

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

d/b/a

Fountain Beach Resort

313 S. Atlantic Ave.

Daytona Beach, FL 32118

Board of Directors' Meeting Agenda

Monday, September 14, 2026

10:00 a.m.

(First Floor Meeting Room)

- I. CALL TO ORDER
- II. ROLL CALL - Establish Quorum and Verify Posting of Agenda
- III. PRESIDENTS REMARKS
- IV. MINUTES - Disposal of Minutes from August
- V. CAM REPORT - Written report to be provided to the Board
- VI. FINANCIAL REPORTS - Disposal of Financial Reporting
- VII. LLC UPDATE
 - 1. LLC Manager – Occupancy Update
 - 2. Oasis Manager – Update and Initiatives
 - 3. Rental Program Occupancy/Volume/Revenue
- VIII. LLC MANAGEMENT UPDATE
- IX. OLD BUSINESS/NEW BUSINESS
 - 1. Update from CAM on collections of outstanding monies
 - 2. Forensic Audit Update
 - 3. FPL Doors
 - 4. Seawall Update
 - 5. Review, discussion, and formal ratification of emergency construction change orders 1- 6 in the amount of CO-1, \$16,298.52, CO-2, \$280,752.87, CO-3, \$1,354.81, CO-4, \$5,400.00 and CO-5, \$2,364.96 for hidden conditions discovered. Change Order CO-6 is for a 2-day extension of time for weather delays.
 - 6. Balcony Inspection Update
 - 7. Shoring Proposal from McDonald Painting
 - 8. Windows & Door replacement for 05 & 16 stack
 - 9. Consideration of a Special Assessment for concrete restoration on 05 & 16 stack and shoring
 - 10. Replacement of First floor electrical panels
 - 11. Spectrum Renewal
- X. BOARD MEMBER REMARKS/OWNER COMMENTS
- XI. ADJOURNMENT

Go to the zoom website at www.zoom.us

Click on "join a meeting"

Enter the meeting ID: 3862557491

Call in phone number is (386) 347-5053

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

August 10, 2026

President Randy Deavers called the meeting to order at 10:00 a.m. Board Members present in person was Randy Deavers, President and Diane Baker, Director at Large. Tonda Meadows, Treasurer, and Pat Akerly, Secretary attended via Zoom. Steve Saker, Vice President, was unable to attend. Becky Lewis from Property Management with Distinction (PMD) was also in attendance. Rick Durgin of Lifestyle Equity Group and Rich Musgrove represented the LLC. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

Diane Baker made a motion to accept the meeting minutes from the July 13, 2026 meeting. The motion was seconded by Pat Akerly and passed unanimously. Tonda Meadows made a motion to approve the August 4, 2026 meeting minutes. Diane Baker seconded the motion and it passed unanimously.

Financial Reports

The financial reports for June & July 2026 were presented. Tonda Meadows made a motion to accept the financial reports as presented, which was seconded by Pat Akerly and passed unanimously.

Rental Program Occupancy/Volume/Revenue

Rich Musgrove reported that July 2026 was down 20% compared to 2025. ADR for 4th of July and occupancy was up for the 4th of July weekend.

CAM Report

Becky Lewis reported that she has been working with United Engineering to complete the balcony inspections, scheduled elevator inspection with Delaware Elevator, renewed General Liability and X Wind insurance policies, send additional items as requested to forensic auditor, communication with owners of 05 & 16 stack, as well as the owner of 211.

New/Old Business

Collections

The current total delinquent amount is \$180,476.45, of which \$29,726.34 was for the Special Assessment. Total monthly outstanding is \$150,750.11. To date, PMD has collected \$279,449.37 since September 2025.

Update for repairs to 05 & 16 stack

Original scope of work included removal and replacement of Units 316, 416 & 516 balconies. The balconies of Units 216 & 616 have now been added to this scope. What began as a repair to the window frame of Unit 205 expanded to removal and replacement of the balconies to Units 205,

305, 405, 505 & 605.

FPL Doors

Ordered and due in this month.

Balcony Inspection Update

Balcony inspections were performed on floors 4,5 & 6 on July 29th. Floors 2 & 3 are scheduled for August 13th to complete the inspection.

Replacement of First floor electrical panels

These have been ordered and expected to be delivered mid- August.

Firetronics Proposals

During the annual fire alarm and sprinkler inspection, it was noted that both the fire pump and the jockey pump, as well as their controllers should be replaced. The bids from Firetronics were presented, but Becky Lewis has reached out to additional vendors to obtain competitive bids. There were also minor repairs that needed to be addressed.

Spectrum Renewal

The Spectrum contract expires in November. Options for renewal were presented. Each of the different areas that use the internet and telephone lines needs to be evaluated to see if they are still needed and to see where using different products, such as WIFI monitoring for fire panel or Kings III cellular for elevator monitoring are being researched. No action was taken.

Reasonable Accommodations Request

A request for a reasonable accommodations request to have a 90 day key issued rather than the 14 day key as provided in the Rules & Regulations. Tonda Meadows made a motion to grant the reasonable accommodations request, which was seconded by Pat Akerly. The vote was tied, with Tonda Meadows and Pat Akerly in favor, Randy Deavers and Diane Baker opposed.

Owner Comments

Donald Griswold, Unit 600 reported that the dividing rope in the swimming pool was missing. This has been ordered and will be installed once it has been received.

Randy Deavers made a motion to adjourn the meeting at 11:27 a.m.

**INTERNATIONAL BEACH CLUB CONDOMINIUM
ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
August 31, 2026**

President Randy Deavers called the meeting to order at 12:03 p.m. Board Members Randy Deavers, President, Tonda Meadows, Treasurer, Steve Saker, Vice President and Diane Baker, Director at Large attended via Zoom. Pat Akerly, Secretary was unable to attend. Becky Lewis from Property Management with Distinction (PMD) was in attendance. Also in attendance was Rich Musgrove representing the LLC. Proof of notice that the meeting was posted at least 48 hours prior to the meeting was presented, and a quorum was established.

New/Old Business

Consideration and Approval of United Engineering proposal for shoring balconies

Tonda Meadows made a motion to to approve the proposal from United Engineering in the amount of \$8,750.00. The motion was seconded by Randy Deavers unanimously approved.

Consideration and Approval of New Community Association Management Contract

Tonda Meadows made a motion to approve the contract submitted by Lifestyle Realty Property Management in the amount of \$36,000 per year, plus set up cost of \$3,000 and other incidental costs as outlined in the management contract. The motion was seconded by Steve Saker and unanimously approved.

Tonda Meadows made a motion to adjourn the meeting at 12:20 p.m.

