

PRICE / COST SCHEDULE

CLIN	DESCRIPTION	UNIT PRICE	QUANTITY	LINE TOTAL
001	Project Name: The Preserve Network Upgrade and Fortification of LPR. Guard House			
002	Wiring Fiber NVR to Switch		1	
003	UNV G6 Bullet		2	
004	UI UDM PRO MAX 16 Port Poe ++ With Fiber		1	
005	UI 24 Port Gig Switch		4	
006	UI Wireless Relay		1	
007	Wired ISP			
008	Electrical work			
009	Rack, Poles, Enclosure, Antenna			
010	UI 9 Cameras for Guardhouse		8	
011	UNV 1 LPR and AI Cameras Entrance		2	
012	UNV 1 LPR and AI Cameras Exit			
013	UNV Protect View Port		1	
014	UNV 18 TB Recording		1	
015	Labor (Install & Electrical)		5	
NOTES: This project will produce high-quality and one month's worth of data storage, plus the ability to document bad actors coming into the property Terms: 50% upon acceptance of the proposal 25% upon delivery of equipment 25% upon completion			SUBTOTAL	\$14,935.00
			TAX	\$1,045.00
			TOTAL	\$15,980.45

*Cynthia M. Webb 9/30/25
on behalf of Board of Directors*

50% deposit @ 7991.50

Security Enhancements Proposal The Preserve at Coral Springs

Video Security Center An All Computer Center Division September 2025

Executive Summary

- Integrated solution covering both Guard House and Exit Gate - Strengthens entry and exit monitoring - Prepares for RFID gate system integration - Future expansion ready (vacant lot gate)

Guard House Security & Monitoring

- UniFi Protect UDP Pro Max with 18TB storage - 9 Intelligent cameras for vehicle and pedestrian coverage - AI Pro LPR cameras for license plates - Driver-facing AI turret camera - Back-facing G6 Bullet & Dome cameras - Protect Viewport for guardhouse display

Exit Gate Surveillance & Coverage

- Dedicated AI Pro LPR cameras for all departures - Intelligent Bullet & Dome cameras for wide coverage - Weatherproof poles and enclosures - Wireless relay link back to Guard House NVR - Full accountability of exiting vehicles

Future-Readiness

- RFID Gate Integration: PoE/VLAN ready for readers - Logs can be matched with video playback - Vacant Lot Gate: Expansion path included - No new ISP required – saves ~\$1,600/year

Benefits

- Improves safety and accountability - Provides reliable monitoring at entry and exit - Future-proof design with expansion capability - Cost savings by avoiding redundant ISP services - Integrated RFID and video platform

Next Steps

- Phase 1: Preparation & cabling - Phase 2: Guard House deployment - Phase 3: Exit Gate deployment - Phase 4: Testing, training, documentation - Payment Terms: 50% acceptance, 25% delivery, 25% completion

David Read
6405 Mallards Ln
Coconut Creek, FL 33073
davidread22@gmail.com

Camera

QUOTE

THP09012025

Bill To:
The Preserve HOA

Date: Aug 27, 2025
Payment Terms: NET30
Balance Due: \$3,150.00

Item	Quantity	Rate	Amount
8 Channel 4K Security Camera System w/ 3 year Allstate Drops & Spills Warranty	1	\$1,500.00	\$1,500.00
6 Camera Mounts	1	\$150.00	\$150.00
Estimated Labor	1	\$1,500.00	\$1,500.00

Subtotal: \$3,150.00
Tax (0%): \$0.00
Total: \$3,150.00

Notes:

Labor includes full setup and configuration of security camera system and one hour of training for security staff. Labor can include an additional \$250 max which is dependent any unforeseen installation issues that may arise.

If new cabling is needed, an additional \$250-300 in material + labor.

If License Plate Recognition (LPR) cameras are needed, each LPR camera is roughly \$650 each.

Rizzo's Holiday Lighting

Deposit Invoice

South Florida's Holiday Lighting

Company

7410 NW 109th Way
 Parkland, FL 33076
 Phone | Fax

DATE: 9/10/25
INVOICE # 1010
FOR: Woodside
 Estates

BILL TO:

Woodside Estates
 3809 Lancewood Drive
 Coral Springs, FL 33065

Deposit \$ **2,050.00**

DESCRIPTION	QUANTITY	Total
Existing lighting		4000
South Side entrance		
Monument Sign: Garland	1	
Bushline along wall towards gate. Led mini lights warm white	1	
Island between guest and resident lane		
Bushes warm white led mini lights	3	
Guard house island		
Bushes around guard house	1	Removed
Christmas Palms Trees: Trunk: LED water tight mini lights warm white	2	
Robellini Palms Trees: Trunk: LED water tight mini lights warm white	2	
Ground stake LED C9 front and back	1	
North Side Entrance		
Monument Sign: Garland	1	
Ground stake LED C9 front and back	1	
Additions on North side		
Shrubs: Both Sides of water feature: LED water tight mini lights warm white	2	\$600.00
Sable Palmetto Palm Trees: Trunk: LED water tight mini lights warm white	3	\$360.00
Carrot Wood Trees: Trunk: LED water tight mini lights warm white	1	\$300.00
Sable Palm Trees: Trunk: (Near Gate) LED water tight mini lights warm white	4	\$1,200.00
Robellini Palms Trees: Trunk: Behind Monument LED water tight mini lights warm white	2	\$120.00
Sable Palm Trees: Trunk: (Near Road) LED water tight mini lights warm white	5	\$1,200.00
Additons Guard House Island		
Guard House Roofline: all sides: LED C9 Warm White	1	\$480.00

Jatropa integerrima: Twinkling Canopy: LED C9 Warm White	1	\$600.00
Hardware and timers included		
TOTAL		\$8,860.00
Terms and conditions		\$8,860.00

Maintenance within 24 business hours, weather dependent. Maintenance will continue throughout the duration of the "lights on" period.

RHL requires a deposit of the total estimate upon acceptance of the contract. Remainder due within three (3) days of completion of install. Lights are property of Rizzo holiday lighting. RHL is responsible for installation, take down, storage and maintenance

3 year contract: 2024: \$4,100.00

Year 2 of 3 year contract: 2025: \$4,100.00

3 year contract: 2026: \$4,100.00

Make all checks payable to Rizzo's Holiday Lighting.

THANK YOU FOR YOUR BUSINESS!

SOUTH FLORIDA MAILBOX

16889 W Epsom Dr
 Loxahatchee, FL 33470 US
 +15613892491
 kyle@southfloridamailbox.com
 www.southfloridamailbox.com



Estimate

ADDRESS
 Woodside Estates

ESTIMATE 3734
 DATE 07/31/2025

ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
Material	6" x 36" STREET NAME BLADE FRAME POWDER COATED (BLACK) .080 ALUMINUM BLADE INSERT BLACK W/ WHITE TEXT HIP REFLECTIVE DOUBLE SIDED CYPRESS FERN WAY (1) HIBISCUS LANE (2) HIGH PINE DRIVE (10) JASMINE LANE (3) LANCEWOOD DRIVE (4) LIVE OAK DRIVE (5) MAHOGANY WAY (2) ORCHID DRIVE (1) PARKVIEW WAY (2) RED BAY PLACE (2) SANCTUARY DRIVE (19) SATIN LEAF COURT (1) WLD LIME LANE (1) WILDERNESS WAY (3) WILDFLOWER DRIVE (2) WOODSIDE DR (2) 3673-3675 ----> (1) 3640-3648 ----> (1) 3633-3639 ----> (1)	63	195.00	12,285.00
Street Sign Installation	REMOVAL AND DISPOSAL OF EXISTING BLADES AND BRACKETS INSTALL NEW BLADES TO EXISTING POSTS	63	45.00	2,835.00
Material	24" STOP SIGN	1	75.00	75.00
Street Sign Installation	REMOVAL AND DISPOSAL OF EXISTING STOP SIGN INSTALL NEW STOP SIGN TO EXISTING POST LIVE OAK DR / WLD OAK LN	1	50.00	50.00
Material	30" "STOP AHEAD" (DIAMOND) YELLOW/ BLACK	1	125.00	125.00
Street Sign Installation	REMOVAL AND DISPOSAL OF EXISTING STOP AHEAD SIGN INSTALL NEW STOP AHEAD SIGN TO EXISTING POST	1	50.00	50.00

