

DRAFT  
Paradise Shores Apartments, Inc.  
Board of Directors Special Meeting-Recreation Hall-  
November 12, 2024-7:30PM

Vice President Bruce Lawrie called the meeting of the Board of Directors to order at 7:30 pm.

Roll call: Cathy Sweeney, Secretary

**Directors/ Alternate Directors:**

Roll Call: Dave Davison, Dennis Hans, Bill Schaffer, Cathy Sweeney, Dennis Moore, Debbie Jeffers, Robert Raposa, Tina Morrison, Wally Maire, Bruce Lawrie, Greg Miller, Rebecca El Couhen, Chris Herrin, Denny Wabnitz, Nelson Anglero, Mike DeBrito, Jr

Vice President Bruce Lawrie stated that we will contact with our Attorney as to some controversy regarding the Director position of building # 5.

**Approval of the Minutes October 29, 2024 as distributed. \***

A motion to approve the Oct 29, 2024 minutes as distributed was made by Bill Schaffer 2<sup>nd</sup> by Mike DeBrito. Motion carried

**Treasurer's Report:**

Treasurer David Davison reported that there would be no treasurers report as it was given just 2 weeks ago and there have been no changes. However, he wanted to advise the Board that while he reported \$1.5 million in reserves, he is working on an accounting discrepancy of \$382,000 which is being worked on by the forensic accountants. We have cash on hand in the reserve account of \$1,180,866.36. He reported that approximately 7 owners have still to pay their assessments and this is in the hands of our attorney.

Blue Book: Bill Schaffer reported that mailers will be going out to the membership for a name change before the next Board meeting. 75% approval is required to have a name change.

Contracts-moved to New Business

Election Committee: Ivan Schreur reported that the Annual Election will take place on Feb 11, 2025, and Dec 13<sup>th</sup> will be the first mailing and the 1<sup>st</sup> day to file candidacy.

Fining Committee: John Schneider: no report one more member required for committee

Grounds Committee: Mark Morton reported they are watering now that the water has been turned on and they are working on a fence for 54<sup>th</sup> Avenue.

Insurance: Scott reported that we should make our property as attractive as possible to the insurance companies and be proactive. We need to address issues with the buildings, wiring, etc. and name change.

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Maintenance Committee: no report

Neighborhood Watch: no report

Parking: on going

Sales & Rentals: no report

Social Committee: Sonja reminded the members of the Social Committee activities and asked they support them. She requested the following dates for the use of the recreation hall by the Social Committee Dec 12, 21,31, Jan 25, Feb 15, March 06, 07,08 and April 05.

Specifications: Wally Maire: no report

**Prior Business:**

Patios: remain on agenda

Parking: remain on agenda

FPAT Reserve Study: Dave reported that the revised FPAT has been received.

Material Alteration – Shed: remain on agenda

Record Storage remain on agenda

Repair and Paint Staircases: see new Business

Gemstone Repair: see new business.

Picnic Tables: Scott presented two possible types of tables; this will be reported on at Dec meeting.

Plumbing: On going work is being done to address issues in building 8 and 9, and other buildings. Sleeving was also discussed.

**Member Forum: 3 MINUTES COMMENTARY ON AGENDA ITEMS ONLY:**

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**New Business:**

**Flood Insurance:** David announced that we are in the process of paying the flood insurance.

**2025 Budget\*:** Dave asked for a motion to adopt the proposed 2025 Budget as presented to the Board of Directors by the Budget committee. A motion was made by Bruce Lawrie 2<sup>nd</sup> by Dennis Hans. Motion carried

**WIFI Report:** Dave announced WIFI is now up and running, in the green space behind the clubhouse. Signage with the username and password will be posted shortly.

**Sealcoat Contract\*:** Scott received 3 bids and he suggested that we accept the bid from All-Phase. A motion by David Davison 2<sup>nd</sup> by Bruce Lawrie to accept the AL-Phase bid in an amount not to exceed \$35,000. Motion carried

**Repair & Paint Staircases\*:** Scott presented 3 bids and suggested Bayshore Painting. The quote was \$32,00 but building 4 was not included and welding needs to be done. A motion to accept Bayshore Painting in an amount not to exceed \$48,000 was made by Bobby Raposa 2<sup>nd</sup> by Denny Wabnitz. Motion carried.