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	<u>Jul 26</u>	<u>Budget</u>	<u>Jan - Jul 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Net Other Income	0.00	0.00	0.00	0.00	-25.00
Insurance Proceeds	0.00	0.00	0.00	0.00	0.00
Member Finance Charges	-3,566.64	2,500.00	32,000.27	17,500.00	30,000.00
Late Fees and Fines	-238.00	500.00	1,226.86	3,500.00	6,000.00
Member Legal Fees	0.00		42.28		
Monthly Assessments	81,400.00	81,400.00	569,800.00	569,800.00	976,800.00
Monthly Commercial Rents					
Realtor Office Rent	500.00		750.00		
Oasis Tiki Bar and Grill	0.00	1,000.00	5,000.00	7,000.00	12,000.00
Fountain Bch Resort Front Desk	0.00	1,000.00	5,000.00	7,000.00	12,000.00
Beach Carts Commercial Rentals	1,011.75	1,011.75	8,094.00	7,082.25	12,141.00
Total Monthly Commercial Rents	1,511.75	3,011.75	18,844.00	21,082.25	36,141.00
Net Resort Fees	0.00	16,666.67	39.56	116,666.69	200,000.04
Other Income					
Vending Income	203.20	208.33	1,223.52	1,458.35	2,500.00
Reimbursements					
Oasis LLC Ins. Reimbursement	0.00	2,268.75	0.00	15,881.25	27,225.00
Reimbursements - Other	0.00	0.00	0.00	0.00	0.00
Total Reimbursements	0.00	2,268.75	0.00	15,881.25	27,225.00
Owner Storage	0.00	30.00	240.00	210.00	360.00
Other Income - Other	0.00		181.25		
Total Other Income	203.20	2,507.08	1,644.77	17,549.60	30,085.00
Total Income	79,310.31	106,585.50	623,597.74	746,098.54	1,279,001.04
Gross Profit	79,310.31	106,585.50	623,597.74	746,098.54	1,279,001.04
Expense					
Bank Service Charges	0.00		36.00		
Administration					
Bank Service Charges	0.00	10.00	604.00	70.00	120.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	<u>Jul 26</u>	<u>Budget</u>	<u>Jan - Jul 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Utilities					
Cable/Internet	4,558.50	4,730.83	36,047.23	33,115.85	56,770.00
Electric	12,778.85	9,166.67	57,747.99	64,166.65	110,000.00
Propane/Gas	1,137.13	2,083.33	18,529.47	14,583.35	25,000.00
Telephone	503.69	416.67	3,338.39	2,916.65	5,000.00
Water/Sewer/Garbage	14,920.20	13,750.00	113,102.81	96,250.00	165,000.00
LLC Maint.-Reimbursement	0.00	0.00	0.00	0.00	0.00
Total Utilities	<u>33,898.37</u>	<u>30,147.50</u>	<u>228,765.89</u>	<u>211,032.50</u>	<u>361,770.00</u>
Insurance	90,812.73	23,596.05	208,482.23	165,172.35	283,152.60
Other Administration Expenses	0.00	0.00	2,771.28	0.00	0.00
Accounting Fees	0.00	1,166.67	0.00	8,166.65	14,000.00
Legal and Professional Fees	2,279.00	2,083.33	13,598.00	14,583.35	25,000.00
Management Fees	4,000.00	4,000.00	27,000.00	28,000.00	48,000.00
Office Supplies and Expense	244.40	108.33	2,277.75	758.35	1,300.00
Local Taxes & Licenses	20.00	125.00	456.25	875.00	1,500.00
Postage and Delivery	78.00	125.00	410.69	875.00	1,500.00
Property Taxes	0.00	316.67	0.00	2,216.65	3,800.00
Sales & Use Tax	0.00		383.88		
Total Administration	<u>131,332.50</u>	<u>61,678.55</u>	<u>484,749.97</u>	<u>431,749.85</u>	<u>740,142.60</u>
Building & Grounds Maintenance					
Shared Labor	16,000.00	17,500.00	112,000.00	122,500.00	210,000.00
Unit Repairs	0.00	0.00	154.91	0.00	0.00
Landscaping	0.00	166.67	138.25	1,166.65	2,000.00
Building Maintenance & Repair	866.76	6,250.00	28,588.60	43,750.00	75,000.00
Electrical Repairs	892.75	625.00	4,303.86	4,375.00	7,500.00
Elevator Maintenance & Repair	30,103.69	833.33	30,103.69	5,833.35	10,000.00
Equipment Rental	324.75	333.33	4,328.43	2,333.35	4,000.00
Fire Alarm and Suppression	0.00	133.33	2,884.36	933.35	1,600.00
HVAC Maintenance & Repair	212.99	416.67	1,301.99	2,916.65	5,000.00
Permits & Inspections	0.00	58.33	0.00	408.35	700.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	<u>Jul 26</u>	<u>Budget</u>	<u>Jan - Jul 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Pest Control	3,110.29	1,250.00	9,574.92	8,750.00	15,000.00
Plumbing	1,580.75	1,250.00	6,550.75	8,750.00	15,000.00
Pool Maintenance & Repair	3,094.56	2,708.33	19,991.95	18,958.35	32,500.00
Security	448.82	1,666.67	2,136.22	11,666.65	20,000.00
Telephone Systems	0.00	62.50	0.00	437.50	750.00
Pool Attendent	754.90	833.33	754.90	5,833.35	10,000.00
Building & Grounds Maintenance - Other	53.56		1,040.25		
Total Building & Grounds Maintenance	<u>57,443.82</u>	<u>34,087.49</u>	<u>223,853.08</u>	<u>238,612.55</u>	<u>409,050.00</u>
Total Expense	<u>188,776.32</u>	<u>95,766.04</u>	<u>708,639.05</u>	<u>670,362.40</u>	<u>1,149,192.60</u>
Net Ordinary Income	-109,466.01	10,819.46	-85,041.31	75,736.14	129,808.44
Other Income/Expense					
Other Income					
Special Assessments	0.00	0.00	0.00	0.00	0.00
Reserve Account Interest	0.00	0.00	0.00	0.00	0.00
Operating Account Interest	0.00	0.00	11.28	0.00	0.00
Bad Debt Recovery	-525.00		-525.00		
Total Other Income	<u>-525.00</u>	<u>0.00</u>	<u>-513.72</u>	<u>0.00</u>	<u>0.00</u>
Other Expense					
Special Assessment Expense	0.00	0.00	0.00	0.00	0.00
Fines and Penalties	0.00		1.54		
Reserve Funding					
General Fund (Pooling Account)	149.77	149.77	1,048.35	1,048.35	1,797.20
Electrical	109.46	109.46	766.22	766.22	1,313.52
Windows	407.20	407.20	2,850.40	2,850.40	4,886.40
Structural	482.49	482.49	3,377.43	3,377.43	5,789.88
Foundation	723.74	723.74	5,066.18	5,066.18	8,684.88
Floors	349.39	349.39	2,445.73	2,445.73	4,192.68
Fire Pumps	388.89	388.89	2,722.23	2,722.23	4,666.68
Fire Alarms	285.19	285.19	1,996.33	1,996.33	3,422.28
Building Painting Waterproofing	575.06	575.06	4,025.42	4,025.42	6,900.72

