



700 OCEAN PLACE
PONTE VEDRA BEACH, FL 32082
(904) 285-4200 OFFICE

NOTICE OF BOARD OF DIRECTORS MEETING

Notice is hereby given, in accordance with the bylaws of the Summer House in Old Ponte Vedra Condominium Association and Florida Statutes that a Board of Directors Meeting will be held as follows:

Date: June 18, 2026
Time: 6:00pm
Place: Zoom or in person at the Beach Side Clubhouse

Register in advance for this meeting

https://us06web.zoom.us/meeting/register/_6_Q7C6vT0CYq54Yw9nMDw

After registering, you will receive a confirmation email containing information about joining the meeting exclusive to you. Please make sure to save the email.

- Agenda:**
1. Call Meeting to Order
 2. Establish a Quorum of Board members present
 3. Approve February 26, 2026 Annual Election Meeting Minutes
 4. Approve February 26, 2026 BOD Meeting Minutes
 5. Approve February 26, 2026 Organizational Meeting Minutes
 6. Approve the 2025 Audit
 7. Approve the 2026-2027 Property Insurance Renewal
 8. Approve GAF Roof Inspection Warranty Project
 9. Review Architect's Determination of Building Completion Sequence- Golf Side Hardie Board Project
 10. Exterior Wash of Golf Side Buildings
 11. Ratify vote for ARC applications submitted Feb 2026– May 2026
List of ARC applications included in meeting packet
 12. Ratify vote approving violation fines issued Feb 2026- May 2026
List of Violations included in meeting packet
 13. New Business
 14. Membership Questions
 15. Adjournment

Sincerely,
Shannon Kolacz, LCAM
As Property Manager of
Summer House in Old Ponte Vedra Condominium Association, Inc

**SUMMER HOUSE IN OLD PONTE VEDRA
CONDOMINIUM ASSOCIATION, INC.**

700 OCEAN PLACE
PONTE VEDRA BEACH, FL 32082

ANNUAL/ELECTION MEETING MINUTES
February 26, 2026

Meeting called to Order

PRESENT AT THE MEETING: Quorum of the Board of Director's was established.

Shane Kammerdiener
James Galloway
Kathy Huppert
Garrett Warren
Shannon Kolacz –Property Manager – FSR
Stacy Hudgens- Assistant Manager- FSR
Alicia Kupcinkas- Association Counsel

Appointment of Ballot Counters

James Galloway elected to appoint Ballot Counters. Beth Spiegel and Deidre Mann volunteered. James makes a motion to appoint Beth Spiegel and Deidre Mann as the ballot counters for tonight's election. Garrett Warren seconds the motion and Kathy Huppert is also in favor. The motion passes unanimously by the Board members present.

Establish a Quorum

A quorum of the membership is not present as required for a membership meeting, but we have met quorum of ballots for the election.

Proof of Notice/Affidavit of Mailing

Proof of Mailing Affidavit was presented to the membership present

Results of Election of Board of Directors

Lisa Blanchard- 73
James Galloway- 92
Kevin Guthard- 72
Kathy Huppert- 86
Barbara Turley- 60
Garrett Warren- 82

There were three questions posed at the December 2025 meeting to be answered by Association Counsel, Alicia Kupcinkas

1. What would happen if we did not meet the 20% quorum for election ballots. Answer- We would need to notice the Election again.
2. What is needed for staggered terms?
Answer-2/3 of the membership must vote in favor of staggered terms and an amendment must be made to the Bylaws.
3. Why weren't the five members running in the first noticed Election automatically appointed to the Board?
4. Answer- The first notice was improper, only noticing two vacancies.

Adjournment

James Galloway adjourned the meeting at 7:48pm to be followed by Organizational Meeting

**SUMMER HOUSE IN OLD PONTE VEDRA
CONDOMINIUM ASSOCIATION, INC.
700 OCEAN PLACE
PONTE VEDRA BEACH, FL 32082**

**BOARD MEETING MINUTES
February 26, 2026**

1. Meeting called to order at 7:51pm by James Galloway

PRESENT AT THE ZOOM MEETING: Quorum of the Board of Director's was established.

Present in Person

James Galloway
Garrett Warren
Kathy Huppert
Shannon Kolacz –Property Manager – FSR
Stacy Hudgens- Asst Manager- FSR

2. Establish a Quorum

James Galloway verifies a quorum of the Board is present

3. Approval of Minutes from the December 9, 2025 Board of Directors Meeting

James Galloway motions to approve the December 9, 2025 Board of Directors meeting minutes. Garrett Warren seconds the motion. All Board members vote in favor. Motion passes unanimously by vote of the Board members present at the meeting.

4. Approval of Minutes from the December 9, 2025 Budget Approval Meeting

James Galloway motions to approve the December 9, 2025 Budget Approval meeting minutes. Garrett Warren seconds the motion. All Board members vote in favor. Motion passes unanimously by vote of the Board members present at the meeting.

5. Ratify vote for Julianne Overby Architect to replace Mr. Dennis Williams following his Retirement

James Galloway asked the Property Manager, Shannon Kolacz, to explain the role of the Architect in the Hardie Board Project. Ms. Overby will assume the role in creating the repair drawings for each of the remaining buildings, she will conduct property visits, and approvals of each payment draw prior to Association payment.

James Galloway motions to approve Julianne Overby as the Architect to replace Mr. Dennis Williams following his retirement. Garrett Warren seconds the motion. All Board members vote in favor. Motion passes unanimously by vote of the Board members present at the meeting.

6. Ratify Vote for ARC Applications submitted Nov 2025-Jan 2026

James Galloway motions to ratify the votes to approve and deny the below listed ARC applications. Garrett Warren seconds the motion. All Board members vote in favor. Motion passes unanimously by vote of the Board members present at the meeting.

Approved ARC Applications

- #105 Electric Fireplace Install
- #802 Window Replacement
- #769 Gutter install on Patio Framing
- #793 Patio Framing Replacement
- #701 Front Door Replacement

7. Ratify Vote Approving Violation Fines Nov 2025- Jan 2026

James Galloway motions to ratify to ratify approval of the violations submitted Nov 2025- Jan 2026. Garrett Warren seconds the motion. All Board members vote in favor. Motion passes unanimously by vote of the Board members present at the meeting.

