

Omega Villas Condominium Association Inc.

Board of Directors Meeting

Tuesday, December 9, 2025

7:00PM - Clubhouse

AGENDA

Meeting Called to order.

Establish a quorum.

Officer's Report:

President:

- Review results of Phase 4 40-year certification fine reduction hearing.
- Review annual financial auditor engagement letter for 2025 audit.
- Unit owner special assessment meeting scheduled for December 11th -related to non-compliant -upper/lower windows and sliding glass doors identified needing replacement by engineer of record during their inspection.
- Update on status 2026 budget

Vice President- General Updates

Secretary – Review of all outstanding minutes from prior meetings

Treasurer – Financial Review

Management Updates:

- Update of Phase 4 Sprinkler repairs
- Update on Phase 4 building 20 finger island tree planting delayed due to pending sprinkler repairs
- Update of association maintenance items scheduled for the month of December
- Update on backyard tree trimming for no action taken from unit owners regarding overgrown backyard trees and foliage.
- Review of service proposals received for landscaping, pool service and sidewalk repairs
- Review of groundskeeper duties and responsibilities

- Open forum
- Adjournment.

POSTED – December 5, 2025



REEWORKS
GROUNDS CARE/MANAGEMENT
THE GREEN INDUSTRY EXPERTS

Specially Prepared For: **Omega Villas Condo Assn Phase 1-4**

Grounds Maintenance Package:

Recommended Frequencies

Mowing, edging, string trimming, clean up: **28** times per year
Weed detail, hedge/shrub trim: **12** times per year

\$ **1,500**

Per Service

\$ **42,000**

Annual Cost

Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2	2	2	3	3	3	3	3	3	3	2	2

Plant Healthcare Program: (Optional)

Recommended Frequencies **3** times per year

Turf (S = Standard, WF = Weed & Feed)

\$ **1,650**

Per Application

\$ **4,950**

Annual Cost

Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
		S				S				S	

Hedge/Shrub/Trees **3** times per year

Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
		S				s				S	

Granular Palm Fertilizer: (Optional)

Recommended Frequency **3** times per year

Palm #: All

\$ **Included**

Per Application

\$ **Above**

Annual Cost

Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
		S				S				S	

Pest Management: (Optional)

Recommended Frequency **3** times per year

\$ **1,200**

Per Application

\$ **3,600**

Annual Cost

Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
		1				1				1	

Irrigation Maintenance:

Recommended Frequency # of Zones: **all**

12 times per year

Additional monthly costs for
repairs outside of normal
maintenance will be extra

\$ **720**

Per Service

\$ **8,640**

Annual Cost

Tree and Palm Pruning:

Recommended Frequency **Trees: All** **Palms: All**

1 time(s) per year

\$ **Separate**

Per Service

\$ **Proposal**

Annual Cost

Mulching: Brown **TBD** Red **TBD**

Recommended Frequency times per year

\$ **TBD**

Per Application

\$ **TBD**

Annual Cost

Cubic yards: Price per yard:

Material, labor, and delivery included

IMPORTANT: This is NOT a signable agreement. This is for pricing only. If TreeWorks is chosen, a contract will be generated

PREPARED BY:

John Godshall

John Godshall - General Manager

Mobile: 954-439-7860

DATE: **11.1.2025**

\$ **59,190**

Annual Total



December 04, 2025

Service Agreement No. 2216

**Service Agreement
OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC**

Property Information

Omega Villas Condominium
Association, Inc
1713 NW 72 Ave
Plantation, FL 33313

Contact Information

Diana Morgan
YOUR Management Services, LLC
150 South Pine Island Rd
Plantation, FL 33324

GROUND MAINTENANCE INTERVAL SCHEDULE

OCCURRENCES	INCLUDED SERVICES	PRICE
28	SERVICE CALL	\$47,291.16
3	SHRUB/BED/TREE FERTILIZATION	\$1,377.16
3	TURF FERTILIZATION	\$1,377.16
3	PALM FERTILIZATION	\$938.61
12	IRRIGATION WET CHECK	\$5,261.88
6	IPM SPOTCHECK TREATMENT	\$1,704.12

ANNUAL MAINTENANCE PRICE	\$58,950.09
SALES TAX 0.00%	\$0.00
ANNUAL TOTAL WITH TAX*	\$58,950.09
MONTHLY TOTAL WITH TAX*	\$4,912.51

*Prices are subject to change 30 days from above date. Contract terms and conditions to follow.

Please initial below to approve this proposal. Final Service Agreement to follow.

Client Initials

Date

SCOPE OF SERVICES**SERVICE CALL - (28)****Turf Maintenance:**

Turf will be mowed so as to maintain a uniform height, texture, and appearance in accordance with the property manager and any city or county specifications.

Line trimming or all grass areas, all walls, fences, around trees, shrubs, and any area not accessible by mowers will be performed on each visit.

Edging will be used to maintain a clean, professional appearance for all walkways, roadways, and curbs; this will be performed on each visit.

Landscape Detail:

Regular scheduled pruning will cycle 12 times per year as necessary. This includes the following services to trees, plants, and shrubs. This service keeps the landscape healthy and provides sunlight for turf growth under the tree areas.

- All plants and shrubs will be pruned to provide flower bud development and foliage growth.
- Shrubs will not be clipped into a rounded or boxed form unless required by landscape design. Some counties and cities do not allow this due to possible plant or tree damage.
- Pruning of lower tree limbs (less than 1" in diameter) or waterspouts shall be performed as needed. This does not include pruning above 8 feet or reductions. Additional charges for these services will be provided in writing at time of request. This service is not considered to replace tree and palm trimming.
- All brown palm fronds and seed pods 12 feet and under are removed once per month. Sabal, Washingtonia, Cabbage Palms, Fan Palms, and Arecas are excluded.

Cutters Edge Lawn and Maintenance LLC. is a licensed Arbor company A-685 with an ISA certified Arborist on staff. All work is done to ANSI 300 Standards and all cutters are certified to county codes.

Weed Control:

Weeding by mechanical or non-selective herbicides (non-selective herbicides as approved by the State Agricultural Department). Employees will weed all plant beds to maintain a neat appearance. All sidewalks, curbs, and driveways will be sprayed by non-selective herbicides as needed once per month.

*Includes Pre-Emergent herbicides application, this will help eliminate weeds as their seeds begin to sprout by creating a protective barrier in the soil containing growth-inhibiting chemicals.

General Conditions:

Clean-up of landscape debris created during service call will be cleaned up and removed at time of visit. Landscape debris not created by Cutters Edge can be removed for an additional cost if requested. Due to disposal laws, Cutters Edge will not remove the following: construction material, hazardous materials, paints, and oil-based products.

Damages:

Cutters Edge shall not be held responsible for any damage to the following:

1. Garden hoses left on the turf or shrubbery.
2. Personal items such as toys, pet items, lawn and garden tools, pots, extension cords, clothing, lawn furniture, Christmas lights, or any other items left on turf or shrub areas.
3. Outdoor carpeting, ceramic, tile, sidewalks, decorative landscape borders and painted porches or driveways caused by the use of the power edger, weed eater, or lawn mower, if items are touching turf or landscape areas.

4. Screened-in porches which directly border turf and shrub areas without the presence of a kick plate or a landscape border.
5. Vinyl siding which borders turf and shrub areas without the presence of a kick plate or landscape border.
6. Exposed wiring or piping running that is not protected by conduit or buried to a depth as per building code.
7. Down spouts that do not maintain at least a four-inch clearance above turf areas.
8. Hidden underground surface wires and/or pipes which may be damaged in the process of landscape maintenance.
9. Plant material improperly installed by others.
10. Hardscape that is not separate from area that requires mowing, edging, or line trimming. This includes, but is not limited to, plant beds, driveways, or sidewalks.
11. Lighting that is not separate from areas that require mowing, trimming, edging, or line trimming and any landscape maintenances. This includes, but is not limited to, wires fixtures, bulbs, and transformers.

SHRUB/BED/TREE FERTILIZATION - (3)

All ornamentals, trees shall be fertilized with commercial grade granular slow-release (poly-coated) blend according to season as needed.

TURF FERTILIZATION - (3)

All turf areas shall be fertilized with commercial grade slow-release weed and feed (poly-coated) blend according to season.

PALM FERTILIZATION - (3)

All palms shall be fertilized with commercial grade slow-release (poly-coated) blend according to season as needed.

IRRIGATION WET CHECK - (12)

Wet Checks will be performed once per month.

Any additional wet check request above and beyond agreement will be billed at a rate of \$125.00 per hour (2-person team) Plus all parts and pipe used for repairs will be billed separately.

All Repairs not done on wet checks or larger than 1 1/2 inches will bill at a rate of \$125.00 per hour - 2-person team plus all parts and pipe used for repairs will be billed separately (minimum labor charge \$125.00)

Emergency repairs after 5:00 pm, or on weekends or holidays and will be billed at a rate of \$145.00 per hour (2-person team) plus all parts and pipe used for repairs will be billed separately.

This program includes the following:

1. Inspection of all irrigation zone by zone as needed once per month.
2. Clean and adjust heads to ensure proper coverage as needed once per month.
3. Inspect and adjust control valves as needed once per month.
4. Inspect and adjust controllers / Clocks according to seasonal requirements or imposed restrictions as needed once per month.
5. Inspect pump station for proper operations as needed once per month.

All parts and pipes used for repairs during monthly wet check will be billed separately.

Cutters Edge Lawn and Maintenance LLC. is a licensed irrigation company in various counties certified in Special Plumber-Lawn Sprinkler 08-CLS-15459, all work is done to county codes and standards.

**Materials used during the maintenance will be listed on the service bill.

IPM SPOTCHECK TREATMENT - (6)

Cutters Edge will provide inspections of Turf & Ornamentals. We will use appropriate measures to treat and control infested areas. This program is known as Integrated Pest Management (IPM). IPM is a combination of the use of biological, chemical, and fertilization to control pests and maintain a healthy landscape and turf.

Treatments are applied only to infested areas and not applied as a blanket treatment. This minimizes the loss of beneficial insects. This also means less pesticide exposure to humans, animals, and the environment. Cutters Edge will treat for the following: fungus, bacteria, chinch bugs, grub worms, sod web worms, fire ants, scale, aphids, mealy bugs, and Thrips. Ornamentals will only be treated for foliar disorders, if the stem/wood of Ornamentals show symptoms of fungus or bacteria, the pathogen has already damaged the plant to a point where treatment may not be an effective solution. **This includes Fig White Fly and Rugose Spiraling White Fly.** This price does not include newly identified exotic pest/disorders. Cutters Edge cannot be responsible for the decline of any material, pest or disease deemed untreatable by UF/IFAS and/or local extension agency, i.e. Ganoderma, Lethal Bronzing, Viral Necrosis of Saint Augustine Grass, Fusarium Wilt, and others not listed.