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09/12/26
Accrual Basis

International Beach Club COA, Inc.
Profit & Loss Budget Performance
July 2026

	<u>Jul 26</u>	<u>Budget</u>	<u>Jan - Jul 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Elevators	342.68	342.68	2,398.76	2,398.76	4,112.16
Roads & Appurtances	214.99	214.99	1,504.93	1,504.93	2,579.88
Roof	5,168.92	5,168.92	36,182.45	36,182.45	62,027.05
Total Reserve Funding	9,197.78	9,197.78	64,384.43	64,384.43	110,373.33
Total Other Expense	9,197.78	9,197.78	64,385.97	64,384.43	110,373.33
Net Other Income	-9,722.78	-9,197.78	-64,899.69	-64,384.43	-110,373.33
	<u>-119,188.79</u>	<u>1,621.68</u>	<u>-149,941.00</u>	<u>11,351.71</u>	<u>19,435.11</u>

International Beach Club COA, Inc.
Profit & Loss Budget Performance
August 2026

	<u>Aug 26</u>	<u>Budget</u>	<u>Jan - Aug 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Net Other Income	0.00	0.00	0.00	0.00	-25.00
Insurance Proceeds	0.00	0.00	0.00	0.00	0.00
Member Finance Charges	-916.66	2,500.00	31,083.61	20,000.00	30,000.00
Late Fees and Fines	-25.00	500.00	1,201.86	4,000.00	6,000.00
Member Legal Fees	0.00		42.28		
Monthly Assessments	81,400.00	81,400.00	651,200.00	651,200.00	976,800.00
Monthly Commercial Rents					
Realtor Office Rent	0.00		750.00		
Oasis Tiki Bar and Grill	0.00	1,000.00	5,000.00	8,000.00	12,000.00
Fountain Bch Resort Front Desk	2,000.00	1,000.00	7,000.00	8,000.00	12,000.00
Beach Carts Commercial Rentals	0.00	1,011.75	8,094.00	8,094.00	12,141.00
Total Monthly Commercial Rents	2,000.00	3,011.75	20,844.00	24,094.00	36,141.00
Net Resort Fees	0.00	16,666.67	39.56	133,333.36	200,000.04
Other Income					
Vending Income	245.68	208.33	1,469.20	1,666.68	2,500.00
Reimbursements					
Oasis LLC Ins. Reimbursement	0.00	2,268.75	0.00	18,150.00	27,225.00
Reimbursements - Other	0.00	0.00	0.00	0.00	0.00
Total Reimbursements	0.00	2,268.75	0.00	18,150.00	27,225.00
Owner Storage	0.00	30.00	240.00	240.00	360.00
Other Income - Other	0.00		181.25		
Total Other Income	245.68	2,507.08	1,890.45	20,056.68	30,085.00
Total Income	82,704.02	106,585.50	706,301.76	852,684.04	1,279,001.04
Gross Profit	82,704.02	106,585.50	706,301.76	852,684.04	1,279,001.04
Expense					
Bank Service Charges	0.00		36.00		
Administration					
Bank Service Charges	0.00	10.00	604.00	80.00	120.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
August 2026

	<u>Aug 26</u>	<u>Budget</u>	<u>Jan - Aug 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Utilities					
Cable/Internet	4,558.51	4,730.83	40,605.74	37,846.68	56,770.00
Electric	12,763.16	9,166.67	70,511.15	73,333.32	110,000.00
Propane/Gas	1,380.43	2,083.33	19,909.90	16,666.68	25,000.00
Telephone	503.69	416.67	3,842.08	3,333.32	5,000.00
Water/Sewer/Garbage	13,167.35	13,750.00	126,270.16	110,000.00	165,000.00
LLC Maint.-Reimbursement	0.00	0.00	0.00	0.00	0.00
Total Utilities	<u>32,373.14</u>	<u>30,147.50</u>	<u>261,139.03</u>	<u>241,180.00</u>	<u>361,770.00</u>
Insurance	0.00	23,596.05	208,482.23	188,768.40	283,152.60
Other Administration Expenses	0.00	0.00	2,771.28	0.00	0.00
Accounting Fees	3,750.00	1,166.67	3,750.00	9,333.32	14,000.00
Legal and Professional Fees	1,820.00	2,083.33	15,418.00	16,666.68	25,000.00
Management Fees	4,000.00	4,000.00	31,000.00	32,000.00	48,000.00
Office Supplies and Expense	353.88	108.33	2,631.63	866.68	1,300.00
Local Taxes & Licenses	64.02	125.00	520.27	1,000.00	1,500.00
Postage and Delivery	0.00	125.00	410.69	1,000.00	1,500.00
Property Taxes	<u>0.00</u>	<u>316.67</u>	<u>0.00</u>	<u>2,533.32</u>	<u>3,800.00</u>
Total Administration	<u>42,361.04</u>	<u>61,678.55</u>	<u>526,727.13</u>	<u>493,428.40</u>	<u>740,142.60</u>
Building & Grounds Maintenance					
Shared Labor	16,000.00	17,500.00	128,000.00	140,000.00	210,000.00
Unit Repairs	0.00	0.00	154.91	0.00	0.00
Landscaping	300.00	166.67	438.25	1,333.32	2,000.00
Building Maintenance & Repair	5,029.80	6,250.00	33,618.40	50,000.00	75,000.00
Electrical Repairs	0.00	625.00	4,303.86	5,000.00	7,500.00
Elevator Maintenance & Repair	2,462.45	833.33	32,566.14	6,666.68	10,000.00
Equipment Rental	324.75	333.33	4,653.18	2,666.68	4,000.00
Fire Alarm and Suppression	375.00	133.33	3,259.36	1,066.68	1,600.00
HVAC Maintenance & Repair	0.00	416.67	1,301.99	3,333.32	5,000.00
Permits & Inspections	0.00	58.33	0.00	466.68	700.00
Pest Control	4,231.39	1,250.00	13,806.31	10,000.00	15,000.00

International Beach Club COA, Inc.
Profit & Loss Budget Performance
August 2026

	<u>Aug 26</u>	<u>Budget</u>	<u>Jan - Aug 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Plumbing	0.00	1,250.00	6,550.75	10,000.00	15,000.00
Pool Maintenance & Repair	1,501.92	2,708.33	21,493.87	21,666.68	32,500.00
Security	0.00	1,666.67	2,136.22	13,333.32	20,000.00
Telephone Systems	0.00	62.50	0.00	500.00	750.00
Pool Attendent	1,426.67	833.33	2,181.57	6,666.68	10,000.00
Building & Grounds Maintenance - Other	0.00		1,040.25		
Total Building & Grounds Maintenance	31,651.98	34,087.49	255,505.06	272,700.04	409,050.00
Total Expense	74,013.02	95,766.04	782,268.19	766,128.44	1,149,192.60
Net Ordinary Income	8,691.00	10,819.46	-75,966.43	86,555.60	129,808.44
Other Income/Expense					
Other Income					
Special Assessments	0.00	0.00	0.00	0.00	0.00
Reserve Account Interest	0.00	0.00	0.00	0.00	0.00
Operating Account Interest	0.00	0.00	11.28	0.00	0.00
Bad Debt Recovery	0.00		-525.00		
Total Other Income	0.00	0.00	-513.72	0.00	0.00
Other Expense					
Special Assessment Expense	0.00	0.00	0.00	0.00	0.00
Federal and State Income Taxes	15,677.94		15,677.94		
Fines and Penalties	0.00		1.54		
Reserve Funding					
General Fund (Pooling Account)	149.77	149.77	1,198.16	1,198.12	1,797.20
Electrical	109.46	109.46	875.68	875.68	1,313.52
Windows	407.20	407.20	3,257.60	3,257.60	4,886.40
Structural	482.49	482.49	3,859.92	3,859.92	5,789.88
Foundation	723.74	723.74	5,789.92	5,789.92	8,684.88
Floors	349.39	349.39	2,795.12	2,795.12	4,192.68
Fire Pumps	388.89	388.89	3,111.12	3,111.12	4,666.68
Fire Alarms	285.19	285.19	2,281.52	2,281.52	3,422.28
Building Painting Waterproofing	575.06	575.06	4,600.48	4,600.48	6,900.72