Violations

- #1601 Chord Hanging outside
- #1909 Faux Plants in common areas
- #703 Flooring Violation
- #1812 Noise Violation
- #311 Noise Violation
- #311 Noise Violation

10. New Business

James Galloway mentioned that at the previous meeting in December Mr. David DiGiovanni discussed the need for cameras for the golf side pool. Management received an estimate from our camera vendor, Coastal Network and Automation, and the Board is prepared to approve it at this meeting. James Galloway made a motion to approve Coastal Network and Automation to add cameras to the golf side clubhouse. Garrett Warrant seconds the motion. All Board members vote in favor. Motion passes unanimously by vote of the Board members present at the meeting.

Deidre Mann requested a new flag pole be installed at the front of the beach side entrance.

11. Membership Questions

Gilbert Gregg noted that in reviewing meeting minutes from 2016 he recognized the membership voted to waive the retrofitting requirements for fire sprinkler systems. He asked whether installing a new fire sprinkler system would have positively affected insurance rates. Former Board President Joe Gill addressed the question, explaining that the high expense of the retrofit for all 56 buildings was the primary reason for the waiver. At that time, the association had just completed the repiping project and was preparing to begin the golf-side residing and stairwell replacement project.

12. Adjournment

James Galloway adjourns the meeting at 8:05 pm

**SUMMER HOUSE IN OLD PONTE VEDRA
CONDOMINIUM ASSOCIATION, INC.
700 OCEAN PLACE
PONTE VEDRA BEACH, FL 32082**

**Organizational Meeting Minutes
February 26, 2026**

1. Meeting called to order at 7:48 by James Galloway

PRESENT AT THE ZOOM MEETING: Quorum of the Board of Director's was established.

Present in person

James Galloway
Garrett Warren
Kathy Huppert
Shannon Kolacz –Property Manager – FSR
Stacy Hudgens- Asst Manager- FSR

2. Establish a Quorum

James Galloway verifies a quorum of the Board is present

3. Assignment of Officer Positions

James Galloway motions to make himself President, Garrett Warren as Treasurer, and Kathy Huppert as Secretary. Garrett Warren seconds the motion. All Board members vote in favor. Motion passes unanimously by vote of the Board members present at the meeting.

4. New Business

No New Business discussed

5. Membership Questions

No New Membership Questions

6. Adjournment

James Galloway adjourns the meeting at 7:50pm

Summer House in Old Ponte Vedra Condominium Association, Inc.

Premium Summary

The estimated program cost for the options are outlined in the following table:

| Property | Expiring 5/15/2025-2026 | Renewal 5/15/2026-2027 |
|---|--|--|
| | AmRisc* | AmRisc* |
| Admitted or Non Admitted | Non-Admitted | Non-Admitted |
| Building Total Values | \$74,186,795 | \$74,186,795 |
| Contents | \$105,000 | \$105,000 |
| Outdoor Property | \$480,572 | \$480,572 |
| Total Insured Value | \$74,772,367 | \$74,772,367 |
| Perils | Special | Special |
| Valuation | Replacement Cost; except Actual Cash Value for Golf Carts and Roof Coverings if installed/replaced prior to 2013 | Replacement Cost; except Actual Cash Value for Golf Carts and Roof Coverings if installed/replaced prior to 2010 |
| Coinsurance | N/A | N/A |
| <i>Deductibles - apply on a per occurrence basis unless otherwise stated</i> | | |
| All Other Perils Deductible | \$25,000 | \$10,000 |
| Named Storm / Hurricane Deductible - Per Calendar Year | Named Storm 3%, subject to a minimum of \$250,000 per building | Hurricane - 2%, subject to a minimum of \$100,000 per building |
| All Other Wind/Hail Deductible - Per Occurrence | 1%, subject to a minimum of \$100,000 per building | \$100,000 |
| <i>Some Terms, Conditions, Exclusions, and Definitions</i> | | |
| Ordinance or Law - A, B, C | Coverage A Included: B&C Combined 10% per bldg., max \$1,000,000 per occurrence | Coverage A Included: B&C Combined 10% per bldg., max \$1,000,000 per occurrence |
| Wind Driven Rain | Exclusion Applies | Exclusion Applies |
| Cosmetic Roof Damage due to Wind/Hail | Exclusion Applies | Exclusion Removed |
| Plants, Lawns, Trees or Shrubs - Specified Perils Only | \$100,000/\$25,000 any one plant, lawn, tree or shrub | \$100,000/\$25,000 any one plant, lawn, tree or shrub |
| Water, Flood, and Tidal Wave | Exclusion Applies | Exclusion Applies |

Summer House in Old Ponte Vedra Condominium Association, Inc.

| | | |
|--|--|--|
| Existing Damage | Exclusion Applies | Exclusion Applies |
| Sinkhole Collapse | Included | Included |
| Cyber Suite Coverage per occurrence | \$100K Aggregate/\$1K Deductible | \$100K Aggregate/\$1K Deductible |
| Warranties | | |
| Warrant no known sinkhole activity at the insured Location(s) or within 1000 ft. of the insured Location(s) | Applies | Applies |
| Average Rates per \$100 of TIV | \$0.54 | \$0.44 |
| Premium | \$385,462.00 | \$308,370.00 |
| Taxes/Fees | \$21,146.60 | \$18,461.41 |
| Total Estimated Annual Property Cost | \$406,608.60 | \$326,831.41 |
| Variance | | -20% |
| Terrorism | Rejected | Available for Additional Premium |
| Minimum Earned Premium | 35% or higher; Higher During Hurricane Season | 35% or higher; Higher During Hurricane Season |
| Payment Plan | Annual | Annual or Premium Finance |
| AmRisc Carriers: Certain Underwriters at Lloyds (A XV), Indian Harbor (A+ XV), Old Republic (A+ XV), GeoVera Specialty (A VIII), MS Transverse (A VIII), Spinnaker Specialty (A VIII), Everest Indemnity (A+ XV), Obsidian Specialty (A- VIII), Emerald Bay Specialty (A- VIII), Calais Reciprocal (A0VII), PartnerRE (A+XV), Fortegra (A-X), Canopus (A-XIV), Fireman's Fund (A+ XV) | | |



Summer House in Old Ponte Vedra Condominium Association, Inc.

