



TECH SYSTEMS^{INC}

March 22, 2024

CONTRACT AGREEMENT

THIS AGREEMENT, submitted between TECH SYSTEMS INC., hereinafter called the Contractor and FOUR SEASONS CONDOMINIUM ASSOCIATION, hereinafter called the Owner:

WHEREAS, that the Contractor and the Owner for the consideration hereinafter named agree as follows:

The Contractor shall furnish all of the materials and perform all of the work in a workmanlike manner on the following property to wit:

Four Seasons Condominium
Garage Roof Replacements – Buildings B, C, D
3799 S Banana River Blvd
Cocoa Beach, FL 32931

Scope of Work - Flat Roof

1. Remove and discard approximately 16” of roofing material and edge metal along entire perimeter. Replace any rotted plywood at a rate of \$65.00 per 4 x 8 sheet.
2. Re-nail decking and install a peel and stick underlayment along perimeter.
3. Clean and prep the remaining existing roof surface.
4. Mechanically fasten an 1/8” per foot tapered insulation system over the existing roof surface.
5. Then mechanically fasten a 60-mil white TPO overlay membrane in accordance with manufacturer’s specifications. All seams to be lapped and heat welded.
6. Install new 032 aluminum edge metal, properly secured to meet all current wind uplift requirements.

Tech Systems Inc.
2001 Hughes Road, Suite #1
Melbourne, FL 32935
Phone: 321.259.2246 | Fax: 321.255.0291
www.techsystemsflorida.com

Scope of Work - Mansard Replacement

1. Remove the existing mansard down to the wood decking and discard. Any necessary plywood deck replacement to be billed at a rate of \$65.00 per 4 x 8 sheet.
2. Re-nail wood decking.
3. Then install a new peel and stick underlayment.
4. Install new aluminum drip edge, properly secured to meet all current wind uplift requirements.
5. Then mechanically fasten, according to code, a new dimensional shingle mansard roof system with a limited lifetime shingle manufacturer's warranty.

Soffit Replacement

1. Remove the existing soffit system and discard.
2. Existing lights to be removed and new ones reinstalled or moved by others if needed.
3. Inspect wood nailers and make any necessary repairs and/or replace as needed. Any wood nailer replacement to be billed on a time and material basis at a rate of \$65.00 per hour, plus cost of materials, sales tax, and 25% burden factor on materials.
4. Install new white J channel and new white vinyl perforated soffit. Touch up paint at J channel stucco interface to be done by others.

Special Conditions

1. Owner to furnish electrical power, water, and ground storage area.
2. Contractor shall be responsible for all damage and theft of tools and materials stored on the site.
3. It is understood that Contractor shall not be held responsible for any damage to the interior of the building or its contents unless caused by Contractor's negligence.
4. Owner and Contractor will agree on any changes of specifications before any additional work is done.

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5. This contract can be modified only if Owner and Contractor sign a later agreement, which sets forth the changes agreed to. If there are any work modifications the resulting cost or credit to Owner will be included in that agreement.
6. Precautionary measures will be taken to protect the premises from damage, but please be aware that heavy loads on truck and cranes are necessary to deliver and remove material on your job. Concrete and most other driveway and sidewalk materials many times are not able to withstand this weight without cracking. Therefore, neither Tech Systems, Inc., nor our material supplier, will assume responsibility for cracking or breaking of driveways, sidewalks, curbs, etc., which may occur.
7. Contractor not responsible for any damage or punctures to A/C lines, electrical lines, cables, and/or plumbing items on the underneath side of the roof decking.
8. Contractor not responsible for any damage to awnings, soffit, screen enclosures, stucco, drywall, landscaping, or pavers. All necessary precautions will be taken to protect pavers, including plastic sheathing and 5/8" plywood, during the roof replacement process.
9. Contract is contingent upon approval by the Building Department, pull tests, and the material manufacturer, if applicable.
10. Force Majeure Clause – any material cost increases incurred after Contract signing due to recent price increases by suppliers will be passed on to the Owner within reason with necessary back-up data.