**Pest Control\*:** A motion was made by Bill Schaffer 2<sup>nd</sup> by Bruce Lawrie to accept the contract with NaturZone which includes a one-time charge of \$905 for squirrel control building two. Rodent roach, wasp, ant, spiders and silverfish control initial set up fee of \$2,555 and a monthly fee of \$545 for monitoring and baiting. Motion carried.

**Adjournment of meeting**

A motion to adjourn was made by Dave Davison 2<sup>nd</sup> by Bill Schaffer Motion carried.  
Meeting adjourned at 9:00pm

Secretary: Cathy Sweeney



Natural Solutions. Guaranteed Protection.



1899 Porter Lake Drive, #103, Sarasota, FL 34240

1-866-390-7378

info@NaturZone.com

# Service Agreement

Location Name:	Paradise Shore Apts Inc		
Covered Address(s):	5230 81st St N Saint Petersburg, FL 33709		
Location Contact:	Louis DeSantis	Phone: 727-440-5225	Email: info@desantismgmt.com
Billing Company:	DeSantis Community Management		
Billing Address:	on file		
Billing Contact:	same	Phone:	Email:
Tax Exempt:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes must attach a copy of certificate. Business Type: Apartment	

**Scope of Service for Pest Control Services**

Covered Areas: The exterior of all 14 buildings including the clubhouse.

Covered Pests:  Ants  Roaches  Rats  Spiders  Silverfish  Wasps \*for active nests less than 11  
 Other

**Service Details:**

Service Type	Frequency	Service Notes	Qty	Per Service
Rodent Control	Monthly	Install and maintain 67 exterior rodent bait stations		Included
Rodent Control	Other	Interior rodent trapping included at no additional charge		Included
Pest Control-Perimeter	Monthly	Service 1/3 of the property monthly. Quarterly rotation overall!		Included
Pest Control-Interior	Other	Interior service is the resident's responsibility		See Other
Select Service Type	Select Frequency			
Select Service Type	Select Frequency			

Routine Service includes treatment of high risk areas including but not limited to: The exterior perimeters and the rodent bait stations. Interior rodent trapping as needed.

Current Pest Pressures: Rodents

Preventative Rodent Details:

Install new stations on property. Special Instructions: 5 stations per building and 2 at the clubhouse

Retrofit existing stations. Special Instructions:

No exterior rodent control included.

Other: Interior service is the resident's responsibility: \$40 while onsite and \$75 for an additional trip.

Service Guarantee: Call-back service for covered pests and areas at no additional charge.

Compensation		Authorization	
Initial Service Fee	NaturZone Representative:	Eliot Niceswanger	Date: 08/30/20
\$ 2,555.00	Authorized Client Signature:		Date:
Monthly Fee Thereafter:	Print Name:		
\$ 545.00	Return Signed Agreement To:	eliot@naturzone.com	

**Internal Use Only**

LS	RF - Refer	TL	NA	LB
IT	4	RT	3.5	FT

*All fees are due at time of service and do not include applicable taxes. NaturZone management reserves the right to require adjustments to this agreement prior to the initial service being completed. The initial term of this service agreement is for one year and automatically renews unless notified by the client or NaturZone Pest Control with a (30) day written notice of cancellation prior to the renewal date. After the first year, NaturZone may make periodic inflationary increases to the price. The client acknowledges that, unless otherwise specified in this agreement, NaturZone retains ownership of all installed equipment, including but not limited to bait stations and insect traps.*



Proposal

#52301

Date: 9/2/24

Emma Mendez

727-614-2580

Emma@AndersonAndSonsAsphalt.com

Att: Scott

Address: 5230 81st St N, St Pete

**PROPOSED PROJECT**

Repairs, Sealcoat & Stripe

APPROXIMATELY 215,000SQFT

**Asphalt Repairs:**

Clean Asphalt for proper adhesion of tack coat.