12:37 PM
09/12/26
Accrual Basis

International Beach Club COA, Inc.
Profit & Loss Budget Performance
August 2026

	<u>Aug 26</u>	<u>Budget</u>	<u>Jan - Aug 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Elevators	342.68	342.68	2,737.10	2,741.44	4,112.16
Roads & Appurtances	214.99	214.99	1,719.92	1,719.92	2,579.88
Roof	5,168.92	5,168.92	41,351.36	41,351.37	62,027.05
Total Reserve Funding	9,197.78	9,197.78	73,577.90	73,582.21	110,373.33
Total Other Expense	24,875.72	9,197.78	89,257.38	73,582.21	110,373.33
Net Other Income	-24,875.72	-9,197.78	-89,771.10	-73,582.21	-110,373.33
	<u>-16,184.72</u>	<u>1,621.68</u>	<u>-165,737.53</u>	<u>12,973.39</u>	<u>19,435.11</u>

Collections

[illegible]

AIA G701 – CHANGE ORDER

Project:

Fountain Beach Resort – 05 & 16 Stack Restoration Project

Project No.:

25-1441

Owner:

Fountain Beach Resort Condominium Association

Contractor:

McDonald Painting, LLC

Architect/Engineer:

United Engineering Consultants, Inc.



CHANGE ORDER NO.:

CO-01

DATE:

August 17, 2026

DESCRIPTION OF CHANGE

05 & 16 Stacks – Concealed Conditions / Investigative Work

This Change Order is for additional labor, materials, equipment, rentals, temporary protection, shoring, access, and investigative demolition required to expose and evaluate concealed structural conditions encountered during performance of the Contract Work within the 05 and 16 Stacks.

As existing finishes and building components were removed, concealed deterioration of the structural concrete and reinforcing steel was identified that could not reasonably have been fully identified or quantified during the original bidding process.

In coordination with the Engineer of Record, additional investigative work was performed to expose the structural conditions sufficiently for evaluation and determination of the required repair scope.

This Change Order includes only costs associated with the additional concealed-condition investigation and evaluation. Permanent additional balcony removal, reconstruction, extended access, additional mobilization, and other costs resulting from the Engineer of Record's findings are excluded from CO-01 and will be submitted separately under Change Order No. 2.

Reference: Attached Time & Material Documentation – 05 & 16 Stacks Concealed Conditions / Investigative Work.

CHANGE IN CONTRACT SUM

Original Contract Sum:

\$173,167.44

Net Change by Previously Approved Change Orders:

\$0.00

Contract Sum Prior to This Change Order:

\$173,167.44

Change Order No. 01 – Concealed Conditions / Investigative Work – 05 & 16 Stacks:

\$16,298.52

New Contract Sum Including Change Order No. 01:

\$189,465.96

CHANGE IN CONTRACT TIME

The investigative work associated with the concealed conditions has affected the original construction sequence and project duration.

No Contract Time adjustment is requested under CO-01.

Any adjustment to Contract Time resulting from the additional permanent repair scope identified through the investigation will be submitted separately with **Change Order No. 2 – Revised Repair Scope & Bid Schedule**.

REVISED CONTRACT TIME

Original Contract Time: **Approximately 90 Calendar Days**

Change by CO-01: **0 Calendar Days**

Contract Time after CO-01: **Approximately 90 Calendar Days**

Note: The concealed-condition investigation and resulting expanded repair scope have affected the Project schedule. Notice of the anticipated schedule impact was provided to the Owner and Engineer on August 10, 2026. The final Contract Time adjustment resulting from the additional repair scope will be incorporated into Change Order No. 2 – Revised Repair Scope & Bid Schedule.

SIGNATURES

OWNER:

Fountain Beach Resort Condominium Association

By: Becky Lewis

Name: Becky Lewis

Date: 8/25/26

CONTRACTOR:

McDonald Painting, LLC

By: Dave McDonald

Name: David McDonald

Date: 8/17/2026

ARCHITECT/ENGINEER:

United Engineering Consultants, Inc.

By: _____

Name: _____

Date: _____

McDonald Painting, LLC

CHANGE ORDER REQUEST – TIME & MATERIAL DOCUMENTATION

Date 8/17/2026

Bill To: Becky Lewis

Customer Name: Fountain Beach Resort

Customer Address: 313 S Atlantic Ave Daytona Beach, FL

CHANGE ORDER REQUEST NO. 1

05 & 16 STACKS – CONCEALED CONDITIONS / INVESTIGATIVE WORK

Totals

Labor:	\$	8,640.00
Material:	\$	7,658.52
	\$	16,298.52

Basis of Change: The following Time & Material costs document additional investigative demolition, temporary protection, access, shoring, equipment, and related work required to expose concealed structural conditions within the 05 and 16 Stacks for evaluation by the Engineer of Record. These costs are limited to the concealed-condition investigation and do not include the permanent additional balcony removal and reconstruction resulting from the Engineer's findings.

Labor

Line Item	T&M Log No.	Date	Number of Men	Number of Hours (per man)	Number of Men X Number of Hours	Total Hours	Cost per Hour	Description	Total
1	1823	Thursday, July 23, 2026	2	2	4	20	\$ 72.00	Location: 05 Stack – Unit 205 Work Description: Installed temporary dust barriers and interior protection to facilitate concealed-condition investigation within Unit 205. Additional post shores were installed as required to safely support the affected area during investigative demolition. The crew removed plywood covering the window area and performed selective chipping of deteriorated concrete to expose the structural conditions for evaluation.	1,440.00
			2	8	16				

2	1824	Friday, July 24, 2026	2	8	16	16	\$ 72.00	Location: 05 Stack – Unit 205 Work Description: Continued investigative concrete demolition within Unit 205 to expose the limits of concealed deterioration. Post shores were relocated as necessary to maintain safe access and support while additional concrete was selectively removed. Work was performed to expose sufficient structural concrete and reinforcing steel for continued evaluation of the repair requirements.	1,152.00
3	1828	Monday, July 27, 2026	2	8	16	16	\$ 72.00	Location: 05 Stack – Units 205 & 305 Work Description: T.J. Snook, P.E., Engineer of Record, performed a field evaluation of the exposed conditions at Unit 205 and determined that the deterioration was extensive enough to require complete balcony removal. Following the Engineer's evaluation, the crew coordinated access to Unit 305 and constructed temporary dust-barrier protection in preparation for additional investigative demolition and evaluation of concealed conditions.	1,152.00
4	1829	Tuesday, July 28, 2026	2	8	16	16	\$ 72.00	Location: 05 Stack – Units 205 & 305 Work Description: Removed windows, doors, and associated components as necessary to access and expose concealed structural conditions for continued investigation. During removal at Unit 205, concealed cement board was encountered behind the balcony ceiling. Upon removal, a significant concrete spall was exposed that had not previously been visible. The newly exposed condition required additional evaluation to determine the extent of deterioration and required repair.	1,152.00

