951

DATE 05/26/2026

EXPIRATION 06/26/2026

DATE

SALES REP

Michael

	QTY	RATE	AMOUNT
Forestry Grinding Forestry Grinding Services: Skilled Operator to operate 299D Cat Machine with Fecon Head to eradicate invasive species and undesirable brush. One operator, one machine, one 8-hour day. Price per day: suggested three days with 299D skid steer,	1	2,500.00	2,500.00
Forestry Grinding Forestry Grinding Services: Skilled Operator to operate MINI X Cat Machine with Fecon Head to eradicate invasive species and undesirable brush. One operator, one machine, one 8-hour day. suggested one day for the MINI X	1	2,500.00	2,500.00

** Work is estimated; prices are by day: this may be completed quicker, may not take three days.

**We are willing to make a payment plan for additional days if customer needs.

Deposit required: \$1000.00

APPROVAL:

Please sign and return as a PDF file to:
info@allprolandclearing.com
A deposit is required to get on the schedule, balance to be paid upon completion.

TOTAL

\$5,000.00

METHOD OF PAYMENTS:

(1) Send check to 430 Easton Forest Circle, Palm

Bay, FL 32909

(2) Zelle to: info@allprolandclearing.com

(3) Credit Card - Please call the office @ 321-720-4849 3% Admin Fee will apply

Accepted By

A handwritten signature in blue ink that reads "Keith Song". The signature is written in a cursive style with a large loop at the end of the last name.

Accepted Date

A handwritten date in blue ink that reads "May 29, 2026". The date is written in a cursive style.