ALL SALES/USE TAX INCLUDED
 CONTRACT PRICE SUBJECT TO CHANGE AFTER 60 DAYS
 50% DUE UPON ACCEPTANCE OF PROPOSAL/50% DUE UPON COMPLETION OF JOB (UNLESS OTHERWISE NOTED)
 SOUTH FLORIDA MAILBOX DOES NOT WARRANTY AGAINST EXCESSIVE CONTACT FROM LAWN MAINTENANCE EQUIPMENT OR HARD WATER DAMAGE

	CYPRESS FERN / SANTUARY DR			
Street Sign Repair	RESET CROOKED / LEANING POST IN CONCRETE	16	125.00	2,000.00
	(STOP SIGNS)			
	SANCTUARY DR / WILDERNESS WAY			
	SANCTUARY DR / WOODSIDE DR			
	SANCTUARY DR / WOODSIDE DR			
	HIGH PINE DR / LANCEWOOD DR			
	HIBISCUS LN / WILDERNESS WAY			
	MAHOGANY WAY / SANCTUARY DR			
	SATIN LEAF CT / SANCTUARY DR			
	WILDFLOWER DR / HIGH PINE DR			
	WLD FLOWER DR / ORCHARD DR			
	(SPEED HUMP / WATCH FOR CHILDREN)			
	3777 WILDERNESS WAY			
	3804 WILDERNESS WAY			
	HIBISCUS LANE / SANCTUARY DR			
	HIBISCUS LANE / SANCTUARY DR			
	(SPEED LIMIT 10)			
	3899 SANCTUARY DR			
	(WATCH FOR CHILDREN)			
	3922 JASMINE DRIVE			
	(PRIVATE PROPERTY)			
	ENTRANCE OFF WOODSIDE DRIVE			
Street Sign Repair	MOBILE WELD BROKEN STREET SIGN BASES	3	225.00	675.00
	STOP SIGN @ 3756 WILDERNESS WAY			
	STOP SIGN @ 7673 PARKVIEW WAY			
	SCHOOL SIGN @ EXIT / SANCTUARY DR / WOODSIDE DR			
Terms	50% DEPOSIT DUE UPON ACCEPTANCE OF PROPOSAL	1	0.00	0.00
	50% DUE UPON COMPLETION OF WORK			
	ALL SALES/USE TAX INCLUDED			
	CONTRACT PRICE SUBJECT TO CHANGE AFTER 60 DAYS			
	SOUTH FLORIDA MAILBOX DOES NOT WARRANTY AGAINST EXCESSIVE			
	CONTACT FROM LAWN MAINTENANCE EQUIPMENT OR HARD WATER			
	DAMAGE			
	SOUTH FLORIDA MAILBOX IS NOT RESPONSIBLE FOR DAMAGE TO			
	UNMARKED UNDERGROUND UTILITIES OR IRRIGATION LINES			
	FABRICATION LEAD-TIME CAN BE UP TO 16 WEEKS			

TOTAL

\$18,095.00

Accepted By

Accepted Date

ALL SALES/USE TAX INCLUDED
 CONTRACT PRICE SUBJECT TO CHANGE AFTER 60 DAYS
 50% DUE UPON ACCEPTANCE OF PROPOSAL/50% DUE UPON COMPLETION OF JOB (UNLESS OTHERWISE NOTED)
 SOUTH FLORIDA MAILBOX DOES NOT WARRANTY AGAINST EXCESSIVE CONTACT FROM LAWN MAINTENANCE EQUIPMENT OR HARD WATER
 DAMAGE



Cindy Whittle
Integrity Property Management
5665 Coral Ridge Dr
Coral Springs, FL 33076
cindy@ipmflorida.com
954-346-0677

PROJECT INFORMATION

The Preserve
Sanctuary Dr
Coral Springs, FL 33431

CHANGE ORDER REQUEST

Date: 10 / 23 / 2024
Job Number:10-503902
Change Order # 2

SCOPE OF WORK

Pressure clean curb
Paint 1,100 LF Curb
Remove and replace (2) 30" R1H1 stop signs
Install 48 yellow RPMs where it's missing

Change Order Amount \$ 3,195.00

The dollar amount listed above is to be added to the original contract amount. This revision becomes part of, and in conformance with, the existing contract. All work to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTANCE OF CHANGE ORDER REQUEST:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made in accordance with the contract. All Prices quoted are valid for 30 days from the date of this change order request.

Cynthia Whittle
Customer to sign here in acceptance
of the above change order details

Select if Billing Information is different from above



South FL. Corporate Office
1180 SW 10th St. Delray
Beach, FL 33444
561-588-0949

GIVING CUSTOMERS

35 | YEARS OF DEVELOPING UNIQUE SOLUTIONS

Sales Representative
Ken Goldberg
T: 561-588-0949
E: kgoldberg@allcountypaving.com

www.ALLCOUNTPAVING.com



Cindy Whittle
Integrity Property Management
5665 Coral Ridge Dr
Coral Springs, FL 33076
cindy@ipmflorida.com
954-346-0677

PROJECT INFORMATION

The Preserve
Sanctuary Dr
Coral Springs, FL 33431

CHANGE ORDER REQUEST

Date: 01 / 13 / 2025
Job Number:10-503902
Change Order # 03

SCOPE OF WORK

Remove & Replace 50 LF of bumper mold for Curb that was damaged by the Garbage company.

Change Order Amount \$ 2,794.00

The dollar amount listed above is to be added to the original contract amount. This revision becomes part of, and in conformance with, the existing contract. All work to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTANCE OF CHANGE ORDER REQUEST:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made in accordance with the contract. All Prices quoted are valid for 30 days from the date of this change order request.

Customer to sign here in acceptance
of the above change order details

Select if Billing Information is different from above

<p>PAVEMENT MAINTENANCE & RECONSTRUCTION TOP CONTRACTOR 2014-2015-2016-2017-2018-2019-2020-2021-2022-2023</p>	<p>South FL. Corporate Office 1180 SW 10th St. Delray Beach, FL 33444 561-588-0949</p>	<p>GIVING CUSTOMERS 35 YEARS OF DEVELOPING UNIQUE SOLUTIONS www.ALLCOUNTYPAVING.com</p>	<p>Sales Representative Ken Goldberg T: 561-588-0949 E: kgoldberg@allcountypaving.com</p>
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Cindy Whittle
Integrity Property Management
5665 Coral Ridge Dr
Coral Springs, FL 33076
cindy@ipmflorida.com
954-346-0677

PROJECT INFORMATION

The Preserve
Sanctuary Dr
Coral Springs, FL 33431

CHANGE ORDER REQUEST

Date: 10 / 23 / 2024
Job Number: 10-503902
Change Order # 1

SCOPE OF WORK

Additional Asphalt Repair: (10) Locations; Up to 1.5" of 527 Sq. Ft.

New Construction: (AT ISLAND) Up to 1.5" of 200 Sq. Ft
Remove Dirt
Excavate rock
Roll and compact base
Pave area

Change Order Amount \$ 5,394.00

The dollar amount listed above is to be added to the original contract amount. This revision becomes part of, and in conformance with, the existing contract. All work to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

ACCEPTANCE OF CHANGE ORDER REQUEST:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made in accordance with the contract. All Prices quoted are valid for 30 days from the date of this change order request.