Permits and Fees

1. Owner to be responsible for preparing a Notice of Commencement for job and sending it to Tech Systems Inc. for permit processing.
2. Contractor shall provide all necessary permits for the execution of this contract and comply with any state or county licensing requirements.
3. Contractor to pay notice of commencement and permit fees.

Insurance

1. Provisions shall be made to protect all property from damage and the public against hazard or injury. All property damaged as a result of this work shall be restored or repaired by Contractor at his expense.
2. Contractor shall submit statement of insurance coverage and comply with Owner's requirement and agrees to keep said insurance in force for the duration of this contract.

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3. Contractor shall hold Owner harmless for any accidents occurring to his employees.

Warranty

1. For a period of five (5) years, Contractor warrants that there will be no water penetration. This warranty does not cover damage due to abuse, hurricanes, named storms, lightning, severe structural faults, acts of God or situations not attributable to faulty material or workmanship.
2. Remedy - In the event that water penetration occurs Contractor will rectify the problem at no cost to Owner. Contractor is not responsible for contents of the building.
3. Provide to Owner a twenty (20) year NDL (no dollar limit) manufacturer's warranty on the flat roofs.
4. Provide to Owner a limited lifetime shingle manufacturer's warranty on the mansard.

Contract Price

Garage B	\$60,850.00
Garage C	\$59,700.00
Garage D	\$62,000.00
Total All Garages	\$182,550.00

Payment Schedule

1. Periodic progress payments to be made for both materials stored on the site and work in progress.
2. The total contract price is effective as of the above date and shall remain so for a period of thirty (30) days, after such time the price is subject to change without notice.

IN WITNESS WHEREOF, we have executed this Agreement this _____ day of _____, 2024.

TECH SYSTEMS INC.

OWNER'S AGENT

Tech Systems Inc.
2001 Hughes Road, Suite #1
Melbourne, FL 32935
Phone: 321.259.2246 | Fax: 321.255.0291
www.techsystemsflorida.com



TECH SYSTEMS

Four Seasons Condominium Association, Inc.
 3799 S Banana River Blvd.
 Cocoa Beach, FL 32931

DATE	DESCRIPTION	AMOUNT
7/29/2024	Garages B, C, and D Roof Replacements Contract Dated 3/22/24 <i>Permitting, Mobilization, Equipment on Site, Materials on Site, and Commencement of Work</i>	
	Total Amount Due	\$ 91,275.00

Tech Systems Inc.
 2001 Hughes Road, Suite #1
 Melbourne, FL 32935
 Phone: 321.259.2246 | Fax: 321.255.0291
www.techsystemsflorida.com



TECH SYSTEMS

WAIVER AND RELEASE OF LIEN

PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$91,275.00 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to:

Four Seasons Condominium Association
3799 S Banana River Blvd
Cocoa Beach, FL 32931

Dated on the 29th day of July, 2024

This waiver and release does not cover any retention or labor, services, or materials after the date specified.

Tech Systems Inc.

LIENOR

BY: _____

Thomas Camp

TITLE President

STATE OF FLORIDA
COUNTY OF BREVARD

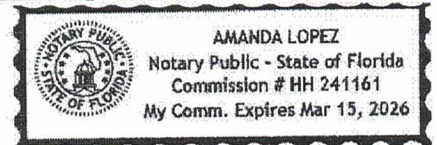
BEFORE ME THIS DAY, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Thomas Camp who is personally known to me and executed the foregoing instrument.