5	1833	Wednesday, July 29, 2026	2	8	16	16	\$ 72.00	Location: 05 Stack – Units 305 & 405 Work Description: Following the Engineer of Record's determination regarding Unit 305, the crew continued the investigative process within the 05 Stack. Temporary dust-barrier protection was constructed at Unit 405 to allow concealed structural conditions to be safely exposed and evaluated. Debris generated by the investigative demolition was removed and disposed of to maintain safe access to the work areas.	1,152.00
6	1827	Thursday, July 30, 2026	1	8	8	12	\$ 72.00	Location: 05 Stack – Unit 205 Work Description: Continued selective chipping of deteriorated concrete at Unit 205 to determine the limits and extent of concealed structural deterioration. Work was temporarily stopped after sufficient conditions had been exposed for further evaluation. The crew then constructed additional temporary dust-barrier protection to facilitate continued investigation within the occupied unit.	864.00
			1	4	4				
7	1836	Thursday, July 30, 2026	3	2	6	8	\$ 72.00	Location: 16 Stack Work Description: Relocated furniture approximately four feet from the work area in Unit 616 and constructed a temporary dust barrier to protect the occupied interior. The crew then removed existing materials from the underside of the first-floor balcony as part of the concealed-condition investigation. Upon exposure of the structural concrete, significant cracking, delamination, deteriorated reinforcing steel, and multiple layers of stucco and metal lath concealing additional deterioration were identified. Work was performed to expose the structural conditions for evaluation by the Engineer of Record.	576.00
			1	2	2				

8	1837	Friday, July 31, 2026	2	1	2	2	\$ 72.00	Location: 16 Stack – Units 616 & 216 and Eyebrow Area Work Description: Following completion of temporary interior protection in Unit 616, the crew performed exploratory demolition at Units 616 and 216 and the associated eyebrow area to expose concealed structural conditions for evaluation. Existing stucco and finish materials were selectively removed from the eyebrow to expose the underlying structural concrete. Localized deterioration was identified along the slab edge, requiring additional investigation. Deteriorated concrete was selectively chipped as necessary to expose sound concrete and reinforcing steel for evaluation by the Engineer of Record. Exploratory work was also performed at Unit 216 to expose concealed conditions and assist the Engineer in determining the extent of deterioration and required repair scope.	144.00
			2	1	2	2			
9	1839	Friday, July 31, 2026	2	3	6	14	\$ 72.00	Location: 05 Stack – Units 205, 305, 405, 505 & 605 and Eyebrow Area Work Description: Performed exploratory investigations throughout the 05 Stack, including Units 205, 305, 405, 505 and 605 and the associated eyebrow area, to evaluate concealed structural conditions. Selective chipping and removal of existing stucco and finish materials were performed as necessary to expose the underlying structural concrete for evaluation. At Unit 305, the investigation included the balcony slab forming the ceiling of Unit 205. As the investigation progressed, additional concealed deterioration became visible after removal of the existing finishes. The exposed areas, including the eyebrow, were selectively chipped and evaluated in coordination with T.J. Snook, P.E., Engineer of Record, to determine the extent of deterioration and establish the required repair scope.	1,008.00
			2	4	8				

Total 8,640.00

MATERIALS, EQUIPMENT, RENTALS & ASSOCIATED COSTS

Line Item	Vendor	Date	Qty	Unit Price	Subtotal	Tax	Description	Amount Due
1	Stone Mountain Access System	7/21/2026	2	\$ 400.00	\$800.00	\$ 52.00	Post Shore Delivery & Pickup – Additional transportation required for delivery and return of the 50 additional post shores from the Jacksonville location.	852.00
2	Stone Mountain Access System	7/21/2026	50	\$ 15.00	\$750.00	\$ 48.75	Post Shores – 50 additional shores required to safely support affected areas during investigative demolition and evaluation of concealed structural deterioration within the 05 Stack. These shores were in addition to the quantity included in the original mobilization.	798.75
3	Home Depot	7/23/2026	4	22.78	91.12	5.9228	1/2" Plywood – Temporary interior protection and dust barriers required to perform investigative demolition and expose concealed structural conditions within the 05/16 Stacks.	97.04
4	Home Depot	7/23/2026	13	3.98	51.74	3.3631	2x4x8 Lumber – Framing for temporary dust barriers and interior protection required during investigative demolition.	55.10
5	Home Depot	7/23/2026	1	14.97	14.97	0.97305	Spray Foam – Temporary sealing of dust barriers and interior protection installed for investigative demolition.	15.94
6	United Rentals	7/23/2026	1	\$ 3,775.71	\$ 3,775.71	\$ -	65–70' Telescopic Boom Lift – Additional boom lift required to provide access to the 05 Stack for investigative work and Engineer of Record evaluation. The original mobilization included one boom lift; this second lift was required due to the expanded concealed-condition investigation.	3,775.71
7	Home Depot	7/27/2026	6	\$ 45.00	\$ 270.00	\$ 17.55	1/2" x 4' x 8' MDF Panels – Additional temporary interior protection/dust-barrier materials required to facilitate investigative demolition within occupied units.	287.55

8	Precision Containers	8/4/2026	1	\$ 400.00	\$ 400.00	\$ -	Additional Debris Container – Second container required for debris generated by the expanded investigative demolition and concealed-condition work. Includes initial 10-yard container charge; additional disposal charges, if incurred, to be documented separately.	400.00
9	Precision Containers	8/3/2026	1	\$ 100.00	\$ 100.00	\$ -	Dumpster Relocation – Relocation of existing north-side dumpster to accommodate access and ongoing investigative work associated with the 05/16 Stack concealed conditions.	100.00
Subtotal								6,382.10
20% Markup Total								1,276.42
Total								7,658.52



BRANCH L77
1472 N NOVA RD
DAYTONA BEACH FL 32117-3207
386-248-3951

4 WEEK BILLING INVOICE

264971997-001

Job Site

FOUNTAIN BEACH RESORT
313 S ATLANTIC AVE
DAYTONA BEACH FL 32118

Office: 386-416-8532

MCDONALD PAINTING
2615 WESTWOOD AVE
NEW SMYRNA FL 32168-5617

Customer # : 4018914
Invoice Date : 08/04/26
Date Out : 07/20/26 09:00 AM
Billed Through : 08/17/26 00:00
UR Job Loc : 313 S ATLANTIC AVE,
UR Job # : 46
Customer Job ID:
P.O. # : DAVE
Ordered By : DAVE MCDONALD
Reserved By : CHRISTOPHER HAUN
Salesperson : ERIC WARREN