Customer to sign here in acceptance
of the above change order details

Select if Billing Information is different from above



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M&M ASPHALT MAINTENANCE, INC.
 D/B/A ALL COUNTY PAVING
 1180 SW 10TH STREET
 DELRAY BEACH, FL 33444
 (561) 588-0949
 (561) 588-2140 fax



INVOICE

INVOICE #: 094130
 INVOICE DATE: 12/19/2024

BILL TO:
INTEGRITY PROPERTY MANAGEMENT ATTN: ACCOUNTS PAYABLE 5665 CORAL RIDGE DRIVE CORAL SPRINGS, FL 33076

PROJECT:
10-503902 THE PRESERVE SANCTUARY DR CORAL SPRINGS, FL 33431

PO NUMBER #	WO NUMBER	SALESPERSON	DUE DATE
		Ken Goldberg	01/18/2025

DESCRIPTION	PERCENT COMPLETE	CONTRACT PRICE	COMPLETED TO DATE	TOTAL THIS PERIOD
DEPOSIT	40%	11,191.00	4,476.40	0.00
DEPOSIT OFFSET	40%	-11,191.00	-4,476.40	-4,476.40
DAMAGED ASPH RPR 7 LOCATIONS; UP TO 1,527 SF, ROOT DAMAGED ASPH RPR 1 LOCATIONS; UP TO 40 SF, CONCRETE D CURB REPAIR	100%	11,191.00	11,191.00	11,191.00
CO#1 ADDITIONAL ASPHALT REPAIR	100%	5,394.00	5,394.00	5,394.00

CONTRACT AMOUNT IS DUE UPON RECEIPT AND COMPLETION AS PER SIGNED CONTRACT. THANK YOU FOR YOUR BUSINESS!	Totals	16,585.00	16,585.00	12,108.60
	Total due this invoice			\$12,108.60

M&M ASPHALT MAINTENANCE, INC.
 D/B/A ALL COUNTY PAVING
 1180 SW 10TH STREET
 DELRAY BEACH, FL 33444
 (561) 588-0949
 (561) 588-2140 fax



INVOICE

INVOICE #: 095012
 INVOICE DATE: 04/30/2025

BILL TO:
 INTEGRITY PROPERTY MANAGEMENT
 ATTN: ACCOUNTS PAYABLE
 5665 CORAL RIDGE DRIVE
 CORAL SPRINGS, FL 33076

PROJECT:
 10-503902
 THE PRESERVE
 SANCTUARY DR
 CORAL SPRINGS, FL 33431

PO NUMBER #	WO NUMBER	SALESPERSON	DUE DATE
		Ken Goldberg	05/30/2025

DESCRIPTION	PERCENT COMPLETE	CONTRACT PRICE	COMPLETED TO DATE	TOTAL THIS PERIOD
DEPOSIT	40%	11,191.00	4,476.40	0.00
DEPOSIT OFFSET	40%	-11,191.00	-4,476.40	0.00
DAMAGED ASPH RPR 7 LOCATIONS; UP TO 1,527 SF, ROOT DAMAGED ASPH RPR 1 LOCATIONS; UP TO 40 SF, CONCRETE D CURB REPAIR	100%	11,191.00	11,191.00	0.00
CO#1 ADDITIONAL ASPHALT REPAIR	100%	5,394.00	5,394.00	0.00
CO#2 PRESSURE CLEAN, PAINT REMOVE & REPLACE STR STOPS, INSTALL 48 YELLOW RPMS	100%	3,195.00	3,195.00	3,195.00
CO#3 REMOVE AND REPLACE TYPE BUMPER CURB	100%	2,794.00	2,794.00	2,794.00

STOP SIGNS

CONTRACT AMOUNT IS DUE UPON RECEIPT AND COMPLETION AS PER SIGNED CONTRACT. THANK YOU FOR YOUR BUSINESS!	Totals	22,574.00	22,574.00	5,989.00
	Total due this invoice			\$5,989.00



Pro Roofing Services

The Preserve at Woodside c/o Integrity Property Management
 3501 Woodside Dr
 Coral Springs, FL 33065

☎ (954) 536-0124
 ✉ margarita@ipmflorida.com

ESTIMATE	#3977
ESTIMATE DATE	Apr 25, 2025
TOTAL	\$14,700.00

CONTACT US
 4160 NW 99 Avenue
 Coral Springs, FL 33065

☎ (954) 688-6405
 ✉ wb.proroofing@gmail.com

ESTIMATE

Quantity	Unit Price	Amount
1.0	\$14,700.00	\$14,700.00

INSTALL NEW CONCRETE TILE ROOF (20 Material Warranty)

Remove existing roof system(s) to substrate and dispose of all the roof related debris.
 Replace all vent stacks and all purpose vents accordingly with standard (26) gauge galvanized sheet metal flashings.
 Replace any rotted or deteriorated wood as necessary.
 Remove/replace all fascia board
 Tin tag one layer of 30# ASTM D312 to the deck with 1.25" ring shank nails & tin caps
 Install drip edge, valley metal and eaves metal. Eave metal to match the tile.
 Install one layer of PolyGlass TU Plus directly to the 30#.
 Install new tile (Westlake Saxony 900 Slate Stone Mountain Blend) with battens and tile foam.
 Pro-Roofing shall run a magnet around perimeter of house in order to assist in nail removal.
 Pro-Roofing meets and often exceeds all building codes.
 Pro-Roofing maintains workman compensation and liability insurances.
 All permit, engineering and dump fees are included.
 Clean up and properly dispose of all roof debris DAILY.
 Twenty(20) year Polyglass material warranty

**Terms and conditions
 CONDITIONS**

- Owner to carry fire, tornado, and other necessary insurance on described work. Workmen's compensation and public liability insurance to be taken out by Pro Roofing Services, LLC.
- All materials furnished by Pro Roofing Services, LLC. are to be as specified. In the event materials cannot be furnished precisely as specified, Pro Roofing Services, LLC. shall have the option to substitute materials provided the same are capable of at least equal performance and are reasonably similar in appearance, if appearance is a consideration. Pro Roofing Services, LLC. shall give advance notice before substituting. If such materials are lesser cost, an appropriate adjustment shall be made in the contract price.
- Title and Ownership to materials, equipment and accessories described on the face of this contract, whether affixed to Owner's realty or not, shall remain the property of Pro Roofing Services, LLC. until the contract price has been paid in full and if said price is not paid in accordance with this contract, Pro Roofing Services, LLC. will apply the reasonable value thereof against the unpaid balance due under this contract.
- Owner understands that truck and equipment must have access way to the work area. Therefore, within the access way and work area, and within reasonable distances surrounding the same, Pro Roofing Services, LLC. shall not be liable for damage to driveways, walks, curbs, water lines, gas lines, sewer lines, plantings, lawns or other property and Owner hereby assumes the risk of any damage thereto.
- If plans and/or specifications are expressly referenced on the face hereof, they shall be deemed a part of this contract. In the event of conflict between the plans and specifications and the terms of this contract, the contract shall prevail.
- Pro Roofing Services, LLC. guarantees that all labor and material furnished hereunder will be of good quality and in accordance with the requirements of applicable plans and specifications. Should any material defect develop during the guarantee period of one year from the date of completion of the work, due to improper materials or workmanship, and written notice thereof given within ten (10) days after the end of such period, the same will be made good by Pro Roofing Services, LLC. without the expense to the Owner. The foregoing is the sole and exclusive guarantee given by Pro Roofing Services, LLC. Such guarantee notwithstanding, Pro Roofing Services, LLC. shall not be responsible for damages to any part of the project caused by surface or subterranean drainage under or around the said project, by movement of the earth or by settlement of foundations for any reasons. The foregoing guarantee does not apply, nor is any other warranty given with regard to the cracking, checking, raising or settling of walks, driveways, stairways and decks, or for any damages or injuries caused thereby. Should the project, before completion, be wholly or partially destroyed by fire, defective soil, earthquake or any other cause beyond the control of Pro Roofing Services, LLC., the loss occasioned thereby shall be sustained by Owner.
- The Owner shall have the right to make changes, alterations or additions within the general scope of the project by written notice to Pro Roofing Services, LLC. The parties shall seek to agree promptly on the price for the additional work and in default of such agreement, Pro Roofing Services, LLC. shall be entitled to its cost of additional material, labor and equipment plus 25% thereof the overhead and profit. Pro Roofing Services, LLC. shall also be entitled to compensation for cost occasioned by delays related to Owner's requests for changes, alterations or additions and for other delays related to the acts or omission of the Owner.
- In the event that any payment due Pro Roofing Services, LLC. is not paid promptly in the manner set forth on the face of this contract, Pro Roofing Services, LLC. shall have the right, at its option, to do any of the following: (a) declare the entire balance of the contract price due and payable in advance and discontinue work on the project, removing all materials and equipment as it may elect. Such discontinuance shall not be deemed a breach of contract by Pro Roofing Services, LLC. Upon payment of the entire contract balance, plus compensation for delays attributable to Owner's non-payment, Pro Roofing Services, LLC. shall complete work on the project; (b) terminate the contract forthwith upon written notice to Owner, Pro Roofing Services, LLC. being entitled to compensation for all extra costs incurred by reason of termination of the contract and cessation, of the work and also to recover the costs of labor, material and equipment furnished to the date of termination plus 12 ½% thereof for overhead and plus a sum equal to 12 ½% of the base price for profit, less amounts previously paid; (c) resort to any other remedies available under the laws and statutes in such case provided.