Amanda Lopez

Notary Public

Print Name Amanda Lopez

Seal



Tech Systems Inc.
2001 Hughes Road, Suite #1
Melbourne, FL 32935
Phone: 321.259.2246 | Fax: 321.255.0291
www.techsystemsflorida.com



TECH SYSTEMS

Four Seasons Condominium Association, Inc.
3799 S Banana River Blvd.
Cocoa Beach, FL 32931

DATE	DESCRIPTION	AMOUNT
8/12/2024	Garages B, C, and D Roof Replacements Contract Dated 3/22/24	
	<i>100% completion of roof replacements.</i>	\$ 91,275.00
	<u>Wood Replacement</u>	
	Garage B	
	Plywood - 7 sheets at \$65.00 per sheet	\$ 455.00
	2x4s - 10 feet at \$11.25 per foot	\$ 112.50
	Garage C	
	Plywood -4 sheets at \$65.00 per sheet	\$ 260.00
	2x4s - 30 feet at \$11.25 per foot	\$ 337.50
	Garage D	
	Plywood - 4 sheets at \$65.00 per sheet	\$ 260.00
	2x4s - 20 feet at \$11.25 per foot	\$ 225.00
Total Amount Due	\$ 92,925.00	

Tech Systems Inc.
2001 Hughes Road, Suite #1
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Phone: 321.259.2246 | Fax: 321.255.0291
www.techsystemsflorida.com



TECH SYSTEMS

WAIVER AND RELEASE OF LIEN

FINAL PAYMENT

The undersigned lienor, in consideration of the sum of \$92,925.00 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to:

Four Seasons Condominium Association
3799 S Banana River Blvd
Cocoa Beach, FL 32931


Dated on the 12th day of August, 2024

This waiver and release does not cover any retention or labor, services, or materials after the date specified.

Tech Systems Inc.

LIENOR

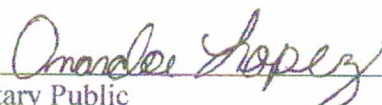
BY: _____


Thomas Camp

TITLE President

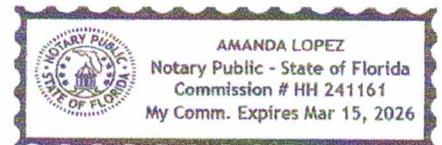
STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME THIS DAY, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Thomas Camp who is personally known to me and executed the foregoing instrument.


Notary Public

Print Name Amanda Lopez

Seal



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Melbourne, FL 32935
Phone: 321.259.2246 | Fax: 321.255.0291
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926	929	921	924	920	930
919	920	921	922	923	924
913	914	915	916	917	918
907	908	909	910	911	912
901	902	903	904	905	906

926	924	927	928	929	930
919	920	921	922	923	924
918	916	915	916	917	918
907	908	909	910	911	912
901	902	903	904	905	906

BUILDING #9

C GARAGES (12)

D (24)
GARAGES

E (24)
GARAGES

1026	1028	1027	1028	1029	1030
1019	1020	1021	1022	1023	1024
1013	1014	1015	1016	1017	1018
1007	1008	1009	1010	1011	1012
1001	1002	1003	1004	1005	1006

BUILDING #10

C GARAGES (12)

L# DIVISION

111	601	701	901	601	101
211	011	801	901	901	201

F (18)
GARAGES

G (18)
GARAGES

BOAT RAMP

B GARAGES (15)

502	504	505	508	510	512
501	503	506	507	509	511

BUILDING #8

POOL
Recreation Building

402	404	405	408	410	412
401	403	405	407	409	411

BUILDING #4

BUILDING #5

502	504	506	508	510	512
501	503	505	507	509	511

A (24)
GARAGES

301	303	305	308	310	312
302	304	306	308	310	312
307	309	311	313	315	317

BUILDING #3

POOL

BUILDING #1

102	104	106	108	110	112
101	103	105	107	109	111

BUILDING #2

202	204	205	208	210	212
201	203	205	207	209	211

H GARAGES (15)

BANKANA RIVER

N

American Custom Restoration

112 W. Suwanee Lane, Cocoa Beach, FL 32931

Proposal for Four Seasons Garage B Exterior #442

THIS AGREEMENT, submitted this 10th Day of April, 2024, between AMERICAN CUSTOM RESTORATION, hereinafter called the "Contractor" and, the "Owner":

Four Seasons Condominiums

WHEREAS that the Contractor and the Owner for the consideration hereinafter named agree to perform the following repairs:

Stucco, crack and concrete repairs on exterior of all garages. Garage building also price for pressure wash, primer.