Invoice Amount: \$3,775.71

Terms: Due Upon Receipt
Payment options: Contact our credit office 980-342-2331
REMIT TO: UNITED RENTALS (NORTH AMERICA), INC.
PO BOX 100711
ATLANTA GA 30384-0711

RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
1	0302HRO092	BOOM 65-70' TELESCOPIC Make: GENIE Model: S-65 Serial: S65XCH-46514 Meter out: 4441.70 Meter in: .00	542.00	542.00	1,201.00	2,669.00	2,669.00

Rental Subtotal: 2,669.00

SALES/MISCELLANEOUS ITEMS:

Qty	Item	Price	Unit of Measure	Extended Amt.
1	ENVIRONMENTAL SERVICE CHARGE	[ENV/MCI] 53.380	EACH	53.38
1	DELIVERY CHARGE	225.000	EACH	225.00
1	PICKUP CHARGE	225.000	EACH	225.00

Sales/Misc Subtotal: 503.38

Agreement Subtotal: 3,172.38

Rental Protection: 400.35

Tax: 202.98

Total: 3,775.71

COMMENTS/NOTES:

ONSITE CONTACT: DAVE MCDONALD
CELL#: 386-416-8532

Billing period: 28 Days From 7/20/26 09:00 AM Thru 8/17/26 09:00 AM

Effective February 1, 2024 and where permitted by law, United Rentals may impose a surcharge of 2.0% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax.

NOTICE: This invoice is subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.



JACKSONVILLE
2940 W 45TH ST
JACKSONVILLE FL 32209
PHONE: 904-694-2560
FAX:

RENTAL QUOTATION

QUOTATION NO. : 94392

CUSTOMER # : MCD00003
CUSTOMER : MCDONALD PAINTING LLC.
ADDRESS: 2615 WESTWOOD AVE
NEW SMYRNA FL 32168

SITE : FOUNTAINS
CONDOMINIUMS
313 SOUTH ATLANTIC
AVENUE
DAYTONA BEACH FL 32118

DATE OF QUOTE : 7/21/2026
RENTAL TERMS : MINIMUM 28 DAYS
QUOTED BY : MATHEW HENDERSON
PAYMENT TERMS : ON RECEIPT
SALES PERSON : MATHEW HENDERSON
PHONE :
EMAIL : MHENDERSON@STONEMOUNTAINACCESS.COM

ORDERED BY :
CELL :

CONTACT : 303-378-1986
PHONE :
CELL : STEPHEN

PAGE 1 OF 1

QTY.	ITEM CODE	DESCRIPTION	MIN. RENTAL AMOUNT	UNIT PRICE	EXTENDED AMOUNT
SCOPE OF WORK					
STONE MOUNTAIN ACCESS IS QUOTING THE FOLLOWING FOR THE RENTAL (ONLY) OF SHORING SCAFFOLDING AND RELATED COMPONENTS. THE CUSTOMER PROVIDED SMA WITH A LIST. THIS QUOTE ALSO CONTAINS ONE DELIVERY AND ONE PICK UP.					
50.00		POST SHORE 6FT2IN TO 11FT1IN	\$15.00		\$750.00
1.00		DELIVERY CHARGES		\$400.00	\$400.00
1.00		PICKUP CHARGES		\$400.00	\$400.00

STANDARD NOTES:

ACCEPTED BY :

SIGNATURE :

NAME :

TITLE :

PO # :

DATE :

David McDonald
David McDonald
Owner
7-27-26

RENTAL TOTAL :	\$750.00
SALES TOTAL :	\$0.00
LABOR TOTAL :	\$0.00
DELIVERY TOTAL :	\$400.00
PICKUP TOTAL :	\$400.00
TOTAL :	\$1,550.00
ESTIMATED TAX :	\$100.75
QUOTE TOTAL :	\$1,650.75

Precision Containers & Cleanup
301 W Park Ave
Edgewater, FL 32132 US
+13866632232
precisioncontainers@gmail.com



INVOICE

BILL TO
Dave McDonald

INVOICE # 21966
DATE 08/10/2026

TERMS Due on receipt

CAN LOCATION 313 S Atlantic Daytona
CAN SIZE 10yd

ACTIVITY	QTY	RATE	AMOUNT
Container:10 Yard 2 tons included with this price-anything over that may incur additional charges		390.00	390.00
Misc:DB Franchise Fee Franchise Fee for jobs in City of Daytona Beach-all cans located in Daytona Beach City Limits are required to have an additional charge on each delivery and dump/return	1	10.00	10.00

PAID

TERMS & CONDITIONS: Customer agrees that no tires, toxic, flammable or hazardous waste or wet concrete/mortar shall be placed in containers. Do not overload the container nor use it for incineration purposes. Customer shall be liable to Precision Containers "Contractor" for destruction/damages to container. All containers remain the exclusive property of Contractor. Customer grants Contractor a license for ingress and egress over Customer's property to service the container, and further agrees that Contractor shall not be liable for damage to any road, paved area or other surface that is used by Contractor to service the containers or for related activities. Customer agrees to hold harmless and indemnify Contractor against all claims, lawsuits and other loss or liability for injury to persons or damage to property arising out of the possession, control or authorized or unauthorized use of the container by third parties or Customers.

PAYMENT 400.00
BALANCE DUE \$0.00

Ways to pay



If for any reason, the containers are to be relocated from the point of delivery, a minimum of \$100 relocation fee per container will be charged. RENTAL IS FOR A THIRTY (30) DAY (MAXIMUM) PERIOD!! - additional days may result in additional fees.

Precision Containers & Cleanup
301 W Park Ave
Edgewater, FL 32132 US
+13866632232
precisioncontainers@gmail.com



INVOICE

BILL TO
Dave McDonald

INVOICE # 21960
DATE 08/06/2026

TERMS Due on receipt

CAN LOCATION
313 S Atlantic Daytona

CAN SIZE
10yd

ACTIVITY	QTY	RATE	AMOUNT
Misc:Relocate Relocated north side dumpster		100.00	100.00

TERMS & CONDITIONS: Customer agrees that no tires, toxic, flammable or hazardous waste or wet concrete/mortar shall be placed in containers. Do not overload the container nor use it for incineration purposes. Customer shall be liable to Precision Containers "Contractor" for destruction/damages to container. All containers remain the exclusive property of Contractor. Customer grants Contractor a license for ingress and egress over Customer's property to service the container, and further agrees that Contractor shall not be liable for damage to any road, paved area or other surface that is used by Contractor to service the containers or for related activities. Customer agrees to hold harmless and indemnify Contractor against all claims, lawsuits and other loss or liability for injury to persons or damage to property arising out of the possession, control or authorized or unauthorized use of the container by third parties or Customers.

PAYMENT 100.00
BALANCE DUE \$0.00

Ways to pay



[View and pay](#)

If for any reason, the containers are to be relocated from the point of delivery, a minimum of \$100 relocation fee per container will be charged. RENTAL IS FOR A THIRTY (30) DAY (MAXIMUM) PERIOD!! - additional days may result in additional fees.

AIA G701 – CHANGE ORDER

Project:

Fountain Beach Resort – 05 & 16 Stack Restoration Project

Project No.:

25-1441

Owner:

Fountain Beach Resort Condominium Association

Contractor:

McDonald Painting, LLC

Architect/Engineer:

United Engineering Consultants, Inc.