9. This contract is based on the assumption that the existing structure or roof does not contain asbestos or any material containing asbestos. Pro Roofing Services, LLC. is not engaged in the identification, abatement, encapsulation, or removal of asbestos or asbestos containing materials and will not be responsible for asbestos abatement or removal. In the event that asbestos or material containing asbestos is discovered during the course of the work described in this proposal, Pro Roofing Services, LLC. reserves the right to rescind this contract and receive payment for work performed or suspend its work for a reasonable period of time while the Owner engages a firm specializing in the removal and disposal of asbestos to remove the asbestos from the work site. Pro Roofing Services, LLC. shall be entitled to reasonable compensation for extra expenses incurred by Pro Roofing Services, LLC. as a result of the presence of asbestos containing materials at work site. Pro Roofing Services, LLC. is not responsible for any claims, demands, or damages arising out of the removal of asbestos from the work site and the Owner, by accepting this contract, agrees to release Pro Roofing Services, LLC. from any such claims, demands, or damages.

The Owner, in consideration of Pro Roofing Services, LLC.'s performing of the work in this contract, hereby agrees to indemnify, defend and hold harmless the contractor from any and all liability, damages, losses, claims, demands, or lawsuit arising out of or relating to the presence of asbestos or asbestos containing materials at the work site.

10. This contract and any expressly referenced plans and specifications constitute the complete and only contract between the parties. The contract can be amended only by a writing signed by the Owner (or one of them if more than one) and an authorized representative of Pro Roofing Services, LLC.

11. Any claims for construction defects are subject to the notice and cure provisions of chapter 558, Florida Statutes.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES). THOSE WHO WORK ON YOUR PROPERTY OR PROVIDED 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 MATERIALS 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.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE 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: 850-487-1395

DATE: 4-28-25 SIGNATURE: [Signature]
Owner
DATE: _____ SIGNATURE: _____
PRO ROOFING

Payment Terms:
Amount due upon execution of contract: \$1,400.00
Amount due after permit is issued: \$6,000.00
Amount due upon completion: \$7,300.00

Services subtotal: \$14,700.00

Total \$14,700.00

Thank you for your business.
Please send payment to:

Pro Roofing Services
4160 NW 99th Avenue
Coral Springs, FL, 33065
BBB Accredited Business

Please visit
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If you would like to leave a review
Processing fee of 3% on all credit card payments
We offer 100% financing. Find out if you qualify at the link below

<https://www.enhancify.com/pro-roofing-services-llc>



4613 University Drive, Suite 404
Coral Springs, FL 33067
Tel: (954) 822-6496
Fax: (954) 510-0590
E-mail: Dieter@A1InteriorWorks.com

THE PRESERVE AT WOODSIDE
3501 Woodside Dr
Coral Springs FL 33065

July 28, 2023
CGC # 1517879
Estimate # 23-021

Attn.: Ms. MARGARITA

3501 GATE HOUSE ROOF REPLACEMENT

I. ROOF:

1. Remove and dump approx. 5 SQ of roof tile.
2. Replace 5/8" roof plywood sheeting as needed.
3. Replace fascia wood and soffits as needed.
4. Install new drip edge and flashing
5. Install approx. 5 SQ of 30 lb felt paper, tin caps, etc
6. Install approx. 5 SQ of peel & stick modified membrane
7. Install customer chosen brown flat roof tile

TOTAL PROJECT: \$ 15,680.00

NOTES:

1. Dumpster will be a truck
2. Permit expediting by contractor
3. Building department fees included in estimate

METHOD OF PAYMENT:

- 10% at signature of contract
- 45% at beginning of work
- 45% at final inspection

TERMS AND CONDITIONS:

1. Schedule to be determined upon availability of municipal approved drawings.
2. Actual duration of job to be determined.
3. Schedule contingent upon lead time items.
4. All change orders to the above contract agreement to be signed by contractor and owner representative and are due upon receipt.
5. In any dispute between the parties ARANDA CONSTRUCTION shall be entitled to recover attorneys' fees and costs.
6. ARANDA CONSTRUCTION warrants its labor work for a period of five year from the date of signed completion. And the manufacturer warrants it's materials for 10 - 15 years since the date of purchase.
7. **FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE 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:
DBPR/CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIRSTONE RD.
TALLAHASSEE, FL 32399
TEL #: 850-487-1395**
8. **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 ONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS
RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

OWNER

ARANDA CONSTRUCTION, INC

THE PRESERVE AT WOODSIDE

Dieter Aranda

CGC 1517879

HOA REPRESENTATIVE

President

Date

Date

SECURITY SERVICE AGREEMENT
BETWEEN
HAWK-EYE PROTECTIVE SERVICES, LLC
AND
PRESERVE HOMEOWNER'S ASSOCIATION

THIS AGREEMENT made as of this 14 day of October, 2019 by and between HAWK-EYE PROTECTIVE SERVICES, LLC, a Florida Limited Liability Corporation, having its principal office at 1499 W Palmetto Park Road, Ste 218, Boca Raton, Florida 33486 and PRESERVE HOMEOWNER'S ASSOCIATION having its principal address at 3501 WOODSIDE DRIVE, CORAL SPRINGS, FL 33065 (hereinafter referred to as "Client"). HAWK-EYE PROTECTIVE is licensed by the Florida Department of State, Division of Licensing Services, License Number B1900094

WHEREAS, Client desires HAWK-EYE PROTECTIVE to provide to Client certain security services ("Services"), equipment ("Equipment"), supplies ("Supplies"), and training ("Training"), all as more particularly set forth on Schedule I hereto, at the following premises (individually and collectively the "Premises").

PRESERVE HOMEOWNER'S ASSOCIATION
3501 Woodside Drive
Coral Springs, Florida 33065

WHEREAS, HAWK-EYE PROTECTIVE is agreeable to provide such Services, Equipment, Supplies, and Training to Client for the price and upon the other terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do, for themselves, their successors and assigns, mutually covenant and agree as follows:

1. **Term of Agreement**

Subject to the terms and provisions of this Agreement, HAWK-EYE PROTECTIVE shall provide to Client at the Premises, the Services, Equipment, Supplies, and Training as set forth in Schedule I hereto. The Initial Term of this Agreement shall commence as of **November 15th, 2019** and shall, unless sooner terminated or extended, as hereinafter provided, terminate on **November 14, 2020** ("Initial Term"). Unless terminated by either party, this Agreement and all of its provisions (*except for rates*), shall annually and automatically renew for the following 12-month term.

2. Scope of Work

The Services, Equipment, Supplies and Training to be provided to Client will consist of the number of security personnel (at the specified rank and weekly hours), training, supplies and other items as set forth in Schedule I, or as may be amended by mutual written agreement from time-to-time. The specific hours of coverage and post designations are set forth on Schedule I. Upon reasonable notice, Client may request additional coverage beyond the hours specific in this Agreement by calling 561-418-8080 Any additional hours are subject to the terms and conditions of this Agreement.

HAWK-EYE PROTECTIVE does not warrant or guarantee that the Services set forth in Schedule I constitute complete security at Client's location(s) so as to prevent any incident, loss, theft, damage or injury (including death). HAWK-EYE PROTECTIVE agrees to provide the Services in a professional and diligent manner.

The purpose of any inspection of the premises at Client's location(s) by HAWK-EYE PROTECTIVE is solely to assist Client with its security services program. The safe maintenance of those premises and operations and equipment on those premises, and the avoidance of unsafe conditions and practices, is the sole legal responsibility of Client.

3. Compensation

As consideration, HAWK-EYE PROTECTIVE shall, subject to the terms and conditions of this Agreement, be compensated by Client for all Services, Equipment, Supplies and Training performed in accordance with this Agreement pursuant to the price structure as set forth in Schedule I. The fees paid by Client to HAWK-EYE PROTECTIVE pursuant to this Agreement shall be compensation for all of Hawk-Eye Protective Services, including its general and office overhead, expenses and profit. Notwithstanding anything in this Agreement to the contrary, Client shall not be responsible for any income, franchise, transfer, capital gains, or similar taxes imposed upon HAWK-EYE PROTECTIVE and any of its affiliates, subcontractors, or any of their respective employees or agents.