Apply tack coat to approximately 5-10 repair areas, including a sunken trench.

Repair areas with Type S-3 "Hot Plant Mix" asphalt.

Cool and compact with multi-ton vibratory roller.

**Clean and Sealcoat parking lot:**

Power blow and broom parking lot to remove loose dirt and debris in preparation for asphalt emulsion (Fed Spec Sealer) application.

Apply sealer with push broom method for more thorough crack and crevice penetration this process also eliminates the potential for over-spray. Industry leading Gem Seal Coal Tar Emulsion Sealer is applied by push broom method with Diamond Shield Fortifier. This provides faster dry times as well as a jet black finish.

Re stripe to current layout.

**Total : \$41,450**

**\*\*Price does not include car stop stencils, additional price if needed.**

\*Quote is for 4 phases, additional phases needed will be \$950 each.



WeCare@MasseyServices.com  
MasseyServices.com • 1-888-2MASSEY (262-7739)

### PEST PREVENTION QUARTERLY AGREEMENT

Scott RASBACH JSRASBACH@hotmail.com (727) 226-5410  
 5230 MI 81st Last Name Email Address Primary Phone (Mobile/Work/Home)  
 Address of Treated Structure Billing Address (if different) Alternate Phone (Mobile/Work/Home)  
 ST PETERS FL 33709 PINELLAS (727) 295-1392  
 City State Zip County City State Zip County Massey Services Phone  
 Massey Services Address 3985 GARDWAY CENTRE Blvd Suite 100 PINELLAS PARK FL Effective Date

#### I. SCOPE OF SERVICE:

A. SERVICES WILL BE PROVIDED FOR: Roaches, Ants, Spiders, Scorpions, Silverfish, Rats, Mice, Interior Fleas and Ticks, (other)

#### B. MASSEY AGREES:

##### 1. Initial Exclusionary Service:

- a. To eliminate any existing pest activity inside your home.
- b. To identify and correct conditions, avenues and sources conducive to pest infestation.
- c. To provide exclusionary pest prevention services to eliminate avenues of pest access into your home.

##### 2. Expanded Perimeter Service:

- a. To return the month following your Initial Service to provide an Expanded Perimeter Service that will seek out and eliminate pest populations developing away from the foundation, thus, creating a preventive zone on your property.
- b. To provide expanded exclusionary services to prevent pest development within the preventive zone.

##### 3. Regular Scheduled Service:

- a. To provide quarterly service outside your home to identify and eliminate conditions, avenues and sources that will prevent pest entry and infestation.
- b. When a pest sighting occurs inside your home, Massey will immediately schedule additional service and guarantees to provide that service at your convenience, within 24 hours, at no additional cost to you.

#### C. CUSTOMER AGREES:

- 1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
- 2. To assist in correcting existing and potential conditions, avenues and sources of pest entry and infestation.
- 3. To contact MASSEY for additional service when pest sightings occur inside the home.

#### II. TERMS OF AGREEMENT:

- A. This agreement will be in effect for an original period of twenty-five months and shall renew itself on a quarter-to-quarter basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.
- B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.
- C. MASSEY reserves the right to adjust the service charge any time after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

#### CUSTOMER SERVICE & BILLING PREFERENCES:

Communication Preference:  Text  Email  Phone Paperless Statements:  Yes  No

Preferred Service Report Receipt:  Email  Left on Property

Permission to provide outside service when not home (please initial):  Yes  No

Notes: MATERIAL SALE, 20 Rodent Bait Stations \$ 700

#### 1st Year Guaranteed Rate:

Total Annual Amount	\$ 2,200
5% Discount for Annual Payment in Advance	\$ (110)
Discounted Annual Amount	\$ 2,090
Initial Exclusionary Service Charge	\$ 825
Expanded Perimeter Service Charge	\$ -
Quarterly Service Charge <del>75</del>	\$ 125
Amount Remitted with Agreement	\$ -