Garage B

- | | | |
|---|-------|-------------|
| 1. Concrete, stucco, crack repair. NW corner 3' x 6' concrete, SW corner 2x6' concrete, SE corner 6' x 2' concrete, NE 16" x 8" concrete, west wall crack repair. | Total | \$2,000.00 |
| 2. Pressure wash, primer and paint 2,280 Sq Ft. | Total | \$ 4,750.00 |
| Grand Total | | \$ 6,750.00 |

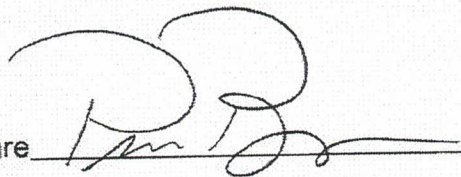
All work includes inside garage protection, concrete demo, clean or replace rebar. New 500+ concrete, stucco, primer, paint and removal of all debris

Contractor will furnish all materials, and perform all of the work on the following described property to wit:

3799 S. Banana River Blvd. FL 32931

WE HEREBY PROPOSE to furnish labor and materials complete in accordance with the above for the cost of Six Thousand Seven Hundred Fifty Dollars and 00/100 (6,750.00).

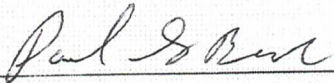
All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. All construction debris to be removed from job, and area left clean. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by worker compensation and liability insurance.

Authorized Signature  Date: 4/10/2024
American Custom Restoration

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - 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 as outlined above.

Accepted: Four Seasons Condominiums

BY  Title: President Date: 4/19/24

American Custom Restoration

112 W. Suwanee Lane, Cocoa Beach, FL 32931

Proposal for Four Seasons Garage B Headers #440

THIS AGREEMENT, submitted this 4th Day of April, 2024, between AMERICAN CUSTOM RESTORATION, hereinafter called the "Contractor" and, the "Owner":

Four Seasons Condominiums

WHEREAS that the Contractor and the Owner for the consideration hereinafter named agree to perform the following repairs:

Garage #611 6ft inside header repair	\$ 1,600.00
Garage #601 3 ft inside header repair	\$ 1,250.00
Garage #711 11 ft. header replacement	\$ 7,600.00
Total	\$ 10,450.00

All work includes inside garage protection, concrete demo, clean or replace rebar. New 500+ concrete, stucco, primer, paint and removal of all debris

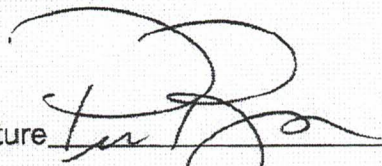
Contractor will furnish all materials, and perform all of the work on the following described property to wit:

3799 S. Banana River Blvd, FL 32931

WE HEREBY PROPOSE to furnish labor and materials complete in accordance with the above for the cost of Ten Thousand Four Hundred Fifty Dollars and 00/100 (10,450.00).

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. All construction debris to be removed from job, and area left clean. Any alteration or deviation from above specifications involving extra

costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by worker compensation and liability insurance.

Authorized Signature  Date: 4/4/2024
American Custom Restoration

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - 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 as outlined above.

Accepted: Four Seasons Condominiums

BY  Title: President Date: 7/19/24



**Space Coast
ELECTRIC COMPANY**

1739 Huntington Ln. #113
Rockledge, FL 32955
Phone: 321-961-0427

Lic #: EC13009915

PROPOSAL

Date of submission: 1 April 2024

Proposal submitted to: Four Seasons Condominium Association
3799 S. Banana River Blvd.
Cocoa Beach, FL 32931

Job information:
Garage B Lighting

Scope of work:
Remove the existing light fixtures from the garage soffit. Remove the existing wiring from the conduit. Extend the conduit to new PVC junction boxes for the mounting of the new fixtures. Install new wiring as required to each light. Install Six (6) customer supplied LED Wall lights.