4. Frequency of Invoicing & Payment Terms

HAWK-EYE PROTECTIVE shall invoice Client for Services, including Equipment, Supplies and Training in accordance with Schedule I, as applicable. Invoices shall be payable fifteen (15) days following receipt by Client. Notices will be deemed effective (i) five (5) working days after deposit, postage prepaid, if mailed, (ii) the next day if sent by overnight mail, or (iii) the same day if sent by facsimile or electronic mail. Client shall also pay all sales taxes, if applicable, which may be imposed with respect to this Agreement. If an invoice is not paid by Client within thirty (30) days after the date of receipt of the invoice, an additional charge of one percent (1%) per month of the face amount of the delinquent invoice shall become due and payable to HAWK-EYE PROTECTIVE as, and for, a "late charge". Client shall pay such charge

in addition to, and together with, the full payment due as reflected in the applicable invoice. In the event Client fails to pay any outstanding invoices from HAWK-EYE PROTECTIVE to Client, and, in such event, HAWK-EYE PROTECTIVE institutes legal proceedings to collect same, any and all costs of collection including, but not limited to, reasonable attorney's fees, will be paid for by Client. HAWK-EYE PROTECTIVE will charge a convenience fee of two and three quarters percent (2.75%) of the total amount paid for any invoices that Client pays with a credit card.

The billing rates set forth in Schedule I are valid until 12/31/2020. On 1/1/2021 the billing rates will thereafter automatically be increased 5% and annually effective as of that anniversary date in an amount equal to five percent (5%). The client is free is to contact us to negotiate this increase prior to the renewal date going into effect.

In the event that HAWK-EYE PROTECTIVE experiences an increase in its costs resulting from any increase, whether or not anticipated, in or resulting from: (1) Federal, state or local taxes, levies or required withholdings imposed or assessed on amounts payable to and/or by HAWK-EYE PROTECTIVE hereunder or by or in respect of HAWK-EYE PROTECTIVE to its personnel; (2) Federal, state or local minimum wage rates, mandated paid time off and/or sick leave, changes in overtime wage regulations, uniform maintenance expenses or other required employee allowances, licensing fees, or wage and other benefit costs under collective bargaining agreements; (3) costs related to insurance and/or workers compensation; and/or (4) costs incurred by HAWK-EYE PROTECTIVE pursuant to applicable federal, state and/or local law, including, without limitation costs related to medical, welfare and other benefits, including without limitation "Healthcare Reform Legislation Costs" (as defined below). The billing rates shall be increased by a percentage equal to the percentage increase in Hawk-Eye Protective costs resulting from the items set forth in sub-clauses (1), (2), (3) and (4) of this paragraph. HAWK-EYE PROTECTIVE will provide Client notice of such change in the billing rates. Notwithstanding anything contained in this Section to the contrary, HAWK-EYE PROTECTIVE may pass through the costs set forth in sub-clauses (1)-(4) of this paragraph to Client as incurred or accrued and Client shall pay HAWK-EYE PROTECTIVE for such costs. "Healthcare Reform Legislation Costs" shall mean the cost incurred by HAWK-EYE PROTECTIVE in respect to the employee medical, welfare and other benefit requirements under the Patient Protection and Affordable Care Act of 2010, and the related statutes and regulations (as amended hereafter, the "Act").

5. Covenants

HAWK-EYE PROTECTIVE agrees that the services furnished under this Agreement shall be in conformity with practices which are generally current in the security industry. The parties agree that HAWK-EYE PROTECTIVE does not represent and cannot warrant that the services furnished will prevent or minimize the likelihood of loss. Hawk-Eye Protective responsibility is solely limited to providing physical security services and HAWK-EYE PROTECTIVE has not been engaged as a consultant or otherwise to provide an assessment of security needs at the site(s) covered. HAWK-EYE PROTECTIVE shall with due diligence, investigate and screen

the criminal background of each of its employees who provide Services at any of Client's Premises. All such individuals shall be trained to properly discharge their duties in accordance with the outline set forth on Schedule I. HAWK-EYE PROTECTIVE is entitled to assign personnel to Client's location(s) in full compliance with applicable equal opportunity and civil rights laws. Upon reasonable written notice, Client shall have the right to request in writing that any of Hawk-Eye Protective employees whom it finds to be unacceptable be removed from its location(s). However, in no event will such a request by Client be made for reasons that would violate applicable law.

6. Independent Contractor

HAWK-EYE PROTECTIVE is an independent contractor and not an agent or employee of Client and shall not hold itself out as, nor claim to be acting in the capacity of, an agent or employee of Client. HAWK-EYE PROTECTIVE accepts the relationship of trust and confidence established between the parties pursuant to this Agreement. Nothing herein shall be deemed to cause this Agreement to create an agency, partnership, or joint venture between the parties. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between Client and either HAWK-EYE PROTECTIVE or any employee or agent of HAWK-EYE PROTECTIVE. Neither party shall be responsible for the acts or omissions of the other party, and neither party shall have authority to make any representation or incur any obligation on behalf of the other party unless expressly authorized herein.

7. Non-Compete

Except as otherwise requested or authorized in writing by Client, HAWK-EYE PROTECTIVE shall not hire any employees of Client until said employee(s) has terminated his or her employment with Client for a period of not less than six (6) months. Client shall not directly or indirectly (by engagement of other security contractors) hire, employ or engage at its Premises any employees of HAWK-EYE PROTECTIVE formerly assigned to provide Services at Client's Premises until said employee(s) has terminated his or her employment with HAWK-EYE PROTECTIVE for a period of not less than six (6) months, or unless HAWK-EYE PROTECTIVE provides written authorization to Client to hire such employee. If either party violates this clause, they shall compensate the other party with a one-time settlement equal to twenty-five (25%) percent of the annual salary of the employee(s) involved, calculated at the last applicable rate of pay of the former employee(s).

8. Insurance

HAWK-EYE PROTECTIVE shall procure and maintain in full force and effect Worker's Compensation insurance; general, umbrella, automobile liability insurance. Said insurance shall be written with insurance companies having a current A.M. Best Rating of A VIII or better and licensed to do business in the State of Florida. Written evidence in the form of certificate(s) of insurance shall be provided upon Client request. All policies shall contain a provision that the coverage afforded under the policies will not be canceled or not renewed until at least thirty (30) days prior written notice has been given to Client and HAWK-EYE PROTECTIVE

HAWK-EYE PROTECTIVE employees may operate security vehicles owned or provided by Client, subject to the consent of Client's designated representative. Client agrees to insure such vehicle as primary insured. In the event of an accident while a HAWK-EYE PROTECTIVE employee is operating a Client owned or Client provided vehicle, to the extent that the HAWK-EYE PROTECTIVE employee is at fault, HAWK-EYE PROTECTIVE will be responsible for any deductible. At Client's request, HAWK-EYE PROTECTIVE shall provide a physical damage insurance endorsement to cover the damage, if any, to Client's vehicle(s), the cost of which shall be borne by Client.

Client agrees that HAWK-EYE PROTECTIVE is not an insurer of Client's operations, personnel or facilities. Except as provided elsewhere in this Agreement, Client assumes all risk of loss, physical damage and personal injury at its operations, to its personnel and/or facilities or any other property resulting from fire, theft or other casualty, and Client waives any right of recovery and its insurers' rights of subrogation against HAWK-EYE PROTECTIVE for any loss or damage resulting from any such occurrence. The parties further acknowledge and agree that to the extent HAWK-EYE PROTECTIVE has assumed insurance, defense and indemnification obligations hereunder, such obligations shall not apply to any work performed by HAWK-EYE PROTECTIVE at the direction of Client, or work performed by HAWK-EYE PROTECTIVE that is not specifically set forth on Schedule I. Notwithstanding anything to the contrary provided herein or in any other direction (oral or written), HAWK-EYE PROTECTIVE and Client agree that in no event shall HAWK-EYE PROTECTIVE employees be required to undertake any duty which could potentially expose themselves to unreasonable risk or harm.