#### 2nd Year Guaranteed Rate:

Total Annual Amount	\$ 1,500
5% Discount for Annual Payment in Advance	\$ (-75)
Discounted Annual Amount	\$ 1,425
Quarterly Service Charge	\$ 125

#### Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization\* (Details on back)

Account Type:  Checking  Savings  Credit Card

Financial Institution/City/St: \_\_\_\_\_

Name on Card/Acct: \_\_\_\_\_

CC#: \_\_\_\_\_ Exp Date: \_\_\_\_\_

ABA/Transit#: \_\_\_\_\_ Acct#: \_\_\_\_\_

Use for:  Regular Services  Renewals  Initial Only

Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

X You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

X Rich Marshall 7/31/24  
Customer Signature/Date Massey Services Representative/Date GM Approval/Date MS-208 (11/23)

# Proposal



**All-Phase**  
 PAVING & SEALING  
 11700 WALSINGHAM ROAD • LARGO, FLORIDA 33778



Pinellas: (727) 397-6797 Hillsborough: (813) 889-9200 Pasco: (727) 645-6998 Fax: (727) 397-6953  
 Email: info@All-PhasePaving.com Website: www.allphasespavingsealing.com

Proposal #:10221

08/07/2024

Louis DeSantis

727-642-0188

Info@desantismgmt.com

Paradise Shores Apartments

5230 81st Street North

St. Petersburg, FL 33709

## WORK TO BE DONE

**REPAIR:** 14 areas totaling; approximately 1,190 Square Feet

- Saw cut or mill approximately 1 inch
- Apply tack to ensure proper bonding to new surface
- Install Type III asphalt (hot mix)

**SEALCOAT:** 208,550 Square Feet - (X mobilizations)

- Remove all sand and debris from asphalt pavement to be seal coated using power blowers to ensure proper bonding of seal coat. NOTE: Areas of extreme oil saturation, bonding cannot be guaranteed.
- Apply TWO separate spray coats of Federal Specifications coal tar emulsion or an asphalt emulsion to existing asphalt pavement.
- "GEM SEAL" (or equivalent) will be applied using a minimum of 5% latex additive and 4-6 pounds of sand gallon.
- The first coat will be applied and allowed to thoroughly dry before the application of the second coat.
- Application of sealer around curbs, wheel stops, and other obstacles will be by hand to provide a neat finished appearance. An extra heavy coat will be applied to all entrances, exits and turning radii. ALL MATERIALS WILL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

## PAINT PAVEMENT MARKINGS:

- Restripe pavement markings as presently exists.
- Paint used will be the best Federal Specifications 100% acrylic latex traffic & zone marking paint available.
- Paint is applied with our commercial line marking machine which provides a better paint flow rate & guarantees a longer lasting job.

NOTE: All-Phase Paving & Sealing will offer a 3% discount off any reputable competitors bid for the same services as outlined in this proposal.

\* City Permits, if required, are not included in total.

To accept this proposal sign & return:

Date: \_\_\_\_\_

**Job Total: \$ 29,750.00**

**Job Estimator: Jake Lacina**

**Acceptance of Proposal** - The price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outline. Legal fees or court costs in collection of monies owed according to this contract will be borne by the customer. I understand sprinkler systems must be turned off twenty-four hours before work commences and additional charge will result for extra labor to prepare wet pavement for the contracted work. All payments later than 30 days after due date shall bare interest rate of 18% annum.

PAYMENT IS DUE UPON SUBSTANTIAL COMPLETION OF PROJECT.

\*See reversed side for Warranties and Disclaimers

\*Proposed price is valid for 30 days unless materials price increases by more than 2%.

All-Phase DOES NOT GUARANTEE to remove 100% of ALL standing water.