*Ornamentals: Shrubs, Palms, and Trees with less than a 6" caliper.

*Please note that fire ants will only be treated once a month as needed.

*100% pest eradication is not possible, but can be maintained at a controlled acceptable level.

Special Notes:

IPM treatments will be applied as needed for outside Landscape Pest Control.

Treatments do not include buildings, patios, and house/potted plants neither inside nor outside, nor any man-made dwellings.

OPTIONAL SERVICES - SCOPE OF SERVICES

**Lawn Maintenance Service Contract
Between
OMEGA Villas Condominium Association, Inc.
And
Sunrise Tree Care, Inc.**

This Contract agreement is entered into by and between OMEGA Villas Condominium Association, Inc., with address 1713 NW 72 Avenue, Plantation, FL 33313 ("Customer"), and Sunrise Tree Care, Inc., with address 43 S Pompano Pkwy #204, Pompano Beach, FL 33069 ("Contractor"). The Customer and the Contractor (referred individually as the "Party" and collectively as the "Parties" to this agreement) agree as follows:

Service Plan table:

ITEM	ANNUAL FREQUENCY
Mowing, edging of all driveways, walkways, streets, borders, plant beds, and tree rings; string trimming, blowing, raking, removing debris from trimmings and leaf and/or litter.	28
Trim hedge, shrubs and weed.	12
Irrigation wet check and routine maintenance, clean up and adjustment	12
<ul style="list-style-type: none"> - Fertilize turf and weed, hedges, shrubs, and trees - Granular fertilize palms - Pest management IPM 	3

TERMS AND CONDITIONS:

1. Contractor will provide uniformed, trained personnel always, and all supervisors will wear a separate color uniform from other crew members.
2. Clear all asphalt of weeds and debris at each visit, including all sidewalks and pavers in all common areas with each visit to property.
3. Contractor assumes the responsibility for all damage, including

irrigation components that occur during the maintenance process Contractor will repair and/or replace any damage to sprinkler system or any other structures. Damages will be repaired immediately.

4. Contractor will haul away all debris created by lawn crew while performing our duties.
5. Contractor agrees to meet all ADA and Government compliances required by law.
6. Any damages done throughout the community by the Contractor will be repaired by the Contractor. If the Contractor cannot repair damages, the Contractor will choose a (licensed and insured) subcontractor to make any necessary repairs. The Contractor will be responsible to pay the subcontractor.
7. The Contractor will be responsible for the security and welfare of its materials, tools, and work while on the association property.
8. Landscape lighting, holiday decorations, playground equipment, lawn furniture, many residents in your communities enjoy having lights in the lawns and landscape. While we make every effort not to cause damage to personal property, sometimes it may happen. If we see the items, we will try to service around them, but in some cases, we will either miss them or may not see them at all. The Contractor will not be responsible for those items which are placed in the lawn or landscapes around resident's homes or in common areas.
9. The work to be performed under this contract includes all transportation, storage, equipment, supplies, labor, and materials. All work performed by the Contractor or by others to make this contractor's work comply with applicable building codes or interpretations thereof shall be performed at no additional cost to the association.
10. In the event of a storm, all on going customers will be a priority to the Contractor who will provide an "Emergency Response Team" once the storm warning has been lifted. These services will be billed out separately. Cleanups resulting from "Actos of God" such as storms, excessive winds, hurricanes, lightning, etc., are excluded from agreement.

11. Schedules are subject to change due to clement weather. All contract service dates will be completed within calendar year.
12. Acts of nature or regional infestation of insects, mold, pathogens, nematodes, etc., as well as the three common types of white fly, plus damage due to weather events are not the responsibility of the Contractor. Remediation of such items is to be managed by separate estimates and billing.
13. Contract costs: The work performed under this Contract includes all transportation, storage, equipment, supplies, labor, and materials. All work performed by the Contractor or by others to make this Contractor's work comply with applicable building codes or interpretations thereof shall be performed at no additional cost to the Customer.
14. The Contractor is covered by general liability insurance, commercial vehicle insurance, and worker's compensation insurance. A supervisor will be always available on the site when lawn maintenance services are being performed.
15. Payment is required on a net 30 basis, where the invoice for the month of service will be issued and given to the Customer at the beginning of the month via either email or regular mail (Customer will let the Contractor know how invoices are to be delivered). If payment for an invoice is received after the 10th day of the following month, then a 1.5% fee will be added to the next invoice.
16. Services outside of the scope of this Contract are not implied.
17. Automatic Renewal: This Contract Agreement shall renew automatically for succeeding terms of **one (1) year each** unless either party gives written notice to the other at least thirty (30) days prior to its expiration. This proposal once made into a contract can be terminated with or without cause by either party with a 30-day written notice. This Contract agreement can only be modified in writing, signed by an authorized representative of Customer and the Contractor.
18. Contract cost is US\$65,000 (Sixty-five thousand dollars) annually. That is, \$5,416.66 monthly from January through November, and \$5,416.74 for the month of December.

19. Authorization signatures:

By Sunrise Tree Care, Inc.
Alvaro M Cornejo, Owner

Date

By OMEGA Villas Condominium Association

Date



LANDSCAPE MANAGEMENT AGREEMENT FOR:

Property Name:	<u>Omega Villas Condominium</u>
Property Location:	<u>1713 NW 72 Ave Plantation FL 33313</u>
Management Company / Agent:	<u>Your Management Services</u>
Property Manager:	<u>Diana Morgan</u>
Address:	<u>150 S Pine Island Road Suite 300 Plantation FL 33324</u>

SECTION 1 - DEFINITION

The following Landscape Management Specification establishes the standard for grounds maintenance for property Omega Villas Condominium (Property Name), owned and/or managed by Your Management Services (Management Company / Agent). This standard outlines an efficient and horticulturally sound program of the highest quality, promoting the healthy growth of turf and plant material while ensuring the continual neat appearance of the site. This agreement shall become effective _____ (Effective Date).

SECTION 2 - SCOPE OF WORK

- 2.1 The Contractor shall provide all necessary labor, material, equipment, and supervisory personnel to properly maintain all developed landscape areas within the property limits, including lawns, shrubs, ground cover, and landscape trees, as described herein.

SECTION 3 - TURF MANAGEMENT

3.1 GENERAL:

All turf areas covered by this contract shall be maintained at all times, with the quality of turf to be determined by density, color and uniformity.

3.2 SCOPE:

The work required shall include all labor, supervision, equipment, tools and materials to complete the work outlined in these specifications and in accordance with professional turf grass management practices.

3.3 MOWING :

- A. Mowing shall be done according to the schedule provided, weather permitting. The total number of mowings per year in this contract is 28 (Frequency / Year).
- B. Turf shall be cut at a height of 3" to 4" as conditions dictate using a rotary-type mower. Blades must be balanced and sharp at all times.
- C. All walks, curbs and hard surfaces shall be edged using mechanical methods with each mowing
- D. Mowing patterns shall be employed to encourage upright growth and permit the recycling of clippings where possible.
- E. Excessive clippings resulting from growth rates exceeding proposed frequencies or that remain as clumps shall be removed from turf areas.
- F. Clippings shall be removed from all paved or mulched surfaces after each mowing.
- G. Trimming around trees, shrubs, signs and foundations shall be performed with each mowing. Work shall be performed using hand labor, chemical or mechanical devices, at contractor's discretion, to present a neat appearance.
- H. All bed lines, tree rings and soft surfaces shall be edged with each mowing.

SECTION 4 - SHRUB AND HEDGE MANAGEMENT

4.1 GENERAL:

This specification shall cover all items of shrub management.

4.2 SCOPE:

The work required shall include all labor, supervision, equipment, tools and materials to complete the work specified in accordance with professional horticultural and ornamental practices.

4.3 PRUNING:

- A. Shrubs shall be pruned once per month through the growing season. Care shall be taken not to remove too much of the flowering surface branches when pruning.
- B. Pruning shall include removing dead or diseased wood or wood that is seriously infested with insects, weak wood that is not productive of bloom, excess suckers and shoots, and irregular growth.

4.4 WEED CONTROL:

- A. All weeds are to be removed from the beds on a continual basis.
- B. Pre-emergent and post-emergent chemical weed control shall be used in shrub beds and tree rings. This shall include weeds in the hard surface cracks and joints.

4.5 LEAF REMOVAL

- A. Leaves shall be removed from lawn areas, beds, and walkways during leaf season.
- B. Accumulated leaves shall be removed from the site at the conclusion of leaf removal operation.

SECTION 5 - FERTILIZATION

5.1 All lawn areas will be fertilized 3 (Times) (Frequency / Year), using a balanced blend of quality commercial fertilizers.

- A. BMPs in the state of Florida do not allow for more than 1 lb of Nitrogen (N) to be applied at any given time. The N must be a minimum of 30% slow release N. Phosphorus (P) can never be more than 2% of the standard fertilizer program.

5.2 FERTILIZATION:

- A. Shrubs and palms shall be fertilized 3 (Times) (Frequency / Year).
- B. The fertilizer program for shrubs and established shrub beds shall provide the equivalent of 1.0 pound of nitrogen per 1,000 square feet per application.
- C. All fertilizer shall be distributed by hand or mechanical spreader.
- D. Fertilizer shall be commercial grade, mixed granules or pelletized fertilizer, with not less than fifty percent (50%) of the total nitrogen being slowly soluble.

SECTION 6 - PEST CONTROL

Pest control treatment shall be performed 4 (Times) (Frequency / Year).

- A. State of Florida Best Management Practices (BMPs) and standard Integrated Pest Management (IPM) programs are an integral part of Turf/Shrub management.
- B. The principles of integrated pest management shall be followed when applicable. The pest management program shall introduce the least amount of chemical into the landscape as is necessary to achieve accepted levels of control of pest populations.

- C. Insecticides and fungicides shall be applied under the direction of a licensed applicator. Application shall be as often as necessary to prevent insect and disease damage to shrubs. Rates and timing shall follow manufacturer's recommendations.
- D. To implement IPM practices field scouting is utilized and spot treatments are done to control weeds and other pest problems. This minimizes the use of chemicals while still controlling potential problems with the most effective materials available.