Space Coast Electric Co. proposes to furnish the aforementioned material and/or labor in accordance with the above conditions for the sum of 1,740.00 Dollars (\$).

Proposed price shall remain in effect for a period of 1 months from the date of acceptance. Any work required under this proposal after this date is not covered within the scope of this proposal.

Payment Schedule:
A 50% payment is due at the signed acceptance of this proposal. A 50% payment is due at the completion of the above stated scope of work.

Payments to be made as listed above. Payments not received by invoice due date shall be considered past due. Past due accounts will be charged an interest charge at the rate of 1.5% per month until the balance is paid in full. No release of lien shall be signed unless all payments are paid in full.

Space Coast Electric Co. Signed By: *[Signature]* Date: 1 April 2024

This is your authorization to complete the work as outlined above.

Acceptance Signed By: *[Signature]* Date: 7-22-24
Print name/Title: Supervisor

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties.

This proposal may be withdrawn if not accepted within fifteen (15) days from date of submission.

Tropical Doors Inc.

321-636-1448

772-562-9884

386-258-1114

1133 King Street

COCOA, FL 32922 US

tropicaldoorsinc@yahoo.com

tropicalgaragedoors.net



TROPICAL GARAGE DOORS
COMMERCIAL & RESIDENTIAL

Estimate

ADDRESS
Four Seasons 3799 S Banana River Blvd Cocoa Beach, FL 32931

ESTIMATE #	DATE	EXPIRATION DATE
51607715	04/05/2024	05/05/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor Remove -10X7 Garage Door (5) -Openers (5)	5	250.00	1,250.00
Labor Reinstall -10X7 Garage Door (5) -Openers (5)	5	500.00	2,500.00
Wood Work Wood Work 2X6X8 PT (10) 2X4X10 PT (5) Labor Concrete Anchors (90) Spring Pads (5)	1	910.00	910.00

We look forward to your business!

TOTAL

\$4,660.00

FLORIDA BULB & BALLAST, INC.
 1617 COOLING STREET
 MELBOURNE, FL 32935

Quote

Customer No.: FOUSEA
 Quote No.: 31689

Quote To: **FOUR SEASONS CONDO**
 3799 S. BANANA RIVER BL
 COCOA BEACH, FL 32931

Ship To: **FOUR SEASONS CONDO**
 3799 S. BANANA RIVER BL
 JOHN 321-474-0040
 COCOA BEACH, FL 32931

Date	Ship Via	F.O.B.	Terms
04/02/2024	FB&B DRIVER		Net 15
Purchase Order Number		Sales Person	
		Andrew Cocoa Beach	
Quantity		Required	
Required	Shipped	B.O.	Item Number
			Description
			Unit Price
			Amount

GARAGE B

6	LEDSATD2DWF	LED SATCO 29W SMALL WALLPACK DUSK TO DAWN 120-277V BRONZE 3000K, 4000K, 5000K AN	102.95	617.70
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Quote subtotal	617.70
Sales tax @ 6.00000%	37.06
Sales tax @ 1.00000%	6.18
Quote total	660.94

3% SURCHARGE ON CREDIT CARD PAYMENTS EFFECTIVE 11/1/2023

Thank You

Billy's Drywall, LLC

Affordable Excellence

Billy Furbeck
(321) 377-0804

License# 9000197170

****Free Estimates****

Email: billyfurbeckdrywall@gmail.com
426 E. Grant Ave., Cocoa Beach, FL 32931

Estimate Submitted to: Four Seasons

Phone: (321) 474-0040

4/8/2024

Street: 3799 S. Banana River Blvd.