| Boiler & Machinery | Expiring | Renewal |
|--|---------------------------|----------------------------------|
| | 5/15/2025-2026 | 5/15/2026-2027 |
| | Liberty Mutual | Liberty Mutual |
| Admitted or Non Admitted | Admitted | Admitted |
| Policy Limit | \$74,772,367 | \$74,772,367 |
| Extra Expense | \$100,000 | \$100,000 |
| Electronic Data or Media | \$250,000 | \$250,000 |
| Expediting Expenses | \$250,000 | \$250,000 |
| Fungus, Wet Rot and Dry Rot | \$15,000 | \$15,000 |
| Hazardous Substances | \$250,000 | \$250,000 |
| Ordinance or Law (including Demolition and Increased Cost of construction) | \$1,000,000 | \$1,000,000 |
| Spoilage Damage | \$250,000 | \$250,000 |
| Utility Interruption - Time Element | Included in Extra Expense | Included in Extra Expense |
| Water Damage | \$250,000 | \$250,000 |
| Deductibles | | |
| Property Damage | \$5,000 | \$5,000 |
| Extra Expense | 24 Hours | 24 Hours |
| Utility Interruption - Time Element | 24 Hours | 24 Hours |
| Premium | \$4,786.00 | \$4,786.00 |
| Taxes/Fees | \$207.00 | \$207.00 |
| Total Premium | \$4,993.00 | \$4,993.00 |
| Variance | | 0% |
| Payment Plan | Annual | Annual or Premium Finance |

Summer House in Old Ponte Vedra Condominium Association, Inc.

| Crime | Current 5/15/2025-2028 | Current 5/15/2025-2028 |
|---|--|--|
| <i>Three Year Policy expiring 5/15/2028</i> | Travelers Casualty and Surety Co. of America | Travelers Casualty and Surety Co. of America |
| Admitted or Non Admitted | Admitted | Admitted |
| Loss Sustained or Discovery Form | Discovery | Discovery |
| Employee Theft Limit | \$1,500,000 | \$1,500,000 |
| Deductible | \$10,000 | \$10,000 |
| Forgery or Alteration Limit | \$1,500,000 | \$1,500,000 |
| Deductible | \$10,000 | \$10,000 |
| On Premises | \$25,000 | \$25,000 |
| Deductible | \$250 | \$250 |
| In Transit | \$25,000 | \$25,000 |
| Deductible | \$250 | \$250 |
| Money Orders & Counterfeit Money | \$25,000 | \$25,000 |
| Deductible | \$250 | \$250 |
| Funds Transfer Fraud | \$1,500,000 | \$1,500,000 |
| Deductible | \$10,000 | \$10,000 |
| Computer Fraud | \$1,500,000 | \$1,500,000 |
| Deductible | \$10,000 | \$10,000 |
| Claims Expense | \$5,000 | \$5,000 |
| Deductible | None | None |
| Social Engineering Fraud | \$100,000 | \$100,000 |
| Deductible | \$5,000 | \$5,000 |
| Annual Installment Premium | \$1,053.00 | \$1,053.00 |
| Taxes/Fees | \$2.02 | \$2.02 |
| Total Estimated Annual Cost | \$1,055.02 | \$1,055.02 |
| Variance | | 0% |
| Payment Plan | Annual | Annual or Premium Finance |

Summer House in Old Ponte Vedra Condominium Association, Inc.

| General Liability | Expiring 5/15/2025-2026 | Renewal 5/15/2026-2027 | Renewal 5/15/2026-2027 |
|---|-----------------------------------|-----------------------------------|---------------------------|
| | Southern-Owners Insurance Company | Southern-Owners Insurance Company | Cincinnati Specialty |
| Admitted or Non Admitted | Admitted | Admitted | Non-Admitted |
| Claims Made or Occurrence | Occurrence | Occurrence | Occurrence |
| Each Occurrence | \$1,000,000 | \$1,000,000 | \$1,000,000 |
| General Aggregate | \$2,000,000 | \$2,000,000 | \$2,000,000 |
| Products/Completed Operations Aggregate | \$2,000,000 | \$2,000,000 | \$2,000,000 |
| Advertising & Personal Injury | \$1,000,000 | \$1,000,000 | \$1,000,000 |
| Fire Legal Liability | \$300,000 | \$300,000 | \$100,000 |
| Medical Payments | \$10,000 | \$10,000 | \$5,000 |
| Deductible / SIR | None | None | \$2,500 |
| Hired & Non-Owned Auto Liability | \$1,000,000 | \$1,000,000 | \$1,000,000 |
| Pollution | Exclusion Applies | Exclusion Applies | Exclusion Applies |
| Communicable Disease | Exclusion Applies | Exclusion Applies | Exclusion Applies |
| Fungi or Bacteria | Exclusion Applies | Exclusion Applies | Exclusion Applies |
| Assault & Battery | N/A | Exclusion Applies | No Exclusion |
| Limitation of Coverage - Pool | N/A | N/A | Limitation Applies |
| Exposure Basis | | | |
| Residential Condos - # of Units | 463 | 463 | 463 |
| Rental Condos - # of Units | Included | Included | Included |
| Swimming Pools - Each | Included | Included | Included |
| Streets or Roads - # of Miles | 3 | 3 | 3 |
| Tennis Courts/Basketball Courts | 3 | 3 | 3 |
| Average Rates per unit | \$88.59 | \$138.70 | \$91.05 |
| Premium | \$40,613.00 | \$63,584.00 | \$40,099.00 |
| Taxes/ Fees | \$406.13 | \$635.84 | \$2,057.95 |
| Total Estimated Annual Cost | \$41,019.13 | \$64,219.84 | \$42,156.95 |

Summer House in Old Ponte Vedra Condominium Association, Inc.