Beyond Paving.  
BEYOND EXPECTATIONS.™

# PROPOSAL

OPP-24-024008  
09/18/2024

Account Information
<b>Account Name:</b> Paradise Shores Condominium
<b>Street Address:</b> 5230 81st St N
<b>City State Zip:</b> Saint Petersburg FL 33709-2252

Contact Information
<b>Contact Name:</b> John Rasbach
<b>Contact Email:</b> pshoresmaint@gmail.com
<b>Contact Phone:</b> 7272765410

Rose Paving Information
<b>Account Executive:</b> Jason Littlejohn
<b>Email:</b> Jason.Littlejohn@rosepaving.com
<b>Cell:</b> (656) 238-8410

Notes/Exclusions

## PRICING TABLE

Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Asphalt - Remove and Replace @ 2" (15 Total Areas)	616	SF	2.00	\$18.22	\$11,222.98
Sealcoat PMM - Spray / Spray (Proposed Mobilizations: 6)	203200	SF		\$0.15	\$30,397.24
Lot Marking Restripe (Includes Standard Stalls, ADA, No Parking Zones, Fire Lanes, Wheel Stops, Speed Bumps, and Stencils)	423	Bays		\$16.79	\$7,103.11
Concrete Flatwork - Remove and Replace @ 4" (Concrete Gutter)	30	SF	4.00	\$122.48	\$3,674.26

**Total \$52,397.59**





a Rentokil North America company

# Commercial Pest Management Maintenance Agreement

District: 52 Colleague: Ryan Curtis License N°: \_\_\_\_\_ Date: 8/6/2

<b>Invoice To:</b>		Existing Customer ID: _____
Customer Name: <u>Paradise Shores</u>		Contact Person: <u>Scott Rasbach</u>
Address: <u>5230 81st st n</u>		Email: <u>pshoresmaint@gmail.com</u>
City: <u>St Petersburg</u>	State: <u>FL</u> Zip: <u>33709</u>	A/P Contact: _____
Telephone: <u>727-546-0178</u>		A/P Phone: _____

<b>Service Location:</b> <input checked="" type="checkbox"/> Same as Invoice Information		Existing Worksite ID: _____
Customer Name: _____		Contact Person: _____
Address: _____		Email: _____
City: _____	State: _____ Zip: _____	Tax Exempt: <input type="checkbox"/> If Yes, Tax ID N°: _____
Telephone: _____		SIC Code: _____
Cross Street: _____		N° of Structures: _____ N° of Units/Rooms: _____

**Inspection Notes:**  
 Rodent and ant activity on the exterior perimeter of all buildings.

<b>Covered Pests:</b>			<b>Covered Areas:</b>		
Mice <input checked="" type="checkbox"/>	Cockroaches <input type="checkbox"/>	Occasional Invaders <input type="checkbox"/>	Exterior of all building up to 3 ft.		
Rats <input checked="" type="checkbox"/>	Pavement Ants <input checked="" type="checkbox"/>	Stinging Insects <input type="checkbox"/>			
Other <input type="checkbox"/>	Specify: _____				

**Initial Service(s) Description:**  
 Install bait stations around 13 condo buildings and the clubhouse. Bait for ants of exterior perimeter of condos and clubhouse bait stations around each building.

**Ongoing Service(s) Description:**  
 Monthly service to the bait stations and exterior ant treatment around condos and clubhouse.

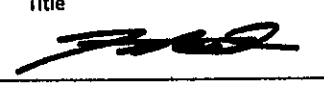
Equipment Included with Agreement				Equipment Purchased				
SKU #	Description	Qty	Replacement Charge	SKU #	Description	Qty	Price/Unit	Tax
					Protecta Evo (Black)	84	\$20.00	

<b>Service Frequency:</b>		<b>Payment Method:</b>		<b>Billing Frequency:</b>		<b>Fee Summary (Not including applicable taxes)</b>	
<input checked="" type="checkbox"/> Monthly (12/Year)	<input type="checkbox"/> Credit/Debit Card	<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Service Fees per _ month: _____	<input type="checkbox"/> Twice per Month (24/Year)	<input type="checkbox"/> C.O.D.	<input type="checkbox"/> Quarterly In Advance	<input type="checkbox"/> One-Time Service Fees: _____
<input type="checkbox"/> Every 2 Weeks (26/Year)	<input checked="" type="checkbox"/> Invoice (PO# _____)	<input type="checkbox"/> Semi Annually In Advance	<input type="checkbox"/> One-Time Initial Service Fees: _____	<input type="checkbox"/> Weekly (52/Year)		<input type="checkbox"/> Annually In Advance	<input type="checkbox"/> One-Time Equipment Purchase Fees: _____
<input type="checkbox"/> Other: (_____/Year)							