City, State, Zip: Cocoa Beach, FL 32931

Job Location:
Garage B

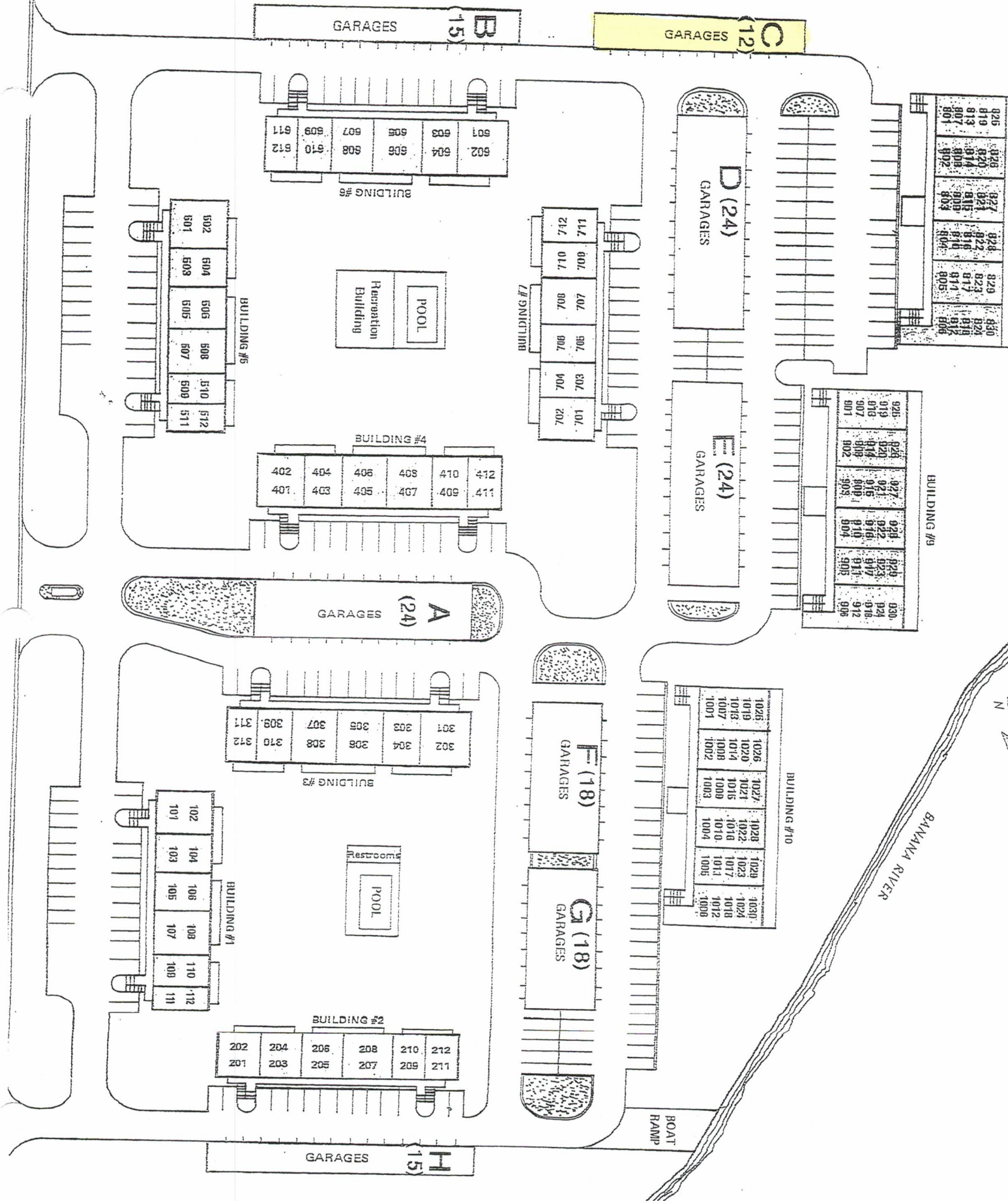
The following is our estimate:

Replace sheetrock where needed; repair damaged tape and wall areas as discussed; tape and paint repaired areas

Labor and Materials: \$4,600.00

Acceptance of Contract: The above amount, specifications and conditions are satisfactory and accepted. Billy's Drywall, LLC will complete the work as specified. Payment to be paid upon completion. Payment to be made in cash or check made payable to William Furbeck.