CHANGE ORDER NO.:

CO-02

DATE:

August 17, 2026

DESCRIPTION OF CHANGE

Expanded Structural Repair Scope & Extended Project Costs – 05 & 16 Stacks

This Change Order incorporates additional structural repair work and associated project costs resulting from concealed conditions identified during investigative demolition within the 05 and 16 Stacks.

Based on conditions exposed during the investigation and subsequent evaluation by the Engineer of Record, the required structural repair scope has substantially increased beyond the work included in the original Contract.

The additional work and associated costs incorporated into CO-02 include:

- Complete balcony removal and reconstruction at **Units 216 and 616** within the 16 Stack.
- Complete balcony removal and reconstruction at **Units 205, 305, 405, 505, and 605** within the 05 Stack.
- Additional and extended swing-stage access required to perform the expanded structural repair scope.
- Additional swing-stage roof setup and rigging required for the 05 Stack.
- Extended post-shore rental required to support the expanded structural repair work.
- Extended dumpster and waste-handling requirements.
- Extended portable restroom rental.

- Extended compressor rental associated with the structural repair operations.
- Extended Project Management and Administration associated with the increased project duration and expanded repair scope.

The additional balcony replacements are priced using the same pricing basis established for the complete balcony replacements included in the original Contract.

The additional access, equipment, rental, and project-related costs are attributable to the expanded structural repair scope and resulting extension of the anticipated project duration. Costs previously included in the original Contract or previously addressed under Change Order No. 01 have been excluded from CO-02 to avoid duplication.

Eyebrow Concrete Repairs: Localized concrete deterioration identified at the **05 and 16 Stack eyebrow areas** is not included in the fixed amount of CO-02. Required repairs will be performed as conditions are exposed, with final quantities measured in the field and billed in accordance with the applicable Contract unit price **UC#3 – Concrete Repair, Slab Edge at \$650.00 per cubic foot.**

Supporting Documentation: The following attached sections are incorporated into and made part of Change Order No. 02:

Section A – Additional Access, Extended Rentals & Project Costs
Section B – Additional Structural Repair Scope – 16 Stack
Section C – Additional Structural Repair Scope – 05 Stack
Section D – Eyebrow Concrete Repairs – 05 & 16 Stacks
Section E – Contract Time Adjustment

The fixed Change Order amount is based upon Sections A, B, and C. Section D identifies unit-price work to be field measured and billed separately in accordance with the Contract Documents. Section E documents the revised anticipated Contract Time and completion date.

CHANGE IN CONTRACT SUM

Original Contract Sum:
\$173,167.44

Change Order No. 01 – Concealed Conditions / Investigative Work – 05 & 16 Stacks:
\$16,298.52

Contract Sum Including Change Order No. 01:
\$189,465.96

Change Order No. 02 – Expanded Structural Repair Scope & Extended Project Costs:

Section A – Additional Access, Extended Rentals & Project Costs: **\$43,073.82**

Section B – Additional Structural Repair Scope – 16 Stack: **\$67,908.30**

Section C – Additional Structural Repair Scope – 05 Stack: **\$169,770.75**

Total Change Order No. 02:

\$280,752.87

New Contract Sum Including Change Orders No. 01 and No. 02:

\$470,218.83

Section D – Eyebrow Concrete Repairs – 05 & 16 Stacks:

Not included in the fixed CO-02 amount. Actual quantities will be field-measured and billed at **\$650.00 per cubic foot** in accordance with existing Contract Unit Price **UC#3 – Concrete Repair, Slab Edge**.

CHANGE IN CONTRACT TIME

The original Contract was based upon an anticipated project duration of ninety (90) calendar days, commencing July 20, 2026.

As a result of concealed structural conditions identified during investigative work and the substantial increase in structural repair scope, including two additional complete balcony replacements within the 16 Stack and five complete balcony replacements within the 05 Stack, additional access requirements, temporary shoring, and associated structural restoration work, CO-02 provides an additional ninety (90) calendar days to complete the expanded work.

Change in Contract Time by CO-02:

90 Calendar Days

REVISED CONTRACT TIME

Date of Commencement:

July 20, 2026

Original Contract Time:

90 Calendar Days

Original Anticipated Completion Date:

October 18, 2026

Additional Contract Time – CO-02:

90 Calendar Days

Revised Contract Time:
180 Calendar Days

Revised Anticipated Completion Date:
January 16, 2027

Based upon the project commencement date of July 20, 2026, the original 90-calendar-day Contract period had an anticipated completion date of October 18, 2026. CO-02 extends the Contract Time by 90 calendar days, resulting in a revised Contract Time of 180 calendar days and a revised anticipated completion date of January 16, 2027. The revised Contract Time and anticipated completion date are based upon the currently identified repair scope and remain subject to further adjustment as permitted by the Contract Documents for weather, required inspections, engineering direction, material availability and lead times, additional concealed conditions, and other qualifying delays or changes beyond the Contractor's control.

SIGNATURES

OWNER:

Fountain Beach Resort Condominium Association

By: 

Name: Becky Lewis

Date: 8/25/26

CONTRACTOR:

McDonald Painting, LLC

By: *Dave McDonald*

Name: David McDonald

Date: 8/17/2026

ARCHITECT/ENGINEER:

United Engineering Consultants, Inc.

By: _____

Name: _____

Date: _____

McDonald Painting, LLC

Section A – Additional Access, Extended Rentals & Project Costs

Date 08/17/2026

Bill To: Becky Lewis

Customer Name: Fountain Beach Resort

Customer Address: 313 S Atlantic Ave Daytona Beach, FL

CHANGE ORDER REQUEST NO. 2

CO-02 — Expanded Structural Repair Scope & Extended Project Costs

BASIS OF EXTENDED PROJECT COSTS

Original Contract Duration: 90 Calendar Days

Original Project Start: July 20, 2026

Original Anticipated Completion: October 18, 2026

CO-02 Contract Time Extension: 90 Calendar Days

Revised Contract Duration: 180 Calendar Days

Revised Anticipated Completion: January 16, 2027

Extended rental and project costs shown below are based upon the revised project duration. Items originally included for the initial 90-day Contract period are charged only for the additional 90-day extension. Equipment and services not included in the original Contract but required as a result of the expanded 05 Stack repair scope are identified separately and are based upon the anticipated period they are required for that work.