| Terrorism | Rejected | Available for Additional Premium | Available for Additional Premium |
|-----------------------------------|---|---|-----------------------------------|
| Variance | | 57% | 3% |
| Payment Plan | Annual | Annual or Installments to Carrier | Annual or Installments to Carrier |
| Workers' Compensation | Expiring 5/15/2025-2026 | Renewal 5/15/2026-2027 | |
| | Zenith Insurance Co | Zenith Insurance Co | |
| Gross Payroll | If Any | If Any | |
| Coverage A | Statutory | Statutory | |
| Coverage B - Employer's Liability | | | |
| Each Accident | \$500,000 | \$500,000 | |
| Disease- Employee | \$500,000 | \$500,000 | |
| Disease-Policy Limit | \$500,000 | \$500,000 | |
| Pay In Premium | \$503.00 | \$492.00 | |
| Payment Plan | Annual | Annual | |
| Umbrella / Excess Liability | Expiring 5/15/2025-2026 | Renewal 5/15/2026-2027 | |
| | Midvale Indemnity Co. & Navigators Ins. Co. | Midvale Indemnity Co. & Navigators Ins. Co. | |
| Admitted or Non Admitted | Admitted | Admitted | |
| Occurrence Limit | \$15,000,000 | \$15,000,000 | |
| Aggregate Limit | \$15,000,000 | \$15,000,000 | |
| Self Insured Retention | \$0 | \$0 | |
| <i>Some Exclusions</i> | | | |
| Communicable Disease | Exclusion Applies | Exclusion Applies | |
| <i>Underlying Policies</i> | | | |
| General Liability | \$1,000,000/\$2,000,000 | \$1,000,000/\$2,000,000 | |
| Automobile Liability | \$1,000,000 | \$1,000,000 | |
| Employers Liability | \$500,000/ \$500,000/ \$500,000 | \$500,000/ \$500,000/ \$500,000 | |

Summer House in Old Ponte Vedra Condominium Association, Inc.

| | | |
|--|---------------------------------|----------------------------------|
| Director's & Officers Liability | \$1,000,000 | \$1,000,000 |
| Premium | \$8,487.00 | \$12,196.00 |
| Taxes/Fees | \$1,510.36 | \$1,846.79 |
| Total Estimated Annual Cost | \$9,997.36 | \$14,042.79 |
| Variance | | 40% |
| Terrorism | Included | Included |
| Payment Plan | Annual | Annual or Premium Finance |
| Director's & Officers | Expiring | Renewal |
| | 5/15/2025-2026 | 5/15/2026-2027 |
| | Continental Casualty Co. | Continental Casualty Co. |
| Admitted or Non Admitted | Admitted | Admitted |
| Claims Made or Occurrence | Claims Made | Claims Made |
| Aggregate Limit | \$1,000,000 | \$1,000,000 |
| Per Claim Limit | \$1,000,000 | \$1,000,000 |
| Insuring Agreements | | |
| Individual Director's & Officers | Included | Included |
| Entity Coverage | Included | Included |
| Property Manager | Included | Included |
| Retroactive Date | 5/15/16 | 5/15/16 |
| Retentions | | |
| Self Insured Retention Each Loss (Loss Only) | \$5,000 | \$5,000 |
| Premium | \$7,280.00 | \$8,392.00 |
| Taxes/Fees | \$107.80 | \$83.92 |
| Total Estimated Annual Cost | \$7,387.80 | \$8,475.92 |
| Variance | | 15% |
| Terrorism | Included | Included |
| Payment Plan | Annual | Annual or Premium Finance |

Summer House in Old Ponte Vedra Condominium Association, Inc.

| Legal Defense | Expiring 05/15/2025-2026 | Renewal 5/15/2026-2027 |
|------------------------------------|--|--|
| | Bold Legal Defense | Bold Legal Defense |
| Admitted or Non Admitted | Admitted | Admitted |
| Legal Defense Coverage | Covers Legal Services of a plan attorney to defend a claim made against the insured and reported during the policy period when such claim has been denied or reserved coverage under an in-force policy. | |
| Deductible Amount | \$0 | \$0 |
| Premium | \$2,714.00 | \$4,203.00 |
| Taxes/Fees | \$0.00 | \$0.00 |
| Total Estimated Annual Cost | \$2,714.00 | \$4,203.00 |
| Variance | | 55% |
| Payment Terms/Installments | Annual | Annual or Premium Finance |
| Cyber Liability | Expiring 05/15/2025-2026 | Renewal 5/15/2026-2027 |
| | Underwriters at Lloyd's, London | Underwriters at Lloyd's, London |
| Admitted or Non Admitted | Non-Admitted | Non-Admitted |
| Limit Per Occurrence | \$1,000,000 | \$1,000,000 |
| Annual Aggregate | \$1,000,000 | \$1,000,000 |
| Deductible | \$5,000 | \$5,000 |
| Premium | \$875.00 | \$875.00 |
| Taxes/Fees | \$185.50 | \$185.50 |
| Total Estimated Cost | \$1,060.50 | \$1,060.50 |
| Variance | | 0% |
| Payment Terms/Installments | Annual | Annual or Premium Finance |

Summer House in Old Ponte Vedra Condominium Association, Inc.

| Environmental Liability | Expiring | Renewal | |
|----------------------------|-----------------------------|--|---|
| | 05/15/2025-2026 | 5/15/2026-2027 | |
| | Indian Harbor Insurance Co. | Indian Harbor Insurance Co. | |
| Admitted or Non Admitted | Non-Admitted | Non-Admitted | |
| Limit Per Occurrence | \$1,000,000 | \$1,000,000 | |
| Annual Aggregate | \$1,000,000 | \$1,000,000 | |
| Deductible | \$5,000 | \$5,000 | |
| Premium | \$2,415.00 | \$2,410.00 | |
| Taxes/Fees | \$531.54 | \$530.68 | |
| Total Estimated Cost | \$2,946.54 | \$2,940.68 | |
| Variance | | 0% | |
| Payment Terms/Installments | Annual or Premium Finance | Annual or Premium Finance | |
| | Expiring | Renewal With Southern-Owners General Liability | Renewal With Cincinnati General Liability |
| Total Program Cost | \$478,284.95 | \$428,314.16 | \$406,251.27 |
| Variance | | -10% | -15% |

New Option

| Landscaping & Debris Removal | Underwriters at Lloyd's, London |
|--|---------------------------------|
| <i>Coverage Definition: Wind and hail coverage for landscaping which is defined as trees, plants, shrubs, flowers and any other flora. This policy also covers expenses incurred in the removal of landscaping debris which may be directly destroyed or damaged by windstorm and/or hail.</i> | |

| Limit | Deductible | Total |
|-----------|------------|-------------|
| \$25,000 | \$2,500 | \$2,911.75 |
| \$50,000 | \$5,000 | \$5,786.75 |
| \$100,000 | \$10,000 | \$11,536.75 |
| \$250,000 | \$25,000 | \$28,786.75 |
| \$500,000 | \$50,000 | \$57,536.75 |

Shannon Kolacz

From: Julianne Overby <JNO@jnoverby.com>
Sent: Friday, May 22, 2026 6:06 AM
To: Shannon Kolacz
Cc: Christopher Luca
Subject: Summer House Condominiums

Good Morning.