Corrective/Initial Start Month: August 2024 Maintenance Start Date: August 2024  Bill Each Location  Single Bill for All

Customer may cancel this transaction at any time prior to midnight on the 3<sup>rd</sup> business day after the date of this transaction with a full refund of the amount paid. Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found on the reverse side.

Rentokil North America d/b/a Ehrlich

Nicholas Reed  
 Representative Printed Name  
Operations Manager 8/6/2024  
 Title Date  
  
 Signature

\_\_\_\_\_  
 Customer Printed Name  
 \_\_\_\_\_  
 Title Date  
 \_\_\_\_\_  
 Signature

FOR OFFICE USE ONLY SIC: \_\_\_\_\_ District: \_\_\_\_\_ DWA#: \_\_\_\_\_ Sales#: \_\_\_\_\_ Customer #: \_\_\_\_\_ SVC: \_\_\_\_\_ Specialist: \_\_\_\_\_



**BAYSHORE  
PAINTERS**

1646 W Snow Ave., Suite 135  
Tampa, FL 33606

(813) 850-0575

To: Paradise Shores

c/o Scott Rasbach

5230 81<sup>st</sup> Street North

St. Petersburg, FL 33709

[pshoresmaint@gmail.com](mailto:pshoresmaint@gmail.com)

RE: Stairset Painting – Railings, Stringers, Kickplates and Brackets

**General Scope:** Prep, prime and paint exterior stairsets.

**Specific Scope:**

- Include: Prep, prime coat and finish coat to stairs at Buildings 1-3, 6-11, 13: railings, stringers, kickplates and brackets.
- Exclude: Previously painted stairs at Buildings 4, 5, and 12. Stair treads and landings. Any and all items not specified in this proposal.

**Preparation:**

- Ferrous metal: Pressure wash to remove any dirt/debris/mildew or other contaminants. Scrape to remove all loose, flaking and bubbled paint. Remove rust with power tools (SSPC-SP3) prior to prime coat.
- Galvanized metal: Fully strip and remove all paint back to bare metal. Pressure wash to remove any dirt/debris/mildew or other contaminants. Clean with denatured alcohol prior to prime coat.

**Product(s):**

- Ferrous Metal Primer: Sherwin-Williams, Kem Kromik, Metal Primer
- Galvanized Metal Primer: Sherwin-Williams, ProCryl, Primer
- Ferrous Metal Finish Coat: Sherwin-Williams, Pro-Industrial, Urethane Alkyd Enamel, Gloss, Extra White
- Galvanized Metal Finish Coat: Sherwin-Williams, Pro-Industrial, Water-based Alkyd Urethane, Gloss, Extra White

Quote#: 8350 Title: Exterior Quote

Date: 09/23/2024



a neighborly company

Estimator: Sherry Armentrout

Cell Phone: (727) 244-7932 Office Phone: (727) 810-3715

License: C-11193

Address: 13799 Park Blvd. N. #260, Seminole, FL 33776

Lic # C-11193

## Customer Quote

Locally Owned and Independently Operated

J. Scott Rasbach  
pshoresmaint@gmail.com  
(727) 276-5410

Billing: 5320 81st Street N  
St Petersburg, FL 33709

Service: 5320 81st Street N  
St Petersburg, FL 33709

**Customer Notes:** We are happy to accept credit cards for payment. There is however, a 3% convenience fee for processing this form of payment.

This quote is good for a color match or similar color. If color change is drastic and requires priming a 10% charge will be added.