Item	Original Contract Basis	CO-02 Requirement	Rate	Labor / Vendor Cost	Contract Markup – 20%	CO-02 Amount
16 Stack – Existing Swing Stage Rental Extension*	1 Stage × 3 Months	Additional 3 months	\$1,844.25/mo.	5,532.75	1106.55	\$6,639.30
05 Stack – Additional Dedicated Swing Stage**	Not Included	1 Additional Stage × 6 Months Total	\$1,844.25/mo.	11,065.50	2213.1	\$13,278.60
05 Stack – Additional Swing Stage Roof Setup***	Not Included	32 Man-Hours	72	2,304.00	0	\$2,304.00
Safety Rope – Additional Swing Stage	Not Included	1 EA		268.99	53.798	\$322.79
16 Stack – Dumpster Rental Extension	3 Months	Additional 3 Months	\$400/mo.	1,200.00	240	\$1,440.00
05 Stack – Additional Dedicated Dumpster	Not Included	6 Months Total	\$400/mo.	2,400.00	480	\$2,880.00
Portable Restroom Rental Extension	3 Months	Additional 3 Months	\$135/mo.	405.00	81	\$486.00
16 Stack – Post Shore Rental Extension	50 Shores × 3 Months	Additional 3 Months	50 × \$15/mo.	2,250.00	450	\$2,700.00

McDonald Painting, LLC

SECTION B – ADDITIONAL STRUCTURAL REPAIR SCOPE – 16 STACK

Date 08/17/2026

Bill To: Becky Lewis

Customer Name: Fountain Beach Resort

Customer Address: 313 S Atlantic Ave Daytona Beach, FL

CHANGE ORDER REQUEST NO. 2

CO-02 — Expanded Structural Repair Scope & Extended Project Costs

Item	Original Contract Basis	CO-02 Requirement	Qty.	Unit Price	CO-02 Amount
Unit 216 – Complete Balcony Slab Removal & Reconstruction	Not Included	Complete Balcony Replacement	1	\$33,954.15	\$33,954.15
Unit 616 – Complete Balcony Slab Removal & Reconstruction	Not Included	Complete Balcony Replacement	1	\$33,954.15	\$33,954.15
16 Stack Additional Balcony Subtotal			2		\$67,908.30

16 Stack – Additional Balcony Replacements:

The original Contract included complete balcony slab removal and reconstruction at three locations within the 16 Stack: Units 316, 416, and 516. During the concealed-condition investigation, additional structural deterioration was identified at Units 216 and 616. Based upon the conditions exposed during investigation and evaluation by the Engineer of Record, complete balcony slab removal and reconstruction is required at these two additional locations.

CO-02 therefore includes complete balcony replacement at Units 216 and 616, utilizing the same pricing basis established for the three complete balcony replacements included in the original Contract. Units 316, 416, and 516 remain included in the original Contract and are not included in the CO-02 amount shown above.

McDonald Painting, LLC

SECTION C – ADDITIONAL STRUCTURAL REPAIR SCOPE – 05 STACK

Date 08/17/2026

Bill To: Becky Lewis

Customer Name: Fountain Beach Resort

Customer Address: 313 S Atlantic Ave Daytona Beach, FL

CHANGE ORDER REQUEST NO. 2

CO-02 — Expanded Structural Repair Scope & Extended Project Costs

Item	Original Contract Basis	CO-02 Requirement	Qty.	Unit Price	CO-02 Amount
Unit 205 – Complete Balcony Replacement	Not Included	Complete Balcony Replacement	1	\$33,954.15	\$33,954.15
Unit 305 – Complete Balcony Replacement	Not Included	Complete Balcony Replacement	1	\$33,954.15	\$33,954.15
Unit 405 – Complete Balcony Replacement	Not Included	Complete Balcony Replacement	1	\$33,954.15	\$33,954.15
Unit 505 – Complete Balcony Replacement	Not Included	Complete Balcony Replacement	1	\$33,954.15	\$33,954.15
Unit 605 – Complete Balcony Replacement	Not Included	Complete Balcony Replacement	1	\$33,954.15	\$33,954.15
05 Stack Additional Structural Repair Subtotal			5		\$169,770.75

05 Stack – Additional Balcony Replacements: The original Contract did not include complete balcony replacement within the 05 Stack. During the concealed-condition investigation, selective demolition and exploratory work were performed to expose the existing structural conditions for evaluation by the Engineer of Record. Based upon the conditions identified during the investigation, complete removal and reconstruction is required at Units 205, 305, 405, 505, and 605. CO-02 therefore includes five additional complete balcony replacements utilizing the same pricing basis established for the complete balcony replacements included in the original Contract.

The unit price of \$33,954.15 per balcony is based upon the original accepted Contract pricing for complete balcony replacement, maintaining consistency with the pricing basis established under the original Contract.

McDonald Painting, LLC

SECTION D – EYEBROW CONCRETE REPAIRS – 05 & 16 STACKS

Date 08/17/2026

Bill To: Becky Lewis

Customer Name: Fountain Beach Resort

Customer Address: 313 S Atlantic Ave Daytona Beach, FL

CHANGE ORDER REQUEST NO. 2

CO-02 — Expanded Structural Repair Scope & Extended Project Costs

Item	Original Contract Basis	CO-02 Requirement	Qty.	Unit Price	CO-02 Amount
16 Stack – Roof Eyebrow Concrete Repair	Existing UC#3 Unit Price	Localized slab-edge concrete repair	By Actual Qty.	\$650.00/CF	By Actual Qty.
05 Stack – Roof Eyebrow Concrete Repair	Existing UC#3 Unit Price	Localized slab-edge concrete repair	By Actual Qty.	\$650.00/CF	By Actual Qty.

Eyebrow Concrete Repairs: The roof eyebrow areas at the 16 Stack and 05 Stack were investigated as part of the concealed-condition evaluation. Localized concrete deterioration was identified along the slab edges. Deteriorated concrete will be removed back to sound material, with reinforcing steel exposed and prepared as required. Final repair quantities will be field-measured following removal of the deteriorated concrete and billed in accordance with the existing Contract unit price UC#3 – Concrete Repair, Slab Edge at \$650.00 per cubic foot.

Quantities for the 05 and 16 Stack eyebrow repairs are currently TBD and are not included in the fixed CO-02 amount. Actual quantities will be documented in the field and billed based upon the applicable Contract unit price.

McDonald Painting, LLC

Section E – Contract Time Adjustment

Date 08/17/2026

Bill To: Becky Lewis

Customer Name: Fountain Beach Resort

Customer Address: 313 S Atlantic Ave Daytona Beach, FL

CHANGE ORDER REQUEST NO. 2

CO-02 — Expanded Structural Repair Scope & Extended Project Costs

Description	Original Contract	CO-02 Revised Requirement	Adjustment
Overall Project Duration	90 Calendar Days	180 Calendar Days	+90 Calendar Days
Anticipated Completion	October 18, 2026	January 16, 2027	90-Day Extension

Contract Time Adjustment: The original Contract was based upon an anticipated project duration of 90 calendar days. As a result of concealed conditions identified during investigative work and the substantial increase in structural repair scope, including two additional complete balcony replacements within the 16 Stack and five complete balcony replacements within the 05 Stack, additional Contract Time is required to complete the expanded work.

Based upon the currently identified repair scope, CO-02 provides an additional 90 calendar days, revising the anticipated overall project duration from 90 calendar days to 180 calendar days. Based upon the project start date of July 20, 2026, the original anticipated completion date was October 18, 2026, and the revised anticipated completion date is January 16, 2027.

The revised Contract Time and anticipated completion date are based upon the currently identified repair scope and remain subject to weather, required inspections, engineering direction, material availability and lead times, additional concealed conditions, and other delays or changes beyond the Contractor's control, as permitted by the Contract Documents.