To the fullest extent permitted by law, Client agrees to assume full liability for and maintain adequate insurance coverage, naming HAWK-EYE PROTECTIVE as an additional insured thereon (notwithstanding the cause therefor), for bodily injury or property damage resulting from any pollution or pollution related occurrence or condition on Client's premises, including, without limitation, "Hazardous properties" or nuclear material. "Hazardous properties" includes radioactive, toxic, dangerous, biological or explosive properties, materials and conditions. "Nuclear material" means source material, special nuclear material or by-product material, whether located at any site owned or operated by customer or contained in "spent fuel" or "waste" possessed, handled, used, processed, stored, transported or disposed of by customer.

9. Right to Cure

In the event that either party breaches any term or provision of this Agreement, the other party shall provide the defaulting party written notice thereof, setting forth in detail the manner in which the defaulting party has breached this Agreement. If such breach is not cured within thirty (30) days after the receipt of such notice, the non-defaulting party may, on ten (10) days further written notice, cancel the unexpired term of this Agreement, and in such event, this Agreement shall be deemed terminated for cause at the end of the said ten (10) day period in which such notice is provided. In the event of a termination by HAWK-EYE PROTECTIVE as a result of Client's default, any and all outstanding invoices due from Client to HAWK-EYE PROTECTIVE must be paid by Client to HAWK-EYE PROTECTIVE within thirty (30) days of termination. Further, in the event of termination, neither party shall, except as otherwise provided herein, have any further liability or obligation to the other.

10. Limitation of Liability

Except as otherwise provided herein, the foregoing is in lieu of all other rights and remedies that either party may have against the other, it being specifically understood and agreed that in no event shall either party be liable to the other for special, incidental, lost profits, consequential indirect or punitive damages. It is mutually agreed that all liability shall be limited to one million dollars or the annual aggregate billing for services provided, whichever is less.

Notwithstanding anything to the contrary herein HAWK-EYE PROTECTIVE shall not be liable to and shall not defend, indemnify or hold harmless any additional insured or indemnified party for any injury, claim, loss, death or cause of action arising from a slip, trip or fall while on or near the premises of Client. It is expressly understood and agreed that HAWK-EYE PROTECTIVE is not responsible for performing any maintenance services including but not limited to elevator or escalator maintenance, light repair, lock or alarm device repair or maintenance, building upkeep, garbage or debris removal and water removal.

11. Force Majeure

HAWK-EYE PROTECTIVE shall not be liable to Client, its officers, directors, employees, agents, guests, invitees or any other third party and, to the fullest extent permitted by law, Client hereby releases HAWK-EYE PROTECTIVE its stockholders, directors, officers, employees and agents for any property loss, economic loss or personal injury (including death) resulting from Hawk-Eye Protective delay in performing or failure to perform any service under this Agreement where such delay or failure is caused, in whole or in part, by any event beyond the reasonable control of HAWK-EYE PROTECTIVE its employees and agents, including but not limited to any act of God, active shooter incident, pandemic outbreak, flood, windstorm, governmental embargo, quarantine, strike, riot, war or

other military action, civil disorder, acts of terrorism, rebellion or revolution, hostile fire, sabotage or governmental seizure.

12. Termination

30 (w)

Notwithstanding anything in this Agreement to the contrary, either Client or HAWK-EYE PROTECTIVE may terminate this Agreement in whole or in part at any time and for any reason by giving sixty (60) days prior written notice to the other party. Upon giving such notice, this Agreement shall be terminated and of no further force and effect except for those provisions stated herein that explicitly survive a termination.

The occurrence of an Event of Insolvency (as defined in this Section 12) involving either party shall be deemed an event of default under this Agreement and as such, the non-defaulting party may terminate this Agreement immediately upon written notice to the other party, except to the extent prohibited by law. "Event of Insolvency" is defined as the occurrence of any of the following: (i) the commencement of any proceeding whether under court supervision or otherwise for the liquidation of a party, (ii) the actual insolvency of a party, (iii) the making of any assignment for the benefit of creditors by a party, (iv) the appointment of a receiver or similar officer for a party, (v) the filing of a petition in bankruptcy by or against a party under any bankruptcy or debtor's law for its relief or reorganization or for the composition, extension, arrangement or readjustment of its obligations.

13. Notice

Any notices required to be given hereunder (a "Notice") from either party to the other shall be in writing and shall be deemed given two (2) business days after the date mailed, by certified or registered mail (postage prepaid), return receipt requested, or on the day of receipt if delivered by overnight courier or hand delivered, addressed to the other party as follows:

If to Client: PRESERVE HOMEOWNER'S ASSOCIATION

C/o Cindy Whittle, LCAM
Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076
Email: Cindy@ipmflorida.com
Phone: 954-346-0677

If to HAWK-EYE PROTECTIVE:

Hawk-Eye Protective Services, LLC
1499 West Palmetto Park Road, Suite 218
Boca Raton, Florida 33486
Attn: James K Gordon, President

14. Assignment

This Agreement shall be binding upon and inure to the benefit of the legal representative, heirs, distributees, successors, and assigns of the parties hereto. Either party may assign this Agreement upon thirty (30) days written notice.

15. Choice of Law & Forum Selection

This Agreement is made and entered into the State of Florida and shall be interpreted, construed, governed, and enforced in accordance with the laws of that State. Any action in connection with this Agreement shall be brought in Florida, Palm Beach County Court.

16. Use of Subcontractors

All services which are to be performed under this Agreement shall be the responsibility of HAWK-EYE PROTECTIVE. HAWK-EYE PROTECTIVE shall not without the prior written consent of Client, which consent shall not be reasonably withheld, employ, contract with, or use the services of any subcontractors, special contractors, or other third parties ("Subcontractors") in connection with the performance of its obligations hereunder. HAWK-EYE PROTECTIVE will be the sole point of contact regarding the Services.

17. Entire Agreement, Modification & No Third Beneficiaries

This Agreement constitutes the entire agreement between Client and HAWK-EYE PROTECTIVE and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may only be amended by written instrument signed by both Client and HAWK-EYE PROTECTIVE SERVICES. Nothing contained in this Agreement, nor the performance of this Agreement by the parties hereunder, is intended to benefit any third party, accordingly there are no third-party beneficiaries of this Agreement.

18. **Severability**

If any term or provision of this Agreement or the application thereof to any person or in any circumstance shall to any extent be determined to be invalid or unenforceable, the remaining provisions of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is found to be invalid or unenforceable, shall in no way be affected thereby, and each term and provision of this Agreement shall be valid and binding upon the parties, and enforced to the fullest extent permitted by law.

19. **Non-Waiver**

No delay or omission by Client or HAWK-EYE PROTECTIVE in exercising any right under this Agreement shall operate as a waiver of that or any other right. Any party hereto may waive any of its rights hereunder without invalidating this Agreement or waiving any other rights hereunder, provided, however, that no waiver of any provision of or any default under this Agreement shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy in the event of any other default, whether or not similar.

20. **Counterparts**

This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute one and the same instrument.

21. **Survivability**

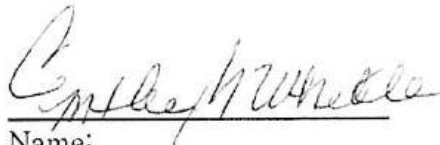
The terms, provisions, representations, and warranties contained in this Agreement that by their sense and context are intended to survive the performance thereof by any of the parties hereunder shall so survive the completion of performance and termination of this Agreement, including the making of any and all payments hereunder.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement the day and year first above written.

PRESERVE HOMEOWNER'S
ASSOCIATION

HAWK-EYE PROTECTIVE
SERVICES, LLC

By:



Name:
Title:

By:

James K. Gordon
President

SCHEDULE I

SERVICES, PRICE STRUCTURE, EQUIPMENT/SUPPLIES & TRAINING

♦ **SERVICES- Specific**

HAWK-EYE PROTECTIVE will provide Services in accordance with written Client requirements, as outlined in any and all approved Standard Operating Procedures, Post Orders, Guidelines, Policies, Memoranda or other written Client mandates that have been provided to HAWK-EYE PROTECTIVE

♦ **PRICE STRUCTURE**

1. The following standard hourly billing rates shall be utilized when calculating Client's weekly security service invoice for standard hours of coverage:

<u>Location/ Rank</u>	<u>Bill Rate</u>
Gatehouse Security Officer	\$16.98 per hour / per officer

2. Eight (8) hour minimum billing required per shift.
3. The following holidays worked shall be billed utilizing a double time billing rate, unless an applicable union agreement provides different holidays. In the event of a conflict between the holidays listed in this Agreement and an applicable union agreement, the holidays listed in the union agreement shall supersede this Agreement.