## Details

Process and materials will be in accordance with Sherwin Williams Specification dated 8/30/2024. 10 buildings, 3 staircases each. Buildings 4,5, and 12 have already been completed.

**Prep, prime, and paint ferrous metal railings, stringers, kickplates, brackets and posts**

Railing > Paint: (1 Coat)

**Prep, prime, and paint galvanized metal railings, stringers, kickplates, brackets, and posts**

Railing > Paint: (1 Coat)

## Total

Subtotal: \$48,675.00
Total: \$48,675.00
Payment: \$0.00
Balance Due: \$48,675.00

1. Subcontractors. Contractor at his discretion may delegate any portion of the work by Subcontractor with responsible Subcontractors, but such delegation shall not relieve Contractor of full responsibility for the work. Any corresponding subcontract shall require the Subcontractor to be bound to the full terms of this Contract to the extent of his work, and it shall allow the Subcontractor the benefit of the same rights and remedies afforded the Contractor by this Contract.
2. Work Involved. All work will be performed, in a workmanlike fashion according to the plans and specifications identified.
3. Time of Commencement and Substantial Completion. The work shall be convened and, subject to adjustments, substantially completed within the time limits given above but Contractor shall not be penalized for Acts of God, strikes, shortages of critical materials, and other delays beyond his control. Upon notice by the Contractor of substantial completion of the Project the owner's representative shall tour the project with the contractor and provide contractor with a Punch List by which the contractor can fully complete his work. Items not included in this Punch List shall be treated as Warranty Work more Fully discussed below.
4. Warranty Work. Contractor warrants to owner that all materials incorporated into the project will be new unless otherwise specified, and further warrants, all materials and workmanship for the warranty work, which is not part of a subsidiary warranty from a materialman or subcontractor, will be done at full cost to owner.
5. Initial Payment. The initial payment shall be paid by Owner to Contractor prior to commencement or work and shall be used for acquisition of materials and site setup. Contractor shall practically credit owner for such initial payment in each application for payment in the amount shown, until the initial payment is fully credited.



Paradise Shores/Scott Rasbach  
5230 81<sup>st</sup> N  
St Pete Fl 33709

September 20, 2024  
RE: Painting

TWI Reconstruction proposes to supply all labor, material, & equipment necessary to complete the project to the specifications of this agreement and to your satisfaction as well. All work is to be completed in accordance with industry standards and compliant with the manufacturers' guidelines for proper application.

If our proposal is acceptable, we will provide the following: All specs provided by Sherwin Williams on 8-30-24 will be followed.

- Prepare and paint metal stair structures 28 total on 13 buildings.
- Pressure wash to remove loose paint, chalk, and other surface contaminants.
- Grind, wire wheel and scrape scaling rust.
- Stripe all paint on 6 sets of galvanized metal frames only with zero tip, wire wheel or chemical paint stripper.
- Spot prime areas with Sherwin Williams Kem-Kromik rust inhibiting primer.
- Apply finish coat of Sherwin Williams Pro Industrial Pre-catalyzed water-based epoxy.
- Maintenance will remove and replace concrete treads as needed to give us access to grind rust, spot prime and finish coat.
- Protect all areas not being painted.
- WE DO NOT WARRANTY RUST.

Price ..... \$43,997.00

We at TWI Reconstruction appreciate the opportunity to bid on this project. We are a full-service company that manages all our own work. When you hire us, you get us. We feel this gives us 100% control over the quality and scheduling that is needed to complete the project in a timely manner and within your budget. Any questions you may have please contact our office.

Best Regards,  
David Mineo

State Certified General Contractor CGC1536338 Roofing Contractor CCC1335382





Filippo Malnetta  
 433 Central Ave., 4th Floor, Ste 400  
 Saint Petersburg, FL 33701  
 (727) 490-8580

<http://st-petersburg.certapro.com>  
 License: C-11185  
 Contractor License: C-11185  
 Full Worker's Compensation Coverage  
 General Liability

COMMERCIAL EXTERIOR  
 Proposal #: Paradise Shores  
 Job #: JOB-1408-8619  
 Date 08/18/2024



We proudly feature Sherwin-Williams paints and stains.