After reviewing the property and each of the remaining 5 buildings that need to be refurbished on the exterior, it is my recommendation that the work be performed on the buildings in the following order:

Building #19

Building #20

Building #21

Building #17

Building #18

This recommendation is due to the extent of the damage and repairs that are visible, including the structural integrity of the chimney connection to the roof.

Thanks so much. Julianne N. Overby

JNOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



PO Box 54285
Jacksonville, FL 32245

May 20, 2026

Summer House at Old Ponte Vedra
Ponte Vedra, FL 32082

We propose the following service for **Summer House at Old Ponte Vedra at 100 Fairway Park Blvd, Ponte Vedra, FL 32082:**

- **Chemical Wash Exterior of 21 Condominium Buildings - \$22,457.00* _____ Initial**
 - ✓ **Includes all attached staircases and open porches/balconies (screened-in porches are excluded)**
 - ✓ **Excludes any natural/unpainted wood areas**
 - ✓ **Excludes auxiliary buildings – clubhouse, storage/maintenance building (2)**
 - ✓ Our low-pressure chemical-wash is safe for all surfaces and siding types, and provides complete elimination of organic material, including mold, mildew, fungus, and algae. Bugs, nests, webs, and other debris will also be removed.
 - ✓ Stains will be chemically treated, but non-organic materials (i.e. oil, rust, gum, tar, etc.) will remain.
 - ✓ Dirt dauber nests and cocoons will be knocked down, but a black/brown mark may remain.
 - ✓ Peeling, flaking, or otherwise compromised paint/finishes may worsen when washed. *NOTE:* The older wooden staircases have damaged/missing paint throughout. Window Gang cannot guarantee these areas can be cleaned 100% due to their condition.
 - ✓ Resident personal items (pets, furniture, string lights, rugs, plants, décor, etc.) must be removed from all porches/balconies/staircases prior to service. This includes screened-in porches, as there will be unavoidable overspray inside when washing the surrounding areas. Porches/balconies with excessive personal items will be skipped and the price will not be reduced. Window Gang will not be responsible for damage to items not removed as instructed.
 - ✓ We will work in a safe and cautious manner to prevent any water intrusion issues. However, Window Gang assumes the structural integrity of all buildings, surfaces, windows, and fixtures to be intact. Therefore, we are not responsible for water intrusion that may affect thresholds, doorways, windows, fixtures, electrical lighting/outlets/panels/wiring, fire safety equipment, cameras, internet/cable boxes etc. It is the property's responsibility to make sure everything is properly sealed and watertight.
 - ✓ **Price only valid if service is completed between June - September 2026.*

Window Gang is a franchise organization that started in 1986, now with franchises in over 8 states in the southeastern region. Our uniformed crews provide prompt and dependable service. Window Gang is fully insured and bonded, and we follow all OSHA and EPA guidelines.



PO Box 54285
Jacksonville, FL 32245

PAYMENT TERMS: The service will be invoiced weekly based on the percentage of work completed. Payment terms are **NET30**. Payments made after 30 days are subject to a **5% late fee**.

RESCHEDULING/CANCELLATION POLICY: Service may be canceled up to 10 business days prior to the start date without penalty, otherwise a **5% cancellation fee** is due immediately.

To accept this proposal, please initial where noted above, complete the bottom portion of this agreement, and return to jacksonville@windowgang.com.

Please let us know if you have any questions. We appreciate your consideration.

Thank you,

Window Gang
(904) 262-7300
jacksonville@windowgang.com

I, _____, as an authorized agent of Summer House at
[print name]

Old Ponte Vedra, agree to the above proposal.

Signature: _____ Date: _____



Shannon Kolacz
Summer House
700 Ocean Place
Ponte Vedra Beach, FL 32082
Shannon.Kolacz@fsresidential.com

May 21, 2026

Dear Shannon

Thank you for considering Green Earth Powerwashing for your cleaning project. Below you will find our proposal the pressure cleaning of your property.

Scope of Work:

Building Exteriors: (21 Resident Buildings & 1 Clubhouse)

Green Earth proposes to Soft-Wash the building exteriors. The cleaning will be from the roof line down to include all walls, windows, & soffits. We will pre-treat the surfaces using a mix of 70% water, 20 % Chlorine & 10 % Herbal surfactant. The surface will be rinsed using a high volume of water at low pressure. This method will ensure that there is no damage to surface being cleaned. All Breezeways & Stairways will be included.

Sidewalks & Curbs (No Charge)

Green Earth proposes to clean all common area sidewalks, medians & valley gutters. We will pre-treat the surfaces using a mix of 70% water, 20 % Chlorine & 10 % Herbal surfactant. The surface will then be cleaned using a 48" surface cleaner and 200+ degree hot water.

- **Green Earth will supply and pay for all water used for this cleaning project.**
- Green Earth guarantees that this cleaning process will have absolutely no effect on painted surfaces, plants, grass, trees, etc.... located adjacent to the areas being cleaned.
- Green Earth Powerwashing is a drug-free working place. A Green Earth Forman (**In a BLUE Shirt**) will be on site with trained, uniformed staff (**In GREEN Shirts**) throughout the cleaning project.



Proposed Timeline:

Green Earth proposes to complete this project in **8 business days. (Weather permitting).**

Hours of operation:

Green Earth will operate within the hours of **8:00 am-4:30 pm**, Monday – Thursday

Insurance:

Green Earth Powerwashing is fully covered by Workman's Compensation and General Liability Insurance.