Signature: _____



American Custom Restoration

112 W. Suwanee Lane, Cocoa Beach, FL 32931

Proposal for Four Seasons Garage Headers

THIS AGREEMENT, submitted this 25th Day of September, 2023, between AMERICAN CUSTOM RESTORATION, hereinafter called the "Contractor" and, the "Owner":

Four Seasons Condominiums

WHEREAS that the Contractor and the Owner for the consideration hereinafter named agree to perform the following repairs:

Remove full garage headers on 4 units on south west garage on property, units #808, 822, 824 & 829. Remove outside soffit on each unit and install a barrier wall with post shores and plastic for dust inside the unit. Demo 11 Ft. X 2 Ft. X 8 in. header, clean steel, add or replace any rebar if necessary as required by the engineer. Form and pour new concrete 5000 psi or stronger. Includes stucco, primer and paint. Dumpster needed for construction debris.

Total \$27,480.00

Contractor will furnish all materials, and perform all of the work on the following described property to wit:

3799 S. Banana River Blvd, FL 32931

WE HEREBY PROPOSE to furnish labor and materials complete in accordance with the above for the cost of Twenty Seven Thousand Four Hundred Eighty Dollars and 00/100 (27,480.00).

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. All construction debris to be removed from job,


and area left clean. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by worker compensation and liability insurance.

Authorized Signature  Date: 4/25/2023
American Custom Restoration

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - 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 as outlined above.

Accepted: Four Seasons Condominiums

BY  Title: PRESIDENT Date: 11/29/23



Space Coast
ELECTRIC COMPANY

1739 Huntington Ln. #113
Rockledge, FL 32955
Phone: 321-961-0427

Lic #: EC13009915

PROPOSAL

Date of submission: 11 October 2022

Proposal submitted to: Four Seasons Condominium Association
3799 S. Banana River Blvd.
Cocoa Beach, FL 32931

Job information:
Garage C Lighting

Scope of work:
Remove the existing light fixtures from the garage soffit. Remove the existing wiring from the conduit. Extend the conduit to new PVC junction boxes for the mounting of the new fixtures. Install new wiring as required to each light. Install Five (5) customer supplied LED Wall lights.

Space Coast Electric Co. proposes to furnish the aforementioned material and/or labor in accordance with the above conditions for the sum of 1,200.00 Dollars (\$).

Proposed price shall remain in effect for a period of 1 months from the date of acceptance. Any work required under this proposal after this date is not covered within the scope of this proposal.

Payment Schedule:
A 50% payment is due at the signed acceptance of this proposal. A 50% payment is due at the completion of the above stated scope of work.

Payments to be made as listed above. Payments not received by invoice due date shall be considered past due. Past due accounts will be charged an interest charge at the rate of 1.5% per month until the balance is paid in full. No release of lien shall be signed unless all payments are paid in full.

Space Coast Electric Co. Signed By: *[Signature]* Date: 11 October 2022

This is your authorization to complete the work as outlined above.

Acceptance Signed By: *[Signature]* Date: *[Signature]*
Print name/Title: *[Signature]*

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties.

This proposal may be withdrawn if not accepted within fifteen (15) days from date of submission.

Invoice

Tropical Doors Inc.
 321-636-1448
 772-562-9884
 386-258-1114
 1133 King Street
 COCOA, FL 32922 US
 tropicaldoorsinc@yahoo.com
 tropicalgaragedoors.net



BILL TO
 Four Seasons
 3799 S Banana River Blvd
 Cocoa Beach, FL 32931

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
285643193	02/20/2024	\$3,725.00	02/20/2024	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor Remove -10X7 Garage Door (4) -Openers (4)	4	250.00	1,000.00
Labor Reinstall -10X7 Garage Door (4) -Openers (4)	4	500.00	2,000.00
Wood Work 2X6X8 PT (8) 2X4X10 PT (4) Labor Concrete Anchors (72