**JOB SITE**

**Paradise Shores Condominium - Comm-Ext - JOB-1408-8619**  
 5230 81st ST N  
 St-Petersburg, Florida 33709  
 (727) 276-5410  
 pshoresmaint@gmail.com

**PREPARED BY**

**Joseph Cheney**  
 Sales Manager  
 727-490-8580  
 jcheney@certapro.com

**CLIENT**

**Paradise Shores Condominium**  
 5230 81st St N  
 St Petersburg, FL 33709  
 (727) 276-5410  
 pshoresmaint@gmail.com

**CLIENT CONTACTS**

John Rasbach  
 M: (727) 276-5410  
 E: pshoresmaint@gmail.com

**PRICING:**

Base Price:	\$58,997.40
<b>Subtotal:</b>	<b>\$58,997.40</b>
<b>Total:</b>	<b>\$58,997.40</b>

**GENERAL SCOPE OF WORK**

All surfaces getting prepped and painted are listed below proposal and color specification section by Stairwell Type.  
 The HOA at Paradise Shores wants to get the Exterior Stairwells of their buildings prepped and painted.  
 The prep and painting will be done in Accordance with Sherwin Williams SPECS.  
 The products we will use are Sherwin Williams.  
 The painters will need access to water and electric.  
 The painters will need a dedicated place to clean their brushes and rollers.  
 The project will be done Mon-Fri between 0800 and 1800.

**\*\*\*The SPECS Say Semi-Gloss for the Paint, we have the option in for Satin or Semi-Gloss Customer Choice. We will use Semi-Gloss (SPECS) unless otherwise requested by the customer.**

**Payment Method:**  
 50% at Project Start  
 50% at Project Completion  
 We accept Cash, Checks, Credit Cards and ACH Bank Transfers.  
 There is a 3% service fee on all credit card charges, AMEX is 5% and ACH bank transfers are 1%.  
 Payment can be given directly to the painters.

**SURFACE PREPARATION**

**STANDARD LEVEL OF PREP**

- Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:
- Wash or wipe down surfaces being painted.
  - Scrape and sand loose and peeling paint. Please Note\*\* Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
  - Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
  - Window glazing if we are painting windows.
  - Puttying, caulking, and wood filling as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.
  - Masonry Patching where needed. Please Note\*\* Masonry patching will not mimic the current texture of the masonry surface.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.

Repairing and Restoring Florida Buildings Since 1998



*includes all buildings - exclude " 4-5 & 12*

Paradise Shores/Scott Rasbach  
5230 81<sup>st</sup> N  
St Pete Fl 33709

May 8, 2024  
RE: Painting

TWI Reconstruction proposes to supply all labor, material, & equipment necessary to complete the project to the specifications of this agreement and to your satisfaction as well. All work is to be completed in accordance with industry standards and compliant with the manufacturers' guidelines for proper application.

If our proposal is acceptable, we will provide the following:

- Prepare and paint metal stair structures 34 total on 13 buildings.
- Pressure wash to remove loose paint, chalk, and other surface contaminants.
- Grind, wire wheel and scrape scaling rust.
- Spot prime areas with Sherwin Williams Kem-Kromik rust inhibiting primer.
- Apply finish coat of Sherwin Williams Pro Industrial Pre-catalyzed water-based epoxy.
- Maintenance will remove and replace concrete treads as needed to give us access to grind rust, spot prime and finish coat.
- Protect all areas not being painted.
- WE DO NOT WARRANTY RUST.

Price ..... \$40,997.00

We at TWI Reconstruction appreciate the opportunity to bid on this project. We are a full-service company that manages all our own work. When you hire us, you get us. We feel this gives us 100% control over the quality and scheduling that is needed to complete the project in a timely manner and within your budget. Any questions you may have please contact our office.

Best Regards,  
David Mineo

State Certified General Contractor CGC1520903 Pinellas C-9614 Hillsborough PA2800