Price:

All the work as outlined above will be completed for the sum of: **\$17,640.00**

Payment Schedule:

- 50% Deposit is do prior to scheduling.
- Balance due NET 30 days

Terms:

- Payment is due upon receipt of the invoice.
- Payments are considered past due 10 days from the invoice date and will incur a service charge of 1.5% per month (18% per year).
- The customer is liable for all attorney fees incurred by Green Earth Powerwashing if it prevails in an action to collect any money due.
- This proposal becomes a binding contract when both parties sign below. Your signed acceptance, returned to our office, will constitute a contract between us.
- **Hold Harmless:** The Community agrees to indemnify and hold harmless Green Earth Powerwashing from any claims, lawsuits, demands, causes of action, liability, loss, damage, or injury, including attorney fees and costs, arising out of any acts, omissions, negligence, or willful misconduct by [Indemnifier] or its agents.
- **Authority to Enter Agreement:** Each party warrants that the individuals signing this Agreement have the legal authority to bind their respective parties.
- **Amendment:** No modification of this Agreement shall be binding unless in writing and signed by both parties.

Accepted by: _____

Date: _____

Kenneth G. Bolsch 5/21/2026

Kenneth G. Bolsch
President
Green Earth Powerwashing

Proposal #1466804

Shannon Summer House Condominiums
shannon.kolacz@fsresidential.com
(904) 343-5183
700 Ocean Pl
Sawgrass, FL 32082



Proposal # 1466804
Proposal Date 3/21/2025
Proposal Amount \$18,022.22
Job Address 700 Ocean Pl
Sawgrass, FL 32082

Pro-Vision Painting & Home Improvement
6900 Philips Hwy Suite 1
Jacksonville, FL 32216
Phone: (904) 528-1471

General Project Expectations

General Project Expectations & Notes

I appreciate the opportunity to introduce you to our comprehensive painting services and our plan to transform your living space into an environment of elegance and comfort. Our primary aim is to exceed your expectations in every aspect of the project.

Our ultimate goal is to infuse life into your vision, transforming your home into a work of art that resonates with your unique personality. We aspire to deliver an outcome that is more than just a fresh coat of paint, but a masterpiece that enhances the aesthetics of your home.

Thank you for considering us for this project. We look forward to the opportunity to serve you and to deliver a painting job that not only meets but exceeds your expectations.

Best Regards, Zachary Arcuri & Brandon McCullough

Areas

\$

Exterior Soft Wash \$18,022.22

| Item | Tax (\$) | Total (\$) |
|--|----------|-------------|
| Eco Friendly Pressure Wash - Power Washing | \$0.00 | \$18,022.22 |

Subtotal \$18,022.22

Tax \$0.00

Total \$18,022.22

Areas Total

\$18,022.22

Proposal Total

\$18,022.22

Deposit Required

\$4,505.56 (25.00%)

Terms and Conditions

CONSTRUCTION SERVICES AGREEMENT

Customer and Company agrees to the performance of construction services on the Property (as identified above) in accordance with the following Terms and Conditions (this "Agreement") and the attached plans and specifications.

Article 1. Work. Company shall perform the construction services identified in the Scope of Work above (the "Work") in accordance with this Agreement and any Change Orders (as defined below), and all applicable federal, state, and local laws. The terms of this Agreement and attached proposal (the "Proposal") are valid for thirty (30) days or upon written rescission by Company, if Customer fails to sign this Agreement and Proposal within thirty (30) days the terms offered herein are rescinded and subject to change.

Article 2. Contract Time. The Work shall commence upon payment of the deposit due hereunder and shall be completed by Company within a commercially reasonable amount of time, subject to extension for excusable delays, including weather, acts of God, material shortages, governmental delays, permitting or inspection timelines, labor disputes, sub-contractor delays, or other causes beyond Company's control. Company will use its best efforts to complete the Work in a commercially reasonable amount of time, however, Company does not warrant a date of completion of Work and will not be liable for any damages, direct or consequential, for any delay whatsoever, however caused. Time extensions shall not entitle Customer to damages or offset, and Company shall not be liable to Customer for any excusable delays.

Article 3. Contract Price and Payment. Customer agrees to pay Company the total price of identified in the Proposal (the "Contract Price") for completion of the Work. Payments shall be made as follows: twenty-five percent (25%) deposit is due upon signing before commencement of Work, the remaining balance is due upon completion within twenty-four (24) hours following completion, regardless of Customer's attendance of the final walkthrough. Customers must be present for the final walkthrough upon completion of the Work to ensure the work meets agreed-upon standards and to provide immediate feedback or request adjustments if necessary. If payment is not received within the specified 24-hour period, a late fee of \$100.00 per day, or the maximum allowed by Florida law, will be applied to the remaining balance. Customer may cancel this Agreement within three (3) days of signing for a full refund of the deposit paid by providing written notice of cancellation to Company delivered in person, by e-mail, or via certified mail to the address provided above; the deposit may not be refunded for any reason after this three-day cancellation period.

Article 4. Change Orders. All changes to the Work, the Contract Price, or any other change that may result in additional costs shall be made only through a written and signed change order (the "Change Order(s)") approved by both Customer and Company. Verbal modifications are unenforceable. Any additional materials, unforeseen conditions, or Customer-requested modifications shall require a written Change Order before commencement of such work.

Article 5. Permitting. Customer shall be liable for any and all applicable permitting fees and costs necessary to carry out the Work. Customer shall pay for other necessary approvals, easements, surveys, assessments and charges. Company shall obtain all necessary permits and coordinate required inspections unless otherwise agreed in writing. Customer shall grant Company full access and cooperation and shall be responsible for providing accurate property information, easements, access to electrical panels, and any necessary documentation. Company will not be liable for any damages, direct or consequential, for any delay whatsoever, however caused, relating to permitting and inspections, including but not limited to: delays caused by the applicable governmental authority and/or inspectors, unforeseen changes in the applicable building code, and/or any matters of health or life safety related to permitting and inspections.

Article 7. Industry Standards and Warranty

7.1. Industry Standard. Company warrants that all work performed under this Agreement shall be in a good and

workmanlike manner as noted by the Painting Contractors Association using suitable materials.

7.2. Limited Warranty. The following Limited Workmanship Warranty (the "Limited Warranty") is provided solely by Company to the original Customer as described below:

a. Package-Based Coverage with Limited Warranty Periods. The warranty period and coverage shall depend on the Customers selected package, which shall be reflected in this signed Proposal and Agreement:

Package Warranty Period Coverage

Basic Interior Package - 2 years - Includes paint on siding, trim, eaves, patio doors, and drywall.

Better Interior Package - 3 years - Includes paint on siding, trim, eaves, patio doors, and drywall.