White fly treatment. Included Separate Pre-Approved Price: Excluded

SECTION 7 - LANDSCAPE TREE MANAGEMENT

7.1 GENERAL:

This section covers landscape tree management. Landscape trees are defined as trees with a caliper of 6" or less when measured 24" from ground level and palms lower than 15' tall. The contractor shall be responsible for normal maintenance specified below.

7.2 SCOPE:

The work required shall include all labor, supervision, equipment, tools and materials to complete the work specified and in accordance with professional arboricultural practices.

7.3 PRUNING:

- A. Ornamental trees shall be pruned to a height of 8' to remove dead or damaged branches and to develop the natural form of the plant. Sucker growth at soil level or below shall be removed.
- B. All landscape trees shall be pruned to a height of 8' throughout the season to remove all dead, damaged and low-hanging branches.

SECTION 8 – PALM AND HARDWOOD TRIMMING:

Tree trimming will be performed in accordance with all ANSI 300 specifications.

Palm Trees Additional (Frequency / Year).

Hardwood Trees Additional (Frequency / Year).

SECTION 9 – MULCH APPLICATION

- 9.1 Will be applied at a depth of 2" inches to defined areas at a frequency of Additional (Frequency / Year).

SECTION 10 - IRRIGATION

10.1 GENERAL:

This section covers irrigation system maintenance. The system will be inspected for proper timing, water usage, and coverage and ability to sustain the landscape in a healthy condition.

10.2 SCOPE:

The work required shall include all labor, supervision, equipment, and tools to complete the work specified in accordance with professional irrigation practices.

10.3 INSPECTIONS:

- A. The irrigation system will be inspected Monthly (Frequency / Year). Basis to assess proper operation.
- B. Each zone will be operated and adjusted, if necessary, to correct timing, obstructed heads, and proper coverage.
- C. Repairs or replacements will be performed at the contractor's expense to correct damage by the contractor.
- D. Repair estimates will be provided by the contractor to the management agent for written approval.

SECTION 11 - ANNUAL FLOWERS

11.1 GENERAL:

This section covers the installation of Additional (Quantity) of annual flowers. Unless otherwise specified, annual flowers shall be installed in previously designated areas. Additional (Frequency / Year).

11.2 INSTALLATION:

- A. Flowers will be supplied in four 4" inch pots and will be vigorous and blooming.
- B. Timing of rotations and variety of flowers to be installed will be reviewed with the Customer.
- C. Flowerbeds will be prepared with appropriate amendments for installation.
- D. After installation is complete, flowers which are damaged or decline by means beyond Contractor's control, will be replaced at an additional cost to customer.

SECTION 12 - GENERAL CONDITIONS

- 12.1 Upon request, the Contractor shall supply and comply with an operational calendar. Such calendar to include frequency and timing of work throughout the year.
- 12.2 The project supervisor shall provide reports of operations completed and partially completed for the purpose of facilitating communication and identifying problems.
- 12.3 Contractor Personnel
 - A. The Contractor shall have an experienced supervisor responsible for the site. This supervisor will have a two (2) or four (4) year degree in horticulture or agronomy or a minimum of three (3) years of experience in landscape management at a supervisory level.
 - B. The Contractor shall have only properly trained personnel on site to perform all functions. They shall be trained in proper horticultural and mechanical procedures to ensure that all operations are performed safely and effectively.
 - C. All Contractor personnel shall be required to wear a clean company uniform. The supervisory personnel's uniform shall be easily distinguished from other personnel. All contractor personnel shall be familiar with property management regulations and will conduct themselves in a safe, courteous and professional manner while on site. The supervisor shall conduct weekly reviews of the crew's appearance and hold weekly safety meetings.
- 12.4 Grounds Group shall not be responsible for the cost of clean-up after and in the event of "Act of God" (hurricanes, storms, floods, pest infestation etc.,) this service will be performed at an additional cost. Grounds Group personnel will respond no longer than forty-eight (48) hours after the storm with proper communication, and/or vehicles and equipment in order to perform necessary emergency requirements.

SECTION 13 – FINANCIAL TERMS

Grounds Group Landscaping agrees to furnish all supervision, labor, equipment, and supplies necessary to perform during the life of this contract, all tasks enumerated herein, for the annual contract price of

\$75,657.36 (Annual Contract Amount), billable in **Twelve (12)** monthly installments of **\$6304.78** (Monthly Amount) with net payable due **15** (Net Payment Terms) or as indicated on Exhibit A - Pricing Schedule.

Increases in renewal rates for the optional one year contract period will not exceed the lower of the percentage rate increase in the Producer Price Index, under the expenditure category for all items, over the previous twelve month period, or the figure entered below **3** (Percentage)

A service charge of one and one-half percent (1½%) per month will be added to all balances not paid within thirty (30) days of invoice. This represents an annual rate of eighteen percent (18%). Should it become necessary for Grounds Group to pursue collections of outstanding invoices, (Property Name) agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

SECTION 14 – CONTRACT TERM

The Term of this Agreement shall be for **12** (Contract Term in Months). At the end of the Contract Term, this Agreement shall automatically renew if written notice is not given within (30) days by either party. A thirty day notice is required if either party wishes to modify the terms and conditions of this agreement.

SECTION 15 - CANCELLATION

Either party upon thirty (30) days written notice may cancel this contract with just cause during such term upon thirty (30) days written notice to fix the problem at hand. After this period Notice of Cancellation can be given with thirty days (30) written notice at any time. Just cause is defined as either party's failure to comply with the terms and conditions set forth by this Agreement. Given that the contract value is pro-rated equally over twelve (12) month period but the performance of the services and associated cost, is not incurred equally, the billing amounts may not necessarily reflect the actual value of services performed. Therefore, in the event this contract is terminated before the (12) month period; either party may seek recourse to reconcile the value of services performed with the value of services paid for. All correspondence regarding cancellation shall be via Certified Mail/Return Receipt Requested.

SECTION 16 - AUTHORIZATION

Your signature affixed to the duplicate copy of this proposal shall constitute a contract between us.

The parties have therefore executed this Agreement and Exhibits herein:

Omega Villas Condominium

Property Name

Authorized Signature

Name (Printed)

Title

Date

GROUNDSC GROUP LANDSCAPING

Contractor

Authorized Signature

Name (Printed)

Title

Date

Billing Information:

PERSON: _____

TITLE: _____

ADDRESS: _____

PHONE: _____

FAX: _____

EMAIL: _____

PO NUMBER: _____

Exhibit A - Pricing Schedule

Item Description	Units	Unit Measure	Unit Price	Extended Price
Irrigation wet check included in maintenance price	12.00	12	\$ 598.00	\$ 7,176.00
Grand Total				

R. B. KNOT POOL SERVICE

A PROFESSIONAL POOL SERVICE

954.772.7445/Fax-954.772.6697

P. O. BOX 26622

TAMARAC, FL 33320-6622

January 10, 2025

Omega Villas Condominium Association, Inc.
1713 NW 72 Avenue
Plantation, Florida 33313

Attn: Diana Morgan, Property Manager
Email: info@yourmanagementservices.com
Office: (954) 624-2449

Re: Proposal for pool service at Omega Villas (Pool – 21,600 g. and Spa – 1,360 g.)

Pool Service (2) times per week - \$ 650.00 / month

This proposal is to service the pool/spa two times per week. The price proposed is based upon the time necessary to properly care for this body of water/equipment. This includes our FULL-SERVICE PACKAGE which includes maintaining proper water chemistry, skimming, brushing, tile, vacuuming, filter maintenance, emptying all pump/skimmer baskets as needed. Service day may change by one day due to any observed holidays.

Note: Stabilizer will be billed separately at \$7.00 per lb. as needed.

Villas at Omega Condominium Association, Inc.

R.B. Knot Pool Service Representative

Authorized Signature / Date

Authorized Signature/ Date

Contract Pricing is valid for one year.

There will be a 30-day cancellation notification policy for both parties.

CC#08-SP-15189-X/CC#U-21582/RP252555210

Workers Comp: MWC010661408

Liability Insurance: 7013437225

No services will be made without this proposal signed and returned.

Please email signed authorization to rbknot@gmail.com or fax to (954)772-6697

Golden Pool & Spa Services
1141 NW 41 Lane
Lauderhill, Florida 33313
Email: Thiago@goldenpoolandspaservice.com
Contact: (754) 302-5713

Omega Villas Condo
1713 NW 72 Avenue
Plantation, Florida 33313
Office: (954) 624-2449
Email: info@yourmanagementservices.com

Estimate No: 1154
Estimate date: May 19, 2025

Commercial Pool Service Scope of Work:

1. Monthly pool service (3) times a week visit
2. Vacuum
3. Cleaning tiles
4. Skimming
5. Maintain pump and skimmer baskets
6. Wash filter once a month
7. Maintenance log
8. Free pool reports weekly
9. Service does not include repairs in general

Total Cost \$600.00 per month

Service can be cancelled at any time by both parties with a 30 day notice.

Omega Villas Condo

Date

Golden Pool & Spa Services

Date



BLUE OASIS
POOL & SPA REPAIR
954-383-1203

Blue Oasis Pool & Spa Repair inc

DIANA MORGAN
YOUR MANAGEMENT SERVICES
1713 NW 72nd Ave
Plantation, FL 33313

📞 (954) 624-2449
✉️ INFO@YOURMANAGEMENTSERVICES.COM

ESTIMATE	#1284
TOTAL	\$850.00

CONTACT US
1064 NW 53RD ST
FT LAUDERDALE, FL 33309

📞 (954) 383-1203
✉️ BLUEOASIS.PSR@gmail.com

ESTIMATE

Services	qty	unit price	amount
Pool Service	1.0	\$850.00	\$850.00
VILLAS AT OMEGA			

COMMERCIAL POOL SERVICE BILLED MONTHLY (1ST OF EVERY MONTH)

**** THREE TIMES A WEEK SERVICE****

THIS ESTIMATE IS TO PERFORM TWICE A WEEK SERVICE ON POOL & SPA TO INCLUDE BRUSHING, SKIMMING VACUUMING POOL, CLEANING PUMP BASKETS AND FILTERS (AS REQUIRED) AND CHEMICALLY BALANCING POOL AS REQUIRED. ALL POOL CHEMICALS ARE INCLUDED IN MONTHLY COST WITH THE EXCEPTION OF STABILIZER WHICH WILL BE BILLED QUARTERLY IN THE AMOUNT OF \$100.00.

CHLORINE, ACID, ALKALINITY, AND CALCIUM ARE INCLUDED IN THE REGULAR SERVICE FEE. TECHNICIAN WILL INSPECT POOL AND EQUIPMENT ON EACH VISIT REPORTING ANY DISCREPANCIES FOUND. WE WILL THEN PROVIDE ESTIMATES FOR REQUIRED REPAIRS.

EQUIPMENT REPAIRS (INCLUDING HEATERS) WILL BE QUOTED AND ONCE APPROVED WILL BE COMPLETED IN HOUSE. ALL ESSENTIAL EQUIPMENT REQUIRING REPAIRS WILL NEED TO BE COMPLETED IN A TIMELY MANNER TO KEEP POOL OPEN AND SAFE TO SWIM.

BLUE OASIS POOL & SPA REPAIR INC OFFERS ALL ASPECTS OF POOL SERVICES TO INCLUDE , WEEKLY CLEANING SERVICE, REPAIRS, HEATER & HEAT PUMP REPAIRS, NEW EQUIPMENT INSTALLATIONS, LEAK DETECTING ,RESURFACING AND RENOVATION, AUTOMATED CONTROLS AND MORE.

UPON OUR INITIAL INSPECTIONS IT WAS FOUND THAT THE POOL WATER LEVEL IS SLIGHTLY LOW WHICH MAY INDICATE THE AUTOFILL IS MIS ADJUSTED OR THE POOL IS LEAKING, ALSO NOTED POOL CHEMICAL FEEDER PUMPS ARE INOPERATIVE AND WILL NEED TO BE REPAIRED.

AN INITIAL SERVICE FEE OF \$200 MAY BE REQUIRED ALONG WITH THE FIRST MONTHS SERVICE TO REBALANCE, CLEAN UP AND START UP POOL & SPA FOR SERVICE AND WILL BE BASED OFF WATER SAMPLE TAKEN ON INITIAL VISIT.

****UPON AGREEMENT TO START SERVICE WE WILL PROVIDE A WRITTEN POOL SERVICE AGREEMENT****

Services subtotal: \$850.00

Subtotal	\$850.00
Tax (Broward 6%)	\$0.00
Total	\$850.00

Licensed Contractor	Date
CBC1257350	6/27/2025
Customer and Account Number	Phone (Work or Home)
Elizabeth Palen & Omega HOA	
Project Location	E-mail
1713 NW 72nd Ave Plantation , FL 33313	

PROPOSED PRODUCTS		QTY
SettleStop PolyRenewal 2 Part System		22000.0
Caulk Control Joint		5500.0
	Contract Price	\$170,940.00

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Alpha Foundation Specialists, LLC (the "Contractor").

<input checked="" type="checkbox"/> Customer is responsible for removing all personal items from the work area.	<input checked="" type="checkbox"/> A full perimeter drainage system with sump pump was recommended.
<input checked="" type="checkbox"/> Customer assumes responsibility for damages to hidden or unmarked utility lines.	<input checked="" type="checkbox"/> Customer is aware of warranty and all addenda.
<input checked="" type="checkbox"/> Stabilization is warranted. Contractor can attempt to lift at Customer's request.	<input checked="" type="checkbox"/> Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer
Contractor

X _____	X _____
X _____	—
Date _____	Date _____
6/27/2025	6/27/2025

Product Specifications

- Install caulk in the factory control joints. The total linear feet included in this contract are specified on the products page of this contract. Customer is aware that the caulk will not match the concrete.

Terms and Conditions

1. **Services.** Alpha Foundation Specialists, LLC d/b/a Alpha Foundations, license no.CBC1257350, is licensed by the Florida Department of Business and Professional Regulation. This Contract for the services requested by Customer (the "Work") is based primarily upon Customer's description of the project and/or the related problem(s) and is intended to remediate those problem(s). Contractor assumes existing construction generally complies with the relevant building codes. Any drawing(s) attached to the Contract are intended solely for illustration purposes, are not to scale, and do not create any additional representation, warranty, or commitment on the part of Contractor in connection with the Work. Contractor is not responsible for products, services, or conditions not expressly reflected herein, not expressly included in the Contract, and not purchased and paid for by Customer. Start dates and completion deadlines for the Work are approximate and may be affected by events beyond Contractor's control, such as weather, permitting issues, access to the property, etc. Any delay caused by events beyond the control of Contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment and performance. Contractor reserves the right to amend the scope of the Work in order to best address the project and/or problems. Any changes to the scope of Work which change the cost, materials, work to be performed, or estimated completion date must be made in writing, signed by both parties, and paid for before the Work can be performed. Any deviation from the scope of Work set forth in the Contract that results in additional costs, including but not limited to unforeseen site conditions, unusual building construction, changes needed after Contractor's engineering/ management review of the signed Contract, and/or special requirements from the county/city/agency, will become an extra charge over and above the contract amount set forth in the Contract. If Customer and Contractor cannot agree on the amount of such additional costs and sign an amendment to the Contract, then Contractor has the option, at its sole discretion, of not proceeding with the Work and canceling the Contract for its convenience. Contractor reserves the right to substitute a product with an equivalent or superior product. The Work will be completed in a workmanlike manner according to the standard practices of the industry, and Contractor will comply with local permitting, inspection, and zoning requirements.
2. **Acceptance of Contract.** By signing the Contract, Customer acknowledges that he/she understands and accepts all terms, the Terms and Conditions and the Warranties, and desires to enter into a contract with Contractor for the completion of the Work. Customer's signature authorizes Contractor to perform the Work as specified in the Contract. The Contract may be withdrawn by Contractor if it is not accepted within thirty (30) days from the date of delivery.
3. **Compensation.** Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of \$25 will be charged for each returned check, and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor (both pre-judgment and post-judgment) if Customer fails to pay the amounts owed for the Work as agreed.
4. **Insurance.** Contractor represents and warrants that it maintains insurance as set forth in the Contractor's Certificate of Liability Insurance, which can be made available upon request.
5. **Dispute Resolution.**
Dispute Resolution. Contractor and Customer agree that the Contract evidences a transaction involving or affecting interstate commerce and that their agreement to arbitrate, including whether an agreement to arbitrate exists or whether the controversy is subject to an agreement to arbitrate, shall be governed by the Federal Arbitration Act ("FAA"), 9 U.S.C. § 1, et seq. Any claim, dispute, or other matter in controversy arising out of or related to this Contract or breach thereof and/or related to the Work shall be settled by arbitration administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules and the FAA in the place where the project is located, unless another location is mutually agreed upon, and judgment on the award rendered by the single arbitrator appointed to decide such proceeding may be entered in accordance with applicable law in any court having jurisdiction thereof. The fee schedule is listed on the AAA website at <http://info.adr.org/constructionfeeschedule/>. For any other issues, the Contract shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules.
If Customer elects to initiate arbitration, the arbitrator has the discretion and authority to award such remedies as may be available under applicable law.
If payment in full is not made when due, Contractor may recover from Customer all expenses of collection, including attorneys' fees, court costs, court reporter fees, and expert witness fees, in such amount as the arbitrator may adjudge reasonable if Contractor prevails on such payment claim. Except as stated in the preceding sentence, each party shall be responsible for its own attorneys' fees for the arbitration. Contractor is also entitled to recover interest on the unpaid amount from the date due until paid at the rate of 1% per month. EACH PARTY TO THIS CONTRACT FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, WAIVES ALL RIGHTS TO TRIAL BY JURY FOR ANY CLAIM, DISPUTE, OR OTHER MATTER IN CONTROVERSY ARISING OUT OF OR RELATED TO THIS CONTRACT.
6. **Customer's Responsibility.**
 - a. **Cosmetic Repairs.** Unless specifically noted in the Contract, Contractor is not responsible for any cosmetic repairs. Rather, Customer is responsible for any finished carpentry, painting, repointing, electrical work, extending discharge lines, replacement of floor tiles, carpeting, paneling, etc. that may be necessary after Contractor has completed the Work, unless such repairs are specifically identified in the Contract. When trenching or excavation is required, Contractor will backfill and compact soil to the best of its ability; however, Customer may need to add more topsoil at a later date if the excavated area settles. Customer is also responsible for any landscaping, reseeding, and resodding that may be necessary after Contractor has completed the Work.
 - b. **Utilities.** Contractor will call the appropriate utility protection service or damage prevention authority (i.e., 811 or "Miss Utility") to have all public underground utilities located. If Customer lives at a rural address, public lines will only be located to the pole or Customer's property line. Customer is responsible for marking any private lines such as satellite dish cables, propane lines, low voltage lighting wires, sprinkler system lines, security system wires, services to outbuildings and swimming pools, etc. Customer assumes all responsibility for damage caused to hidden, buried, or unmarked fuel/utility/service/private lines. Unless otherwise noted, electrical work is not included in this Contract and problems with electrical connections are the responsibility of Customer.
 - c. **Water Seepage.** Customer agrees to maintain positive drainage away from any wall(s) repaired by wall anchors, foundation piers, and/or carbon fiber strips/reinforcers. In the event of a wall anchor installation, a water management system is recommended to reduce hydrostatic pressure (which increases at greater depths) on the wall(s) and reduce the chance of water seepage into the basement. Water seepage into any area of the basement is NOT covered by the attached Warranties.
 - d. **Access and Personal Property.** Customer shall provide access to the areas where the Work is to be performed and shall furnish utilities of electric and water at no cost to Contractor. Customer shall prepare such areas so that Contractor can begin work, including moving all items at least 10 feet away from areas where Work is to be performed and adequately sealing off living space from work areas. Customer shall remove or protect personal property, inside and outside of the residence, including but not limited to carpets, rugs, shrubs and plants, and Contractor shall not be responsible for said items. In the event that the removals have not been completed by the scheduled start date for Work, Customer shall be assessed a trip fee of \$250. Contractor may offer, but is not required, to assist (i) in the preparation of the Work areas and/or (ii) in the removal and replacement of drywall, paneling, flooring, finish carpentry, wall coverings, or landscaping at a rate of \$40 per man hour.
 - e. **Representations.** Customer warrants that except as described in the request for service, all electrical, plumbing, HVAC, restoration, and

handyman services located on the property are in good repair and condition and agrees to indemnify Contractor for any defective conditions that exist prior to or that occur after performance of the Work through no fault of Contractor. Customer is responsible for protecting the components that Contractor provides from future damage and shall follow all instructions provided in maintaining and protecting such components.

7. **On-Site Meetings.** Customer shall meet with Contractor on-site before the Work begins and shall meet with Contractor on-site when the Work is completed and ready for inspection such that Contractor can explain the Work and finalize payment by Customer. Customer shall be responsible for being present on-site during any attempts to lift any part of the structure and/or concrete pavement.
8. **Notice and Contractor's Right to Cure.** Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.
9. **Assignment.** This Contract will be binding upon the parties hereto and their respective successors and assigns. This Contract is not assignable without the written consent of both parties.
10. **Miscellaneous.** This Contract constitutes the entire agreement of the parties. All prior agreements, whether written or oral, are merged herein and shall be of no force or effect. This Contract shall not be modified except in writing signed by both parties. The waiver by any party of a breach or the failure to enforce any provision of this Contract shall not operate as a continued waiver or agreement or be construed as any other waiver or agreement. The validity, performance, and construction of this Contract shall be governed and interpreted in accordance with the law of the place where the project is located. If any term, condition, or provision of this Contract is found unenforceable by a court of law or equity, this Contract shall be construed as though that term, condition, or provision did not exist, and its unenforceability shall have no effect whatsoever on the rest of this Contract.
11. **Signatures.** This Contract may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. This Contract may be executed by facsimile or electronic signature pages which shall have the same force and effect as original executed signature pages. The person signing below for Customer represents that he/she has authority to act on behalf of the owner(s) of the property described in the Contract.
12. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS. THE TOTAL LIABILITY OF CONTRACTOR UNDER ANY CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATED TO THIS CONTRACT AND/OR THE WORK SHALL NOT EXCEED THE TOTAL COMPENSATION PAID BY CUSTOMER TO CONTRACTOR PURSUANT TO THIS CONTRACT.
13. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND.

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF CUSTOMER LOSES MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, Florida 32399.

IN WITNESS WHEREOF, Customer and Contractor have caused their duly authorized representatives to execute this Contract as of the date first written above.

Customer

Name:

X _____

By: Elizabeth Palen & Omega HOA _____

Contractor Alpha Foundation Specialists, LLC

Name:

X _____

By: JUSTIN YEARWOOD _____

Warranties

These Warranties are in effect only after the Work is completed and Customer has paid in full. If payment is not received, these Warranties are null and void. These Warranties are made in lieu of all other warranties, express or implied, and of all other obligations on the part of Contractor to Customer. There are no other oral or written warranties. There are no warranties which extend beyond the descriptions that appear below, including no warranties of express or implied merchantability and no warranties of express or implied fitness for a particular purpose. These Warranties are transferable to future owners of the structure on which the Work is completed. Contractor shall charge a fee of \$240 to complete a system inspection and new owner orientation. All warranty claims must be brought prior to the expiration of the applicable warranty period in order to be valid. Contractor does not warrant products not mentioned herein. Some products may be covered by a separate manufacturer's warranty, and Customer is responsible for compliance with any notice and claim procedure included in such warranties.

1. **Definitions.** The term "stabilize," as used in these Warranties, shall mean to make unlikely to give way or fail. The term "horizontal movement", as used in these Warranties shall mean bowing. The term "vertical movement," as used in these Warranties shall mean settlement.
2. **Wall Support Systems.** Contractor hereby warrants that wall support systems, including wall anchors, carbon fiber strips, and steel I-beam systems, will stop further inward horizontal movement of the wall(s) in the areas where they are installed for the lifetime of the structure from the date of installation. Wall support systems are warranted only to stabilize repaired walls(s), not straighten. Walls that do not have wall support systems installed by Contractor entirely from corner to corner are not warranted. Contractor recommends annual maintenance for wall support systems. The cost of maintenance is not included in this contract, but maintenance is available from Contractor at an additional charge. For carbon fiber strips, contractor does not warrant against: (1) any tipping or leaning at the top of the wall(s) repaired; (2) shearing or sliding at the bottom of the wall(s) repaired. In the rare instance that the repaired wall(s) experience leaning or shearing, steel brackets or other methods can be installed by Contractor at an additional charge.
3. **Foundation Push Piers and Foundation Helical Piers.** Contractor warrants that the foundation push piers and foundation helical piers will stabilize the affected area(s) against further vertical movement for the lifetime of the structure from the date of installation. Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's foundation. Foundation push piers and foundation helical piers are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
4. **Steel Columns/Adjustable Screw Jacks/IntelliJack Supports/SettleStop Floor Supports.** Contractor warrants that the support system will stabilize the affected area(s) against further vertical movement for a period of two (2) years from the date of installation. This two (2) years warranty against further vertical movement is separate and apart from the manufacturer's warranty of twenty-five (25) years on the product(s). Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's framing. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for wood repair (i.e., joist sistering, beam replacement, sill plate repair, cracking/movement in hardwood flooring or tiles) incidental to changes in environmental conditions and/or changes in the building envelope conditions, unless specifically noted in this Contract. Contractor warrants carpentry work for a period of one (1) year. Steel columns/adjustable screw jacks are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
5. **Slab Piers.** Contractor warrants that the slab piers will stabilize the affected area(s) against further vertical movement for a period of ten (10) years from the date of installation. Contractors DOES NOT WARRANT TO LIFT the slab back to its original position.
6. **Water Management.** Contractor warrants that if water from the walls or floor wall joint passes through the perimeter of the water management system and into the basement floor, Contractor will provide the additional labor and materials to fix the leak at no additional charge to the Customer. This warranty applies to water management systems along the specific areas where the system is installed. This warranty will be in effect for the lifetime of the structure and may be transferred to future homeowners provided Contractor is notified within thirty (30) days of the real estate transfer. Annual maintenance is strongly recommended for all water management systems, but is not required for the warranty to be in effect. The water management system shall not rust, rot, or corrode for the life of the structure. If the entire perimeter of the basement was not treated, then additional work at an additional charge may be necessary to extend the system or treat other areas or other problems not addressed by this Work. In addition, a pump or power failure is possible; therefore, this warranty is not a guarantee of a dry basement. This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, wall dampness, or efflorescence (white powder) on concrete, masonry or bricks. Contractor is not responsible for frozen discharge lines or water once it is pumped from the structure. Installation of a water management system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Floor cracks are warranted against leakage only with full perimeter water management systems. Primary AC operated sump pumps and DC back-up pumps may be covered under a separate manufacturer's warranty. Systems that drain to daylight cannot be warranted by Contractor if such system does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron get, or iron bacteria from the soil are rare, Contractor cannot be responsible for these situations, or for a system that requires cleaning, flushing, or other service as necessary to keep it functioning.
7. **Crawl Space Encapsulation.** A crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture; however, the encapsulation system does not claim to be a mold mitigation system and a dehumidification/air purification system is highly recommended to further reduce mold growth. CrawlSeal has a transferable twenty-five (25) years warranty—there will be no charge for service calls on any tears or holes in the CrawlSeal liner (not caused by abuse or misuse), in the unlikely event this occurs. Wet crawl spaces require a drainage system and a sump pump system to remedy any problems with water below the liner. There will be no charge for Contractor to repair tears or holes in the crawl space encapsulation liner, unless Contractor determines that the tear/hole was caused by abuse or misuse. Sump pumps and crawl space encapsulation systems may be covered under a separate manufacturer's warranty. Installation of a crawl space encapsulation system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Contractor is not responsible for frozen discharge lines, water once it is pumped from the structure, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Contract.
8. **PolyRenewal and Expanding Polyurethane Structural Foam.** Contractor represents that expanding polyurethane structural foam will fill voids, but will not necessarily lift Customer's slab to meet any criteria of levelness. Contractor recommends sealing all cracks and joints, and Contractor can do so for an additional charge. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than $\frac{1}{4}$ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. Customer is aware that the concrete may not be perfectly level or may not lift at all. Contractor guarantees stabilization, NOT LIFT. Any personal items in the work area are to be removed by the Customer

prior to the arrival of the Contractor's crew. This warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.

9. Exclusions. THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (a) any product or system that is altered in any way; (b) exterior waterproofing; (c) system damage caused by Customer's negligence, misuse, abuse, or alteration; (d) damage, issues, and conditions incidental to installation, including dust and dirt; (e) changes to wood framing system; (f) damage to personal property of any type; (g) unmarked utility line breakage; (h) private utilities and lines (e.g., sprinkler, plumbing, discharge lines, etc.); (i) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (j) removal and/or disposal of any hazardous materials; (k) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; (l) damage beyond Contractor's control caused by dry rot, corrosion, termite infestation, and substandard construction; (m) damage done during a lifting operation; (n) basement water seepage, unless a full perimeter drainage system has been installed; (o) heave or any damage caused by it; and (p) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. EXCEPT AS EXPRESSLY SET FORTH, ALL SERVICES, MATERIALS, PARTS AND COMPONENTS PROVIDED BY CONTRACTOR ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

NOTICE OF CANCELLATION

Transaction Date: X _____

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the Contract or sale, and any negotiable instrument executed by you will be returned within 10 BUSINESS DAYS following receipt by Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or sale; or you may, if you wish, comply with the instructions of Contractor regarding the return shipment of the goods at Contractor's expense and risk.

If you do make the goods available to Contractor and Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

Alpha Foundation Specialists, LLC at 3200 W Copans Rd, Pompano Beach, FL 33069

NOT LATER THAN MIDNIGHT OF X _____ (Date).

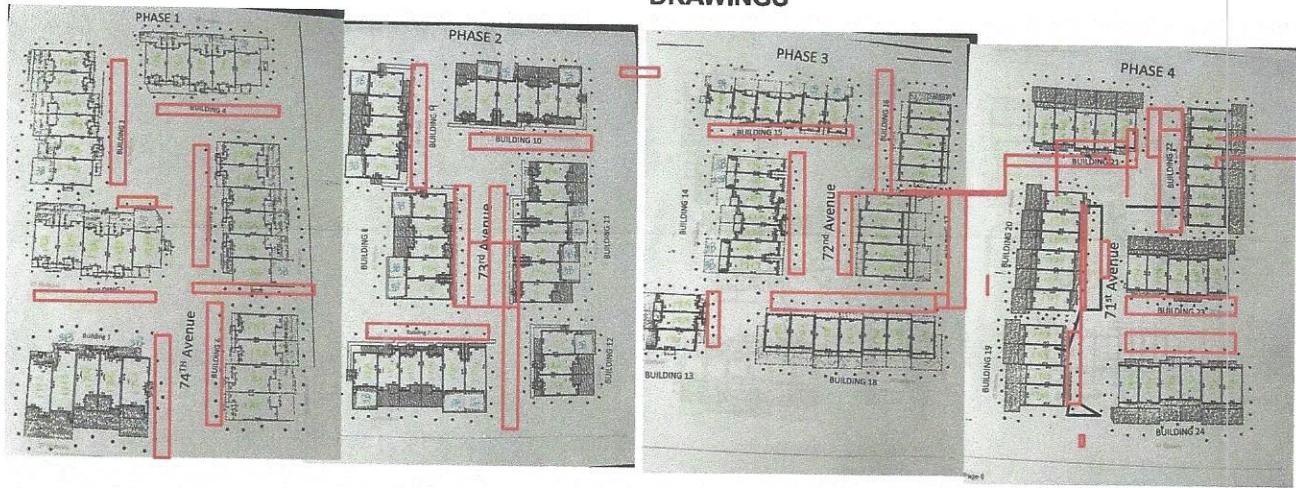
I HEREBY CANCEL THIS TRANSACTION.

(Date) _____

(Customer's signature) _____

If after three business days the transaction has not been canceled, then the deposit will be non-refundable.

DRAWINGS



PAYMENT TERMS

We propose hereby to complete the services indicated in this Contract for the sum of:

Contract Amount	\$170,940.00
Deposit	\$42,735.00
Due Upon Completion	\$128,205.00

Is the project financed? YES _____ NO _____ (Financing must be set up at the time of the signed contract.)

Approval/Account # _____

X _____ (initial) - Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

X _____ (initial) - Balance to be paid in full to foreman on last day of install. (Unless financed)

BUYER'S RIGHT TO CANCEL.

This is a home solicitation sale, and if Customer does not want the goods or services, Customer may cancel the Contract by providing written notice to Contractor in person, by telegram, or by mail.

This notice must indicate that Customer does not want the goods or services and must be delivered or postmarked before midnight of the third business day after Customer signs the Contract.

The notice must be mailed or delivered to: Alpha Foundation Specialists, LLC at 3200 W Copans Rd, Pompano Beach, FL 33069.

If Customer cancels the Contract, Contractor may not keep all or part of any cash down payment. If Customer does not cancel the transaction during the cancellation period listed in this paragraph of the Contract, the deposit will be non-refundable. See the attached Notice of Cancellation form for further explanation of this cancellation right.

Customer

X _____

X _____

Date 6/27/2025

Contractor

X _____

-

Date 6/27/2025



Customer Contract

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.

Customer Initial: X _____



Prepared by:
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www.lrefoundationrepair.com
TF (800) 580-0229
F (352) 754-4558
License# CBC1256398

Prepared on:
12-5-25

Prepared for:
Omega Villa
elizabeth.palen@hotmail.com
P (954) 801-1359
PR68809

Job location:
1713 NW 72nd Ave
Plantation, FL 33313

Project Summary

Lift and Level

Seal Joints

Repair Cracks

Total Investment	\$82,234.27
Same Day Savings	\$8,193.43
Total Contract Price	\$74,040.84
Deposit Required - 25%	\$18,510.21
Deposit Paid	\$0.00
Amount Due Upon Installation	\$74,040.84

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This proposal reflects the professional opinion of LRE, based on the experience of the design specialist, information provided by the Customer, and observations made during the site visit. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Customer understands that after the three day rescind period from the date the contract is signed, a 25% non-refundable deposit will apply. If additional post-repair settling or damage occurs that is the result of sinkhole activity, any warranties offered, expressed or implied would be null and void. If final payment is not received, any warranties offered, expressed or implied would be null and void. My signature indicates that I have reviewed and accepted the terms within this contract including the Limited Warranty and Rescind Contract page(s). The prices proposed, specifications, and conditions are satisfactory and are hereby accepted. Deposit due prior to mobilization, remaining balance due upon completion of project, not subject to waiting on completion reports, inspections, or permits. Remaining balances will be charged 5% monthly interest. LRE reserves the right to cancel the contract at any time. *THIS PROPOSAL, INCLUDING PRICING, IS GOOD FOR ONLY THIRTY (30) DAYS FROM THE DATE OF PREPARATION. By signing any forms or agreements provided to you by LRE, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature and their binding effect.

Customer Signature _____ **Date** _____

Customer acknowledges that lift will be attempted to the maximum practical extent, but is not guaranteed.

I have reviewed and accepted all pages within this contract.

Initial _____

Initial _____

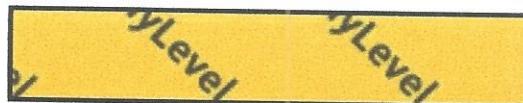
Job Details

COMPLETE REPAIR OF WALKWAY CONCRETE SLABS (PHASE 1 THRU PHASE 4) :

- LIFT/LEVEL/STABILIZE ALL AFFECTED SLABS
- REMOVE AND REPLACE (WITH SILICON BASE SEALANT) WOOD JOINTS
 - REPAIR AND SEAL ALL CRACKS ON SLABS
 - REMOVE TREE ROOTS WHICH ARE AFFECTING SLABS.
- REMOVE & REPLACE ANY CONCRETE SLABS TOO COMPROMISED

NexusPro Joint Sealer

NexusPro Crack Repair



Job Details (Continued)

Specifications

Stabilize concrete slabs with PolyLEVEL / No NexusPro.

Install PolyLEVEL to stabilize concrete and attempt maximum practical lift as indicated on job drawing. Lift is not guaranteed.

Wood Control / Expansion Joint Removal and prep required to install Nexus Joint Sealant

UTILITIES INSURANCE Contractor will coordinate or perform the repair of any damage occurring to a private utility line as a direct result of installation of our foundation repair methods. This may include sprinkler lines, pool equipment lines, and landscaping lighting. This item is excluded from any percentage discounts applied to this proposal.

Clean up and prepare crack as needed and apply NexusPro joint sealant. For best results and color matching LRE recommends having concrete surfaces cleaned / power washed prior to Nexus installation.

Removal, pruning, or additional labor for roots encountered within the specified work area. This does not include full removal of the root system beyond the work zone. LRE will make every effort to remove obstructing roots but cannot guarantee complete removal beneath concrete. For the health and stability of the tree, LRE recommends that any root larger than 6" be assessed and removed by a licensed arborist. LRE is not responsible for any damage to plants or trees that may result from root removal or disturbance during the course of our work.

Concrete Remove and Replace. Concrete R&R (Sq Ft)

Contractor Will

- 1.) LRE is licensed and insured for all work performed.
- 2.) Attempt to lift, but is not guaranteed. Grinding may be needed, but authorization will be requested to grind if lift is not achieved.

Customer Will

- 1.) Provide site access to the work area.
- 2.) Pay balance upon completion of each individual project on the final day of installation, not subject to waiting on completion reports, inspections, or permits.
- 3.) Customer understands that NexusPro is not paintable.

Additional Notes

Any associated fees/costs for the removal and/or replacement of personal contents and/or obstructions (including but not limited to) - furniture, appliances, cabinets, fixtures, floor coverings, HVAC, pool pumps, screen enclosures, low overhead clearances and pavers are not included in this proposal unless otherwise noted. If LRE is required to be involved in any of these items, we are not liable for the breakage, replacement, cleaning, damage, etc. although we will do our best to avoid any damage. This work should be performed by contractor(s) who specialize in these areas/specialty trades.

LRE Foundation Repair, LLC. will provide customer with a "Contractor's or Supplier's Final Waiver of Lien" after final invoice payment, upon request.

Due to engineering tests/reports and permitting processes, it can take up to a total of 12 weeks for LRE to complete projects. We cannot guarantee a specific installation date or timeframe unless otherwise noted. Any installation date given is not guaranteed and can change at any time, although we will do our best to avoid these changes.

Product List

Lift and Level

Concrete Protection System	4000 sqft
PolyLEVEL	1 areas

Product List (Continued)

Seal Joints

Wood Control Joint Removal	.....	800 Lf
Utilities Insurance	.....	1
NexusPro Joint Sealant	.....	800 ft

Repair Cracks

NexusPro Crack Repair	.....	200 ft
Root Obstruction	.....	30
Concrete R&R (Sq Ft)	.....	600
COMMERCIAL DISCOUNT	.....	1

Lift and Level - Areas

Area Title	LxWxD	Location	Notes
LIFT / LEVEL/ STABILIZE DOWNED	600x4x1	Other	
WALKWAY SLABS			

Seal Joints - Areas

Area Title	LnFt	Location	Notes
REMOVE AND REPLACE WOOD	800	Other	
CONTROL JOINTS			

Repair Cracks - Areas

Area Title	LnFt	Location	Notes
TREE ROOT REMOVAL (AFFECTED	200	Other	
SLABS)			

Area Details

REMOVE AND REPLACE WOOD CONTROL JOINTS / Other
Seal Joints: 800 (LnFt)

TREE ROOT REMOVAL (AFFECTED SLABS) / Other
Repair Cracks: 200 (LnFt)

Limited Warranty

Limited Warranty

This Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of LRE Foundation Repair, LLC ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

General Terms

For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry.

Change Orders

This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to and incorporated into this Agreement. Contractor reserves the right to request change orders for extra work required as a result of conditions unforeseen based on the original information obtained during the proposal stage. Customer will be responsible for any additional costs associated with such written change orders.

Opportunity to Cure

In the event that the Customer believes there is any alleged deficiencies or material defect(s) in the workmanship of the work performed, the Customer shall promptly notify the Contractor in writing of alleged deficiencies or material defect and give the Contractor the first and reasonable opportunity to cure any alleged defect in performance. The Customer must retain, at their own expense, an independent engineer professional to submit a written report for the Contractor's review and subsequent submission by the Contractor to the original engineer of record or an engineer of the Contractor's choosing, in order to determine the cause of the alleged material defect in the workmanship of the work. For this Warranty to apply, the original engineer of record or the engineer chosen by the Contractor must find that a material defect in workmanship of the work performed by the Contractor exists and that such defect was a result of the material defect in the workmanship of the work provided by the Contractor. The Customer's exclusive remedy pursuant to this Warranty and Contractor's only liability shall be for the Contractor to repair the material defect in the workmanship of the work at no cost to the Customer; provided, however, in no event shall the value of the services, labor and materials provided pursuant to this Warranty exceed the original contract price for the work provided by the Contractor. If the Contractor is denied the first opportunity to cure, expenses incurred will be the sole responsibility of the Customer.

Governing Law

This Agreement shall be construed under and in accord with the laws of the State of Florida. Unless otherwise stated, any legal proceedings against the customer related to this agreement, including but not limited to collection and lien foreclosure actions, venue shall be in Hernando County, Florida, if possible.

Severability

In any case where one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Exclusions

THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1) exterior waterproofing; 2) plumbing damage; 3) Customer-caused damage; 4) dust from installation; 5) damage to real or personal property such as walls, wall covering, countertop, finished/unfinished flooring, door and/or window framing, sheetrock, drywall, concrete, exterior veneers, cabinets, appliances, or including any damage alleged to have been done by the Contractor's use of heavy equipment necessary to complete the job; 6) any injury or damage caused by mold to property or person; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any cause outside Contractor's control; 8) damage from a lifting operation; 9) basement water seepage; and 10) damage from heave, lateral movements/forces of hillside creep, land sliding, or slumping of fill soils. 11) While Contractor assumes responsibility for utility damage that occurs as a result of Contractor's installation, such protection is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons. 12) System clogging or malfunctioning from mineral accumulations, iron ochre, iron gel or bacteria from the soil, tree roots, mud, or sand, etc. 13) Drainage Systems can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. Pooling water will exist in the areas of installation, but your system will operate to remove the water over time if the surrounding areas or where exit lines are, are not flooded. In order for the System to operate properly, street irrigation or where the exit lines are cannot be flooded, or the system will not drain. The surrounding flooding must subside before the water has a place to dissipate.

Sinkhole Exclusions

LRE is not responsible for any manmade condition including any subsidence or sinkhole that was not repaired by LRE. As well as any subsidence or sinkholes on any adjacent property.

Clay Shrink/Swell Limitations

The project does not address the problem of shrink/swell materials (clay). This material is highly subjected to volume changes due to climatic conditions such as drought and heavy rainfall. These types of conditions are beyond the scope of this project.

Limited Warranty (Continued)

Termination for Cause by Contractor

Contractor may, without prejudice to any other right or remedy available to Contractor, and upon written notice to Customer, terminate this Agreement, in whole or part, if any of the following occur:

- 1) Customer is named as a debtor in any bankruptcy proceeding, or a foreclosure action is initiated against the real property that is subject of this Agreement;
- 2) If the subject real property or any interest therein is sold to any person who is not a party to this Agreement, whether before or after work has commenced;
- 3) A receiver is appointed for Customer for any real property that is subject of this Agreement;
- 4) Customer refuses, fails, or is unable to make timely payment(s) for the work, services or labor provided;
- 5) Customer fails to timely perform any of its obligations under or is in violation of or in default under any provision of this Agreement.
- 6) Customer delays the project over 120 days from contract signing. If Customer delays project more than 120 days, Contractor will keep any deposits paid.

The rights or remedies provided to Contractor in this paragraph are in addition to, and not in place of, any other rights or remedies available to Contractor under this Agreement or at law or in equity. In the event of a breach of this Agreement by the Customer, and whether or not this Agreement is terminated by Contractor, Customer will be liable for all damages, losses, costs, and expenses incurred by the Contractor as a result of the Customer's breach. The termination or expiration of this Agreement for whatever reason, in accordance with the provisions hereunder, shall not prejudice or affect any accrued rights or claims of Contractor as provided for in this Agreement.

Indemnification Clause

Client assumes all responsibility for damages due to breakage of any hidden fuel lines, utility lines, irrigation lines, pool plumbing and/or exterior or interior cosmetic or structural damage due to the stabilization process, though we will do our best to avoid such damage.

Additional Coverage - Utility Insurance

If Utility Insurance is included, Contractor will coordinate or perform the repair of any damage occurring to a private utility line as a direct result of installation of our foundation repair methods. This may include sprinkler lines, pool equipment lines, and landscape lighting.

Liability

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

Engineering

If applicable, Contractor will provide coordination with the engineering company in regards to their report(s) and material used in drafting said report(s). Contractor will perform the repair program based on the outline above in coordination and cooperation with the Engineer of Record and/or their representative will monitor, if one is required for the completion of the project. Customer agrees that a representative from the Engineer of Record will be present and/or monitor Contractor's performance at all times and Contractor will not be held responsible if said representative is not present and/or monitoring Contractor's performance at any time during Contractor's work being completed.

Project Reschedules

Should Contractor mobilize to the property after notifying the Customer of the scheduled date and on the day of installation the Customer requests to cancel or change the installation date, Contractor reserves the right to charge a remobilization fee. Should the customer delay the given installation date by more than 60 days, the project is subject to price increases or cancellation of the contract, withholding any deposits paid.

Items For Which Customer Is Responsible

Customer shall: 1) make full payment to the crew leader upon completion of work; 2) prepare the work area for installation; 3) be responsible for any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) mark private lines (satellite, propane, sprinkler, etc.) 5) maintain positive drainage away from the repaired wall(s); 6) keep gutters clean and in good working order; 7) direct downspouts a sufficient distance away from the repaired wall(s); 8) maintain proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Concrete Protection System

For areas where Contractor has installed both PolyLEVEL® and NEXUSPRO® Joint Sealant ("Sealant"), Contractor warrants that for a period of 5 years from the original date of installation, the concrete will not experience settlement that causes a trip hazard of more than $\frac{1}{8}$ inch and the Sealant will remain intact. In the event the concrete settles causing a trip hazard of more than $\frac{1}{8}$ inch and/or Sealant does not stay intact, Contractor will repair the area at no additional cost to the Customer. EXCLUSION: Contractor does not warrant heave of any slab where the work is performed, nor any damages caused by such heave.

PolyLEVEL® - Concrete Leveling

For concrete slabs raised by Contractor with PolyLEVEL®, Contractor warrants that, for a period of 3 years from the original date of installation, the area where the slab of concrete was lifted will not settle causing a trip hazard of more than $\frac{1}{8}$ inch or Contractor will provide the labor and materials to re-lift the area at no additional cost to the Customer. In the event cracking of the concrete occurs during the installation process, Contractor will rout out the crack and apply NEXUSPRO® Joint Sealant at no additional cost to the Customer. Contractor does not represent that PolyLEVEL® will lift the Customer's slab to meet any criteria of levelness, but instead that it will lift the slab as much as practical. This warranty is void if Customer does not maintain grade around slabs. EXCLUSION: Contractor does not warrant heave of any slab where the work is performed, nor any damages caused by such heave. Joint Sealant is not required to maintain the warranty on work performed on the interior of a home.

Joint and Crack Sealant

For areas where Contractor has installed NEXUSPRO® Joint Sealant ("Sealant") and there is no PolyLEVEL® Contractor warrants that, for a period of 1 year from the original date of installation, the Sealant will remain intact. In the event the Sealant does not stay intact, Contractor will re-apply the Sealant to the area at no additional cost to the Customer.

Limited Warranty (Continued)

DecoShield

The performance of DecoShield stain is not warranted, however, with proper maintenance it will last many years. In order to keep your color intact and your concrete protected we recommend that the clear sealer be reapplied every 2 - 3 years. The porosity and finish of the concrete will affect how the color is absorbed. DecoShield is a translucent color and therefore some areas may be lighter or darker than others. It's also common for DecoShield to look different in the sun than it does in the shade.. DO NOT power wash any area where DecoShield has been installed; mechanical abrasion or too much water pressure directed at the surface can remove the sealer and leave your concrete unprotected.

Annual Maintenance Recommended/Service Calls

Contractor recommends that Customer maintain the System annually. The cost of maintenance is not included in this proposal or in this Warranty unless specified. Annual maintenance can prevent most problems with the System. Customer agrees to keep gutters clean, downspouts extended, the area dry, the grade outside pitched away from house, and report any leaks that may be related to Contractor's work. There will be NO charge for service calls made to address leaks in the System.

Construction Lien Law and Rescind Contract Terms

CONSTRUCTION LIEN LAW INFORMATION

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.

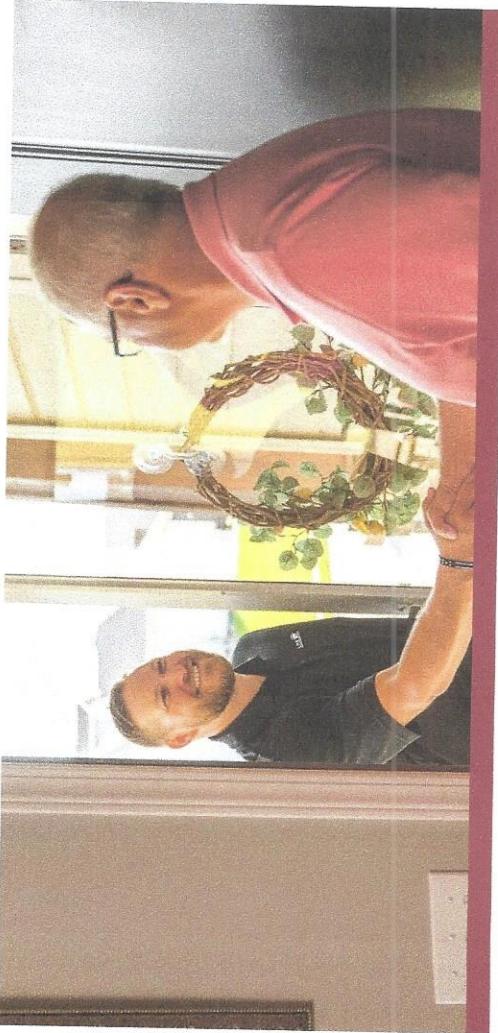
RESCIND CONTRACT TERMS

The 1968 Truth in Lending Act and the 1969 Federal Reserve Board Regulation Z Rules under the Consumer Credit Protection Act gives property OWNERS a three day cancellation / rescission right. By signing and dating the contract below, you, the Homeowner(s), understand that you may cancel this transaction without any penalty or obligation, within three business days from the date signed below. Your written cancellation must be postmarked no later than midnight of the third business day after the contract date below. However, if this agreement should be breached or cancelled after the allotted timeframe aforementioned, we, the Contractor, are entitled to recovering any and all applicable fees, which include, but are not limited to, documenting fees, labor, travel, or equipment, to complete any portion of the contract, equaling 25% of the contract's value. Additionally, LRE will not be held liable for any cost, expense or compromise incurred by legal action associated with the breach of contract.



WHY CHOOSE US?





EXPERIENCE YOU CAN TRUST

- We have over three decades of experience and have proudly served Florida homeowners since 1989.
- We are Florida's largest privately owned foundation contractor.
- We are trusted by engineering firms and insurance companies to deliver seamless solutions that are tailored to your home.

DEDICATED IN-HOUSE TEAM

- All work is completed by LRE employees, not by subcontractors.
- From start to finish, you'll work directly with our experts, ensuring accountability and strict quality control throughout the process.
- Using state-of-the-art tools, we navigate all spaces, big or small, completing work efficiently with minimal disruption to your daily life.
- Our process is seamless and designed to make your experience easy and stress-free.

INDUSTRY-LEADING TRAINING

- We invest in best-in-class training programs for our employees, empowering them to deliver exceptional results.
- Exclusive cross-training opportunities with Foundation Supportworks and other industry leaders ensure we stay ahead of the curve.

INNOVATIVE PRODUCTS BY FOUNDATION SUPPORTWORKS

- Foundation Supportworks is a leader in foundation and concrete repair solutions.
- Engineered for durability and performance, Foundation Supportworks solutions meet and exceed industry standards.

WARRANTIES YOU CAN COUNT ON

- At LRE, we stand behind our work with lifetime transferable warranties on many of our services.
- These warranties are double-backed by Foundation Supportworks, providing you with the peace of mind you seek.
- Backed by an optional annual maintenance program, our solutions ensure your home remains safeguarded and in optimal condition for years to come.

FLEXIBLE FINANCING OPTIONS

- We believe everyone deserves a safe and stable home, which is why we offer affordable financing options to fit your budget.
- Our financing options include affordable monthly payment plans that are designed to work for you.

We're dedicated to redefining the contractor experience, which means our goal is to provide better experiences for homeowners.

We do this because we know that contractors often have a bad reputation, and it's our mission to change that. We believe in a world where contractors:

- ✓ Care deeply for their customers and build long-term relationships.
- ✓ Get it right the first time using the highest-quality materials.
- ✓ Train their employees to deliver exceptional customer experiences.
- ✓ Offer permanent solutions they proudly stand behind.

At LRE, we believe the bar for exceptional customer service can be set so high that mediocrity in the contracting world is no longer accepted or tolerated.

**Hear what
our customers
have to say...**

So happy and beyond grateful to this company and their crew for fixing my house! Omar was very professional and kept me informed every step of the way. They were fast, efficient and neat. Would recommend them 100%!"
Manila M., Sunrise

Scan to read
more testimonials.



A huge thank you to LRE, especially to Chris, Chris, and Cornelius. This amazing team was not only professional but took great care in the quality of work they performed. They made sure I knew what was happening each day of service and were so friendly while repairing my foundation. I work from home and experienced NO disruptions from the team. They also finished the job ahead of schedule. Thank you to Chris, Chris, and Cornelius for a wonderful job and amazing customer service! *Hannah G., Plant City*



EXPERTS IN

Foundation Repair | Drainage Solutions | Crawl Space Repair
Concrete Lift & Level | Commercial Services

800-580-0229 | LREfoundationrepair.com

License #: CBC1256398



NEXUSPRO® JOINT SEALANT

Protect Your Concrete from Soil Erosion

NEXUSPRO JOINT SEALANT seals cracks and joints in concrete slabs to keep out water that can soften and wash away the soil underneath.

NexusPro is leagues ahead of traditional polyurethane caulking. It holds up to UV rays and is more pliable than urethane-based products. The natural expansion and contraction of concrete during weather changes—even when temperatures get below freezing—doesn't break its bond or compromise its fresh, clean appearance.

NexusPro is not only functional, but also enhances your home's curb appeal.



NEXUSPRO ADVANTAGES



Highly flexible material



Seals cracks and joints from water infiltration



Quick application and drying time



Stands up to any weather conditions



UV-resistant to prevent drying, cracking, bubbling or yellowing



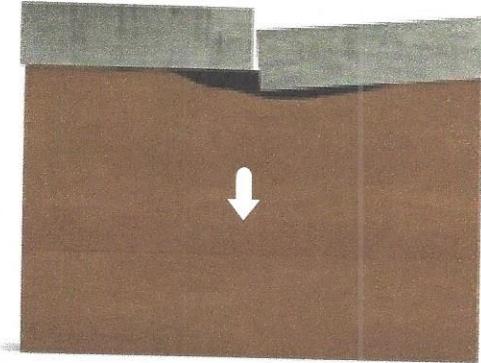
Color coordinates with concrete



Professional installation ensures clean look



Proven to last over 20 years—more than twice as long as traditional urethane-based sealants



WHY IS WATER BAD FOR YOUR CONCRETE?

Soil under your concrete driveway, sidewalk, stoop, patio, pool deck or garage slab can soften or erode as surface water runs through open cracks and joints. Weak soils and voids allow concrete to shift and settle, resulting in cracked, uneven surfaces.

THE PROVEN SOLUTION



1

Grind, rout and prepare cracks and joints.



2

Fill large, deep cracks and joints with flexible foam backer rod.



3

Apply NexusPro joint sealant.

Carefully detail and finish.



FIX & PROTECT

Save your concrete! Add the total Concrete Protection System, including PolyLevel® to lift and level slabs and SealantPro® to permanently seal surfaces.



**Foundation
Supportworks**

Learn more about this product and find your local dealer at FoundationSupportworks.com

PN #MBRNPJS

© 2021 Supportworks, Inc.



POLYLEVEL® SYSTEM

Lift and Level Your Concrete

THE POLYLEVEL SYSTEM from Foundation Supportworks® stabilizes, lifts and levels concrete slabs with high-strength polyurethane foam. Pea-sized holes are drilled through the slab and the foam is injected to fill the void underneath. The installation technique allows the foam to expand as it cures, precisely lifting the slab back up.

PolyLevel can be installed in a few hours, and the repaired slabs are ready for use again after just 15 minutes. Regain property value, improve quality of life and restore peace of mind right away.



POLYLEVEL ADVANTAGES



Lightweight formula adds virtually no weight to supporting soils



Material will not wash out or dry out like mudjacking



Concrete surfaces can be used within minutes



None of the ugly patchwork effect that's common with concrete replacement



Lifts and supports heavy loads



Clean installation system minimizes disruption to slabs and property



Environmentally friendly



HOW DID YOUR CONCRETE SLAB GET THIS WAY?

Concrete is often poured over loose, weak or backfill soil during a home's construction. Over time, three things happen: the soil settles, shrinks in dry conditions and softens and washes away completely as water runs down through cracks and joints. The voids that are left cause the concrete above to shift and settle—creating cracked, uneven and hazardous surfaces.

THE PROVEN SOLUTION



Strategically drill pea-sized holes through the slab.



Inject PolyLevel foam beneath slab to fill voids and lift.



Patched holes become virtually invisible.



Before

SOLVED

After



FIX & PROTECT

Save your concrete! Add the total Concrete Protection System, including NexusPro® to seal joints and cracks, and SealantPro® to permanently seal surfaces.



**Foundation
Supportworks**

Learn more about this product and find your local dealer at FoundationSupportworks.com

PN FM 3RPI

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NEXUSPRO® JOINT SEALANT

Protect Your Concrete from Soil Erosion

NEXUSPRO JOINT SEALANT seals cracks and joints in concrete slabs to keep out water that can soften and wash away the soil underneath.

NexusPro is leagues ahead of traditional polyurethane caulk. It holds up to UV rays and is more pliable than urethane-based products. The natural expansion and contraction of concrete during weather changes—even when temperatures get below freezing—doesn't break its bond or compromise its fresh, clean appearance.

NexusPro is not only functional, but also enhances your home's curb appeal.



NEXUSPRO ADVANTAGES



Highly flexible material



Seals cracks and joints from water infiltration



Quick application and drying time



Stands up to any weather conditions



UV-resistant to prevent drying, cracking, bubbling or yellowing



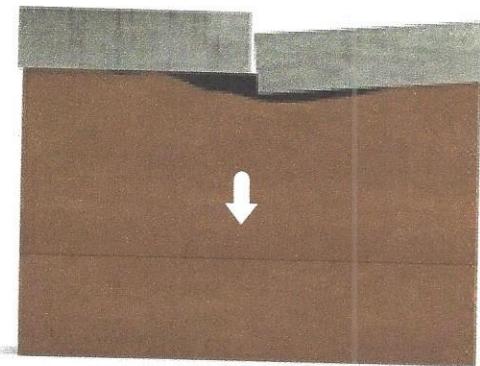
Color coordinates with concrete



Professional installation ensures clean look



Proven to last over 20 years—more than twice as long as traditional urethane-based sealants



WHY IS WATER BAD FOR YOUR CONCRETE?

Soil under your concrete driveway, sidewalk, stoop, patio, pool deck or garage slab can soften or erode as surface water runs through open cracks and joints. Weak soils and voids allow concrete to shift and settle, resulting in cracked, uneven surfaces.

THE PROVEN SOLUTION



1

Grind, rout and prepare cracks and joints.



2

Fill large, deep cracks and joints with flexible foam backer rod.

3

Apply NexusPro joint sealant.



4

Carefully detail and finish.



FIX & PROTECT

Save your concrete! Add the total Concrete Protection System, including PolyLevel® to lift and level slabs and SealantPro® to permanently seal surfaces.



**Foundation
Supportworks**

Learn more about this product and find your local dealer at FoundationSupportworks.com

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POLYLEVEL® SYSTEM

Lift and Level Your Concrete

THE POLYLEVEL SYSTEM from Foundation Supportworks® stabilizes, lifts and levels concrete slabs with high-strength polyurethane foam. Pea-sized holes are drilled through the slab and the foam is injected to fill the void underneath. The installation technique allows the foam to expand as it cures, precisely lifting the slab back up.

PolyLevel can be installed in a few hours, and the repaired slabs are ready for use again after just 15 minutes. Regain property value, improve quality of life and restore peace of mind right away.



POLYLEVEL ADVANTAGES



Lightweight formula adds virtually no weight to supporting soils



None of the ugly patchwork effect that's common with concrete replacement



Material will not wash out or dry out like mudjacking



Lifts and supports heavy loads



Environmentally friendly



Concrete surfaces can be used within minutes



Clean installation system minimizes disruption to slabs and property



HOW DID YOUR CONCRETE SLAB GET THIS WAY?

Concrete is often poured over loose, weak or backfill soil during a home's construction. Over time, three things happen: the soil settles, shrinks in dry conditions and softens and washes away completely as water runs down through cracks and joints. The voids that are left cause the concrete above to shift and settle—creating cracked, uneven and hazardous surfaces.

THE PROVEN SOLUTION



Strategically drill pea-sized holes through the slab.



Inject PolyLevel foam beneath slab to fill voids and lift.



Patched holes become virtually invisible.



Before

SOLVED

After



FIX & PROTECT

Save your concrete! Add the total Concrete Protection System, including NexusPro® to seal joints and cracks, and SealantPro® to permanently seal surfaces.



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