



**Commercial Landscape Services**

2241 2<sup>nd</sup> Avenue South  
St. Petersburg, Florida 33712  
W:(727) 328-9686 F: (727) 321-6872  
www.pgminfo.com

April 15, 2015

**Association:** Paradise Shores Condominiums  
5230 81<sup>st</sup> Street  
Pinellas Park, FL 33709

We hereby agree to furnish all of the materials and perform all the labor necessary for the following specifications:

**Mowing, edging, trimming, and power blowing:**

INCLUDED

All turf areas will be mowed, edged, trimmed and power blown 42 times per year for St. Augustine turf and 37 times per year if Bahia turf. All grass growing horizontally to concrete and/or asphalt shall be edged during each visit. All grass perpendicular to buildings, carports, fences, utility structures, irrigation heads and around poles and tree bases shall be cut with a line trimmer during each visit.

**Garden Bed maintenance:**

INCLUDED

All shrub beds, tree beds, concrete walkways, and driveways shall be chemically weeded in order to maintain a neat and orderly appearance. Large weeds will be hand pulled if necessary. Beds will also be edged every other mowing period. **It is necessary to have a minimum of 2" of mulch in all ornamental beds for weed control to effectively work.**

**Shrub maintenance:**

INCLUDED

All shrubs will be kept trimmed and shaped one time per month.

**Tree Canopy Maintenance:**

INCLUDED   
NOT INCLUDED

All tree canopies over sidewalks and driveways will be maintained to a height of eight feet.

**Lawn fertilization, pest and weed control:**

INCLUDED   
NOT INCLUDED

Turf will be professionally fertilized and treated for pest and weed control on an annual program. This will equate to approximately six applications unless a specific problem area arises.

**Shrub fertilization:**

INCLUDED   
NOT INCLUDED

All shrubs will be professionally fertilized two times per year.

**Irrigation testing and maintenance:**

INCLUDED ✓  
NOT INCLUDED

Monthly check of all clocks, zones and heads to ensure proper working of overall system and confirm all heads are functioning properly. The cost associated with any repairs are additional unless they are the result of our operations. The hourly rate associated with irrigation repairs is \$45.00 per hour.

**Palm tree beautification:**

INCLUDED ✓  
NOT INCLUDED

All palm trees will be trimmed one time annually during the slower growing months of December through March.

**Annual installation:**

INCLUDED ✓  
NOT INCLUDED

The cost associated with replacing (50) annuals (3) times annually is included in this pricing. The cost associated with replacing additional annuals would be done at \$2.00 each.

**Garden bed mulching:**

INCLUDED ✓  
NOT INCLUDED

All garden beds will be mulched one time per year in the winter months. Cost per yard \$45.00

**Dumping Expenses:**

The cost associated with the removal and disposal of debris for all above services are included. Any additional debris caused from abnormal circumstances beyond our control would be removed at an additional cost. Each circumstance would be evaluated separately.

**Total monthly cost: \$ 2,886.45**

All work is guaranteed to be as specified above. All work will be performed in a workman like manner. Any alteration or deviation from contract specifications will have an additional charge over and above the original contract price.

This agreement may be terminated without cause by either party with a written 30 day notice sent by certified mail. This contract will automatically renew for another contract term upon expiration unless otherwise stated in writing by either party 30 days prior to expiration of contract.

The contractor shall provide service for and in consecration of payment on a monthly basis of \$2,886.45 with payments mailed directly 2241 2<sup>nd</sup> Avenue South, St. Petersburg, Florida 33712 on or before the 1st of each month. All payments received later than 15 days from due date will be charged a \$100.00 late fee. In the event of default of this contract, any and all court costs and attorneys fee's associated with recovery of funds shall be the sole responsibility of the association who entered into this contract.

This agreement will begin on the 1<sup>st</sup> day of MAY 2015, and will continue for 12 consecutive months, ending on the 30<sup>th</sup> day of APRIL 2016.

In wittness whereof, the parties have executed this agreement on the day and year herein first written.

Contractor:

\_\_\_\_\_

Association:

Larry Brenner

Witness:

\_\_\_\_\_

Witness:

Ivan Schrew

4-16-15

**PARADISE SHORES APARTMENTS INC.  
LANDSCAPE CONTRACT RENEWAL  
2015-2016**

This CONTRACT RENEWAL is by and between Professional Grounds Management, Inc. **(the Contractor)** and **Paradise Shores Apts. Inc. (the Owner)**.  
The Contractor and the Owner agree to the following terms:

**ARTICLE 1. SCOPE OF WORK**

The scope of work is contained in the Professional Grounds Management Renewal Contract dated April 15, 2015, attached as Addendum A to this contract. In addition to Addendum A, the following ARTICLES form a part of this contract. Where a conflict occurs, this contract supersedes.

**ARTICLE 2. CONTRACT TIMING**

This contract renewal will start the first week of May, 2015. Mowing is preferred to be on Tuesdays, with Thursday as an alternate. This contract runs from May. 1, 2015 thru April 30, 2016. This contract will automatically renew for another contract term upon expiration unless otherwise stated in writing by either party 30 days prior to expiration of this contract.

**ARTICLE 3. CONTRACT PRICING/PAYMENTS**

The Owner shall pay the Contractor \$2,886.45 each month, due the 1st. day of each month. Contractor will submit their bill via email to [pshores54@yahoo.com](mailto:pshores54@yahoo.com). Payments received later than 15 days from date emailed will be charged a \$100.00 late fee. Payments may be made via automatic payment method.

**PARADISE SHORES APARTMENTS INC.  
LANDSCAPE CONTRACT RENEWAL  
2015-2016**

**ARTICLE 4. GENERAL PROVISIONS**

1. All work shall be completed in a professional manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law, all work shall be performed by individuals duly licensed and authorized by law to perform said work.
3. Contractor will not engage subcontractors to perform work hereunder, and will remain responsible of the proper completion of this contract.
4. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at each time periodic payment is made hereunder.
5. All change orders and subsequent costs of changes shall be in writing and signed by both parties.
6. Contractor warrants that he is adequately insured for injury to his employees and any others incurring loss or injury as a result of the acts of the Contractor or his employees and subcontractors
7. Contractor will air blow grass clippings clean from all hard surfaces such as sidewalks, breezeways, driveways, parking lots, recreational courts, and other non-landscaped areas littered with grass clippings back onto the landscaped areas.
8. Contractor will rake up all leaves or palm frond trimmings and dispose of them.
9. In the event Owner shall fail to pay any periodic or installment payment due, Contractor may cease work without breach pending payment or resolution of any dispute.
10. All disputes shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.
11. Contractor shall not be liable for any delay due to circumstances beyond his control including weather, strikes, casualty or general unavailability of materials.
12. Palm tree trimming will be made to finish in a '10 - 2' o'clock pattern.

PARADISE SHORES APARTMENTS INC.  
LANDSCAPE CONTRACT RENEWAL  
2015-2016

Signed the 16 day of APRIL 2015.

\_\_\_\_\_  
Contractor - PRINT.

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Contractor - SIGN.

LARRY BRENNER  
President, Paradise Shores Apts. Inc.- PRINT

Larry Brenner  
President, Paradise Shores Apts. Inc.- SIGN