Best Interior Package - 5 years - Includes paint on siding, trim, eaves, patio doors, and drywall.

Cabinet Refinishing Package - 3 years - Includes cabinet refinishing to repair peeling caused by improper sanding/cleaning, chipping due to poor adhesion, uneven sheen, premature wear in low-use areas, brush/roller marks, or sagging that appears after curing.

Gutter Package - 1 year- Includes repair of leaks at seams or miters, sagging sections, improper fastening, misaligned pitch, and downspout detachment or poor placement.

Siding Package - 1 year - Includes repair of improper nailing patterns (nails driven too tight or too loose), loose panels or boards, water infiltration due to incorrect flashing or house wrap, trim or accessory installation errors (J-channels, starter strips, window trim).

Complimentary Package (Included regardless of packages selected) - 1 year - Includes staining of doors, fences, decks, arbors, pergolas, lattice, columns, corbels, and all other exterior staining, carpentry repairs, and window lintels.

b. Exclusions.

THIS LIMITED WARRANTY DOES NOT COVER THE FOLLOWING:

- i. Peeling, chipping, or blistering resulting from causes other than defective workmanship, including prior coating failures or substrate deterioration.
- ii. Door thresholds.
- iii. Exterior sheetrock ceilings.
- iv. Any paint on a horizontal surface, such as floors, decks and stairs, railing, or other horizontal surfaces exposed to moisture accumulation such as areas low to the ground or near automatic sprinklers (e.g., decks, stairs, and porches).
- v. Wood, masonite, brick, metal, and all other substrates.
- vi. Work where the Company did not supply the paint or other materials.
- vii. Exact color matches.
- viii. Cracks in drywall, plaster wood, composite, or fiber-cement products.
- ix. Normal wear, tear, or aging of surfaces or finishes.
- x. Abnormal use or misuse.
- xi. Damage resulting from improper maintenance, neglect, misuse, vandalism, accidents, or acts of God (including storms, flooding, or extreme weather).
- xii. Structural defects.
- xiii. Settling and movement.
- xiv. Paint fading, color mismatch due to environmental conditions, or use of incompatible cleaning products.
- xv. Moisture intrusion, structural failure, or latent defects not attributable to Company's workmanship.

c. Materials. The paint and other materials used are guaranteed by their respective manufacturers, not by Company, and are subject to the manufacturer's warranty.

d. Limited Warranty Claim Process and Remedies. To initiate a claim under this Limited Warranty, the Customer must notify the Company in writing within the Limited Warranty period detailing the defect. The Company will inspect the affected area and, if the defect is attributable to workmanship, the Company will undertake reasonable repairs at no charge. This Limited Warranty's sole remedy is limited to repair or repaint of the affected areas as determined by the Company. The Company is not liable for consequential damages or issues beyond the scope of this Limited Warranty.

e. Transferability of this Limited Warranty. If the original Customer sells the Property, this Limited Warranty may be transferred to the new owner at no charge, provided the transfer is requested in writing on Company within twelve (12) months of Work completion.

f. Eligibility. This Limited Warranty shall only apply to Work that has been fully paid for on time in accordance with the payment terms described herein. Additionally, the Property must be made accessible to Company for inspection and repairs within a commercially reasonable time period. Any undue delays by Customer or its successors in making the Property accessible to Company shall void this Limited Warranty. To claim this Limited Warranty service, you should contact Company to schedule an inspection of your property by sending an email to info@provisionpaints.com or calling (904)-528-147.

g. DISCLAIMER. THIS IS THE ONLY WARRANTY PROVIDED BY COMPANY, AND IT SUPERSEDES ALL OTHER EXPRESS OR IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THIS LIMITED WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY COMPANY TO THE ORIGINAL CUSTOMER IDENTIFIED HEREIN. THIS LIMITED WARRANTY SHALL NOT BE EXTENDED OR ALTERED UNLESS IN A WRITTEN AGREEMENT SIGNED BY BOTH PARTIES. COMPANY IS NOT RESPONSIBLE FOR DAMAGES OUTSIDE THE SCOPE OF THIS LIMITED WARRANTY, INCLUDING INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR DAMAGES EXCEEDING THE CONTRACT PRICE.

Article 8. Other Work and Access.

8.1. Customer shall not engage other contractors to perform related work on the Property during Company's performance of the Work without Company's written consent. Customer shall not permit other contractors to interfere with the Work and shall coordinate entry to the Property through Company while the Work is active to avoid interference or unsafe conditions. Company will have sole supervision of the Work and may employ qualified subcontractors while remaining responsible for their performance.

8.2. Any acts or omissions by, or losses, damages or delays caused by Customer, Customer's agents or any third party retained by, through or under Customer shall be the sole responsibility of Customer, not Company. Furthermore, Customer agrees that Company shall not be required to pay for, warrant, repair, insure or correct any work performed or materials provided by any third-party entities employed by, or who have contracted with Customer. Customer shall fully and promptly pay all sums charged by third parties hired by Customer and indemnify and hold Company harmless from all such charges and any related liens.

Article 9. Insurance.

9.1. Company Insurance. Company shall maintain the following insurance policies:

- i. General liability insurance with limits of no less than \$1,000,000 per occurrence,
- ii. Automobile liability with limits of not less than \$100,000 per accident, and
- iii. Worker's compensation insurance as required by Florida law.

9.2. Customer Insurance. Customer is responsible for maintaining property and liability insurance covering the existing Property and improvements, naming Company as an additional insured to the extent permissible.

9.3. Both parties waive rights of subrogation to the extent permissible by their applicable insurance policies. Article 10. Damage, Risk of Loss, Safety, and Release and Indemnification.

10.1. Company shall preserve safe work conditions, comply with OSHA and Florida workplace safety regulations, and take reasonable precautions to protect the Property and adjacent properties.

10.2. Company will repair or replace, at Company's sole expense, every portion of the Work that is damaged or destroyed prior to completion and caused in whole or in part by the acts or omissions of Company.

Notwithstanding the foregoing, Customer shall

bear the cost of such repair or replacement for damage caused solely by Customer or third-party interference. Customer shall not interfere with any portion of the Work until Company provides written authorization to do so.

10.3. Because of potential safety and health hazards present during the Work provided by Company, as well as practical limitations on Company's ability to control the activities of all persons involved in the Work process and to thereby limit the risk of personal injury that may arise from construction activities, Company and Customer agree as follows:

a. TO ENSURE AND TO PROTECT THE PERSONAL HEALTH AND SAFETY OF CUSTOMER AND CUSTOMER'S INVITEES, CUSTOMER SHALL RESTRICT ENTRY BY THE CUSTOMER AND CUSTOMER'S INVITEES ONTO THE PROPERTY TO A MINIMUM WHILE THE WORK IS BEING PERFORMED BY COMPANY. WHEN CUSTOMER CHOOSES TO ENTER THE PROPERTY, AND IRRESPECTIVE OF COMPANY'S PRESENCE ON THE PROPERTY AT SUCH TIME, CUSTOMER AGREES TO AND DOES HEREBY RELEASE, INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION ARISING IN FAVOR OF CUSTOMER, CUSTOMER'S AGENTS, LICENSEES, AND INVITEES ON ACCOUNT OF BODILY INJURY, DEATH OR DAMAGE TO OR LOSS OF PROPERTY IN ANY WAY OCCURRING OR INCIDENT TO THE CONDITION OF THE PROPERTY AS A RESULT OF THE WORK. THIS RELEASE AND INDEMNITY IS GIVEN TO COMPANY REGARDLESS OF WHETHER COMPANY OR ITS AGENTS OR EMPLOYEES ARE NEGLIGENT IN WHOLE OR IN PART AND EVEN WHEN THE INJURY, DEATH OR DAMAGE TO CUSTOMER OR CUSTOMER'S AGENTS, LICENSEES AND INVITEES IS CAUSED BY THE SOLE NEGLIGENCE OF COMPANY OR ATTRIBUTABLE TO COMPANY'S NEGLIGENCE.

b. Customer also acknowledges that the Work may damage Customer's possessions of contents left at or in the Property and that Customer waives any claim against Company for any such damage claims for contents left at or in the Property during the Work. Company has expressly recommended that all contents of the Property be

removed and stored as to avoid the risk of damage.

Article 11. Force Majeure. Neither Party shall be liable for delays or nonperformance due to force majeure events, including but not limited to natural disasters, strikes, labor shortages, supply-chain disruptions, fires, floods, wars, pandemics, or governmental restrictions. Time for completion shall be equitably extended, and Company shall be entitled to costs reasonably incurred due to suspension caused by such events.

Article 12. Termination.

12.1. Termination by Customer. If Company breaches this Agreement, Customer shall deliver written notice describing the default. Company shall have seven (7) business days from receipt of notice to cure. If not cured within that period, Customer may terminate the Agreement and take possession of the Work.

12.2. Termination by Company. If the Customer breaches any of its obligations under this Agreement, then Company may give Customer written notification identifying such breach. If Customer has not cured such breach within seven (7) calendar days from its receipt of Company's written notification, or if such breach cannot be cured within such seven (7) day period, then if Customer either does not begin cure within such seven (7) day period or fails to diligently prosecute cure to completion, Company may terminate this Agreement.

Article 13. Limitation of Liability. Company shall not be liable for incidental, indirect, delay, or consequential damages, including loss of use or business interruption. Total Company liability to Customer shall not exceed the total Contract Price, except for losses caused by Company's gross negligence, willful misconduct, or fraud.

Article 14. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and construed in accordance with the laws of the State of Florida, without regard to conflict of law principles. Venue shall be proper exclusively in the state courts of Duval County, Florida. In any action to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.

Article 15. Miscellaneous.

15.1. This Agreement may not be assigned or delegated by Customer without the prior written consent of Company, except for transferability of the Limited Warranty as described in section 7.2(e).

15.2. Any modification, amendment, or waiver must be in writing and signed by both parties.

15.3. The failure of any party hereto to enforce at any time any of the provisions of this Agreement shall in no way be construed to be a waiver of any such provision, nor in any way to affect the validity of this Agreement or any part thereof or the right of either party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach.

15.4. This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall become a binding agreement when one or more counterparts have been signed by each party and delivered to the other party.

15.5. This signed Agreement and Proposal represent the entire understanding between the parties and supersedes all prior oral or written discussions, proposals, or agreements relating to the same subject matter.

15.6. Titles, headings and references to articles or sections herein are inserted for the convenience of reference only and are not intended to be a part of or to affect the meaning of interpretation of this Agreement.

15.7. Whenever any notice is required hereunder, it shall be given in writing addressed to the contact information for the parties identified in the Proposal above. Notice shall be deemed effective: (a) five business days after the document is deposited in the U.S. mail (provided it is sent via first class mail, certified, return receipt requested); (b) upon personal delivery; and/or (c) upon receipt of e-mail correspondence. Either party may change the address for notice by notifying the other party of such change in accordance with this section.

15.7. Each party acknowledges that it has had the opportunity to consult with legal counsel in preparing or reviewing this Agreement.

15.8. Possibility of Lien. Section 713.015, Florida Statutes Notice of Lien Rights: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE

ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

In witness whereof, the parties have executed the Proposal and Agreement as of the last date below.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Feb 2026- May 2026 ARC Applications

Feb 2026 ARC Applications

#783- Create an archway between living room and dining room

#783- remove stairwell wall and install wood railing for open concept

Mar 2026 ARC Applications

No ARC Applications

April 2026 ARC Applications

#870- Window Replacement

#833- Replace bathtub with walk in shower stall

#509- Replace front door

#871- Install LVP over existing tile, bedrooms will remain carpet

#881- Install LVP over existing tile, bedrooms will remain carpet

#806- Replace window

#805- Replace sliding glass door

May 2026 ARC Applications

#833- Replace carpet in bedrooms

Feb 2026 thru May 2026 Violations

Feb 2026 Violations

- #1905 Noise complaint
- #822 Southern blinds left at compactor
- #948 Chair left at compactor
- #1906 Stools and pillows left at compactor
- #759 Surfboard left at compactor

Mar 2026 Violations

- #1711 Carpet hanging over railing
- #1906 Remove address numbers added to door trim
- #1807 Trash outside front door

April 2026 Violations

- #406 Towels over railing
- #401 Noise Complaint

May 2026 Violations

- #836 Dog Barking
- #1306 Trash outside door
- #1704 Trash outside door
- #1006 Trash outside door