New Year's Day	Labor Day
Memorial Day	Thanksgiving Day
Independence Day	Christmas Day

4. In service locations covered by federal, state, county and/or municipal paid sick leave law, whether such law was in effect on the effective date of the Agreement or was enacted during the term of the Agreement, HAWK-EYE PROTECTIVE shall bill Client for each hour of accrued sick leave earned by HAWK-EYE PROTECTIVE employees providing Services under the Agreement, pursuant to the terms and conditions of the applicable sick leave law, up to the accrual limit imposed by such law.
5. In service locations not covered by a paid sick leave law, upon tenure, as hereinafter defined, HAWK-EYE PROTECTIVE will bill Client for forty (40) hours (1 week) Paid Time Off (PTO), which includes vacation and sick for each security personnel upon an if and when incurred basis. "Tenure" shall mean an Officer who has worked full-time at a Client location for more than one (1) year.

6. Scheduled hours in excess of forty (40) per week, when specifically requested by client, per individual, shall be billed utilizing a double time billing rate.

♦ EQUIPMENT/SUPPLIES

1. Provided by HAWK-EYE PROTECTIVE at no cost to Client:

- | | |
|--------------------|----------------------------------|
| ✓ Uniform | ✓ Emergency Information |
| ✓ Rain Gear | ✓ Incident Report Form |
| ✓ Daily Post Order | ✓ HAWK-EYE PROTECTIVE I.D. Badge |

2. Provided by HAWK-EYE PROTECTIVE and billed to Client:
Not Applicable

3. Provided by Client:
Not applicable.

♦ TRAINING

All HAWK-EYE PROTECTIVE security personnel will receive pre-assignment training consistent with applicable state-mandated training. Upon completion of the pre-assignment training, personnel will be required to pass an examination on the material covered. In addition, all security personnel will receive up to eight (8) hours of site-specific training. The 8 hours of site-specific training will be provided by HAWK-EYE PROTECTIVE and/or Client and paid for by HAWK-EYE PROTECTIVE.

SCHEDULE II

SCHEDULE OF HOURS

Location: PRESERVE HOMEOWNER'S ASSOCIATION

POSITION	HOURS	S	M	T	W	T	F	S	TOTAL
Gatehouse Security Officer	168 HRS PER WEEK	24	24	24	24	24	24	24	168
TOTAL HOURS OF COVERAGE		24	24	24	24	24	24	24	168

** Note: Minimum of 8 hours billing required per shift.*

1120 NW 55th St Fort Lauderdale, FL 33309
 Phone: 954-616-7121 Fax: 754-264-0527
 Info@srimpactwindows.com

Licensed and Insured
 Broward: CC#: 07-G-14315-X
 Palm Beach: CC#: U-22166

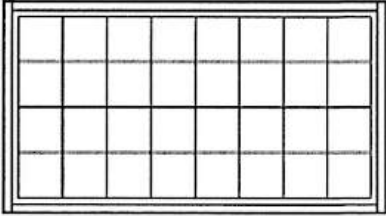
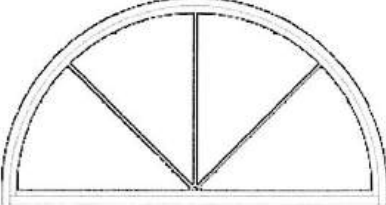
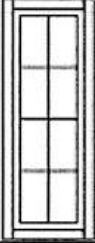
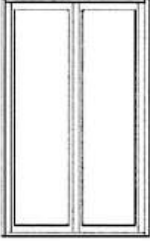
Date: 05/17/2023

Prepared For: Woodside HOA (Cynthia & John Whittle)
 (The Preserve Guard House)
 3601 Wilderness Way
 Coral Springs, FL 33065
 Cindy Whittle P: 954- 895-9569/ E: Cindy@ipmflorida.com

Looking from outside
 O-fixed / X-moving

We Propose to Supply Materials and Perform Labor to Complete This Job, Installation Of

ECO Window Systems Mfr. Bronze Frame, Gray Glass with Low E, Hurricane Impact

Mark	Description	Image	Qty
01	Eco Window Systems Fixed Window 350 - L.M.I. Picture Window Bronze Size: W=91 X H1=50 Glass Makeup: 3/16 HS + .090 SGP + 3/16 HS Glass Color: Grey Glass Interlayer: Clear Glass Coating: LowE SB70 Glass Texture: None Grid: Colonial - 1" Ogee-Flat [O: 8 x 4] PSF: +75.0 -75.0		1
02	Eco Window Systems Fixed Window 300 - L.M.I. Half Circle Bronze Size: W=53 1/4 X H1=26 5/8 Glass Makeup: 3/16 ANN + .090 PVB + 3/16 ANN Glass Color: Grey Glass Interlayer: Clear Glass Coating: LowE SB70 Glass Texture: None Grid: Design HC4L - 1" Ogee-Flat PSF: +75.0 -80.0 Egrees: 1st Floor: No 2nd Floor: No		1
03	Eco Window Systems Fixed Window 70 - L.M.I. Picture Window Bronze Size: W=18 7/8 X H1=50 Glass Makeup: 1/8 HS + .090 PVB + 1/8 HS Glass Color: Grey Glass Interlayer: Clear Glass Coating: LowE SB70 Glass Texture: None Grid: Colonial - 1" Ogee-Flat [O: 2 x 4] PSF: +60.0 -60.0		2
04	Eco Window Systems Sliding Glass Door 700 - L.M.I. XX Bronze Left Active Screen: Yes 2 3/4 Inch Sill Riser Size: W=60 X H1=96 Glass Makeup: 3/16 HS + .090 PVB + 3/16 HS Glass Color: Grey Glass Interlayer: Clear Glass Coating: LowE SB70 Glass Texture: None Grid: Full View (No Muntin) PSF: +70.0 -80.0		2

Labor & Material	\$15,580.00
Engineering.....	\$300.00
Permit Fee	Approximately 3-5% of Contract Price.
Total for Complete Job	\$15,580.00, Plus Permit & Engineering Fees

All materials are guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner.

PAYMENTS TO BE MADE AS FOLLOWS:

50% Deposit Is Required to Place Order -----\$7,940.00 Received 5/12/23 Check # 003357
 50% Due Upon Final Day of Installation----- \$7,640.00
 (THIS PAYMENT CAN NOT BE HELD PENDING YOUR FINAL INSPECTION OR SCREW COVERS PUT ON)
 Permit & Engineering ----- TO BE DETERMINED Due Upon Completion of City Inspection
 (THIS AMOUNT IS HELD UNTIL AFTER INSPECTION IS PASSED AND THE SCREW COVERS ARE INSTALLED)

X CW Homeowner initials and agrees to abide by above payment schedule.

- All Materials and Labor Included in the Price Above.
- A 3% Convenience Fee will be applied when using a Credit/Debit Card
- Includes Removal of Existing Door, Windows & All Garbage and Debris
- Includes Exterior Weather Proofing
- Does not include Paint touch up
- We do not install door closers, door holds, kickstands, peepholes, or any aftermarket devices on any doors.

*****Material Cannot be Ordered Until We Receive Your Homeowner's Association Approval**

X CW ***Material will not be Ordered until we receive your Homeowners association approval. Once the approval is granted by your Homeowners Association, the order will be placed, and the lead time will begin.

*****LEAD TIMES** X CW ***Manufacturer lead times are currently 8-14 weeks (3 Months) to produce the material, however, during peak season, this can extend further. Please allow 4-5 months for the material to be produced by the manufacturers. Once the material is ready after 8-14 Weeks, S&R Impact will contact you to schedule the installation.

X CW It is the homeowner's responsibility to be home on scheduled date of final inspection to give inspector access.

X CW Homeowner must remove any window treatments or blinds in the window or door openings.

X CW S&R Impact Window will not remove or reinstall window treatment or blinds.

X CW S&R Impact Window will not be responsible for any damaged items caused during installation that were not removed by homeowner in work area/opening.

X CW S&R Impact Window does not remove or reinstall any alarm systems, we will leave wire exposed for wired systems- We do not install any combination lock or wireless Bluetooth device locks.

X CW Homeowner must remove all small items around the working areas, all furniture around work area must be removed by homeowner, we will help move any heavy furniture, if necessary, in the window or door opening/ work area if needed. S&R Impact will not be responsible for any items not removed prior to installation.

X CW Any alteration or deviation from above specification involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITION ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE. BY SIGNING BELOW, I ACCEPT ALL ATTORNEY FEES AND ALL COST FOR COLLECTIONS IF PAYMENT IS NOT MADE BY THE ABOVE STATED TERMS. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 – 713/37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOU'RE CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS OR MATERIAL SUPPLIERS, THE 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 YOUR A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

X cynthiA WHITTLE
Customer's Signature

Sal Celeste
S&R Impact Windows & Doors LLC.
Salvatore Celeste

MANAGEMENT AGREEMENT

This agreement made on December 12, 2018 between the Board of Directors of Woodside Estates HOA Association, Inc., hereinafter called the "Association" and Integrity Property Management, Inc., hereinafter called the "Agent".

In consideration of the terms, conditions and covenants hereinafter set forth, the parties thereto mutually agree to the following:

- A. The Association hereby appoints the Agent, and the Agent thereby accepts appointment of the terms and conditions hereinafter provided as exclusive managers of the Association in the county of Broward and in the State of Florida.
- B. The Agent shall maintain employee fidelity coverage and liability insurance in accordance with Florida law as it may be amended from time to time with limits of no less than \$1,000,000 per claim and \$2,000,000 in the general aggregate.
- C. The Agent fully understands that the function of the Association is the operation and management of the Association and the Agent agrees to confer freely with the Directors of the Association in the performance of its duties as herein set forth and to attend membership and Director's meetings monthly at times mutually agreed upon. It is further understood and agreed that the authority and duties conferred on the Agent hereunder are confined to the common elements and facilities.

The Agent shall render the following services and perform duties as follows:

I. MANAGEMENT / ADMINISTRATIVE / CLERICAL RESPONSIBILITIES

- A. Management. Manage the Association, the Common Areas and properties, to enforce the Declaration, Rules and Regulations, and Restrictions relating to the use of the Common Areas and properties by members, their families, tenants, guest and invitees, and to arrange for the payment of taxes and assessments levied against such Common Areas and other property of the Association. All actions contemplated thereunder shall be enacted only at the discretion of the Association Board of Directors.
- B. Major Contract Procurement Procedures. In order to obtain services for the Association at the most reasonable cost to the Association, Agent will cause major (more than 5% of the total annual budget of the Association, including reserves) contractual services to be submitted in bid form or any other contract services requested by the Board of Directors. Bids will be reviewed by the Agent and made available with recommendations to the Board of Directors for its review prior to selection. This process is intended to ensure that the Association will receive major contractual services at the most competitive rate.

MAINTENANCE

- A. Maintenance. At the direction of the Association Board of Directors, cause to be hired, paid and supervised, all persons necessary to properly maintain and operate the Common Areas in such condition as it may be deemed advisable by the Association. Such persons may be paid by the Agent and be employees of the Agent and not of the Association, or may be employees of the Association, or independent contractors.
- A. Specifications. Prepare specifications regarding all maintenance services. These will include lawn maintenance, janitorial service, etc. The exact number of services, time of service, hours of service, etc. will be enumerated in the contracts.
- B. Inspection of Services. Whether the service is performed by the Agent or an independent contractor, the Agent will inspect and supervise the service and report any deficiencies in the service to the Board of Directors.
- C. On-Site Inspections. A Property Manager will inspect the site as required. These inspections will include not only an evaluation of the performance of the contractors, but also whether any of the rules and regulations are being violated (i.e., parking violations, architectural control violations, etc.)

PAYMENT TERMS

For the performance of this contract, the Agent shall receive the sum of \$2,286-75 (\$0.00) per month plus the cost of office supplies used for the Association. Also see attached fee schedule. The cost of office supplies used for the Association includes the following:

- Association membership mailings (postage, envelopes, labels, copies)
- Copies and/or reproduction cost for Association meetings
- Binders and sheet protectors for Association books and records
- Reproduction cost for additional Association Documents
- Miscellaneous items at the discretion of the Association Board of Directors
- Cost for record storage shall not exceed ten dollars (\$10.00) per month.

A two percent (2%) surcharge for major projects over \$30,000.00 that require property management supervision.

Payment for management will be due on the first day of each month of service and is to be processed by ACH debit from the association account.

SPECIAL CONDITIONS

1. Indemnity. To the fullest extent permitted by law, the Association shall indemnify and hold harmless the Agent, its officers, directors, or employees from and against all claims, damage, losses, and expenses (including, but not limited to attorneys' fees) arising out of, in connection with, or resulting from the Agent's scope of work

and/or services provided to the Association and any incident, occurrence, or event that occurs on property owned, maintained, or managed by the Association if caused in whole or in part by any act, omission, default, or performance or non-performance by the Association or its officers, directors, agents, or employees when any such claim, damages, loss, or expense is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including, but not limited to, the loss of use thereof. Such indemnification shall not include claims of, or damages resulting from, gross negligence, or willful, wanton, or intentional misconduct of the Agent or its officers, directors, agents, or employees. To the extent that Section 725.06, Florida Statutes, applies, the parties mutually acknowledge that the amount of indemnity provided hereunder bears a reasonable commercial relationship to this Agreement and is equal to the limits of aggregate insurance provided by the Association under this Agreement or \$1,000,000, whichever is greater, and that any and all requirements of Section 725.06, Florida Statutes, have been fulfilled and apply to this provision.

2. Insurance. The Association shall at all times during the period in which this Agreement is in force and effect, purchase and maintain insurance of the following types of coverage and limits of liability:
 - A. Commercial General Liability (CGL) \$1,000,000 per occurrence, \$2,000,000 aggregate amount, \$2,000,000.
 - a. CGL coverage shall be written on ISO Occurrence form CG2010 (10/01) and CG2037 (10/01) or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, and personal and advertising injury.
 - b. The Agent shall be included as an additional insured on the CGL. The insurance for the additional insureds shall be as broad as the coverage provided for the named insured. It shall apply as primary and non-contributing insurance before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the additional insured.
 - c. The Association shall maintain CGL coverage for itself and all additional insured's for the duration of the Agreement.
 - B. Waiver of Subrogation. The Association waives all rights against the Agent and their agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by commercial general liability, commercial umbrella liability, business auto liability or workers compensation and employers liability insurance maintained.
 - C. Certificate. The Association shall obtain the required insurance from a responsible insurer, and shall furnish certificates of insurance to the Agent showing that the Association has complied with the insurance requirements in this Agreement.
 - D. Additional Insured Endorsement. Attached to each certificate of insurance shall be a copy of the Additional Insured Endorsement that is part of the Association's CGL policy. These certificates and the insurance policies shall contain a 30 day cancellation or non-renewal provision. The Additional Insured Endorsement may be issued on a blanket basis for all project performed for Contractor during the current policy term.

In the event that there is any litigation required to enforce the provisions of this agreement, the prevailing party shall be entitled to reimbursement of its costs and attorney's fees including appeals, if any.

This Agreement shall be in effect for a term of one (1) year and may be terminated by either party with or without cause upon thirty (30) days written notice. Upon the expiration of the term of this Agreement, and each term, thereafter, as provided herein, the Agreement shall automatically renew for additional terms of one (1) year, unless otherwise terminated as provided in the Management Agreement. The additional term pricing will be approved with the new budget for the next upcoming fiscal year.

This Agreement shall constitute the entire Agreement between the contracting parties and no variance or modification thereof shall be valid and enforceable except by supplemental agreement in writing, executed and approved in writing in the same manner as this Agreement.

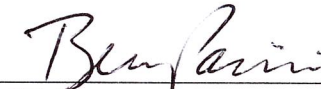
In witness whereof, the parties hereto have executed this Agreement the day and year shown below. The start date of this contract is January 1, 2019

For the Association:



Authorized Signature

Date 12/12/18



Witness

For the Agent:



Agent

Date 12/12/18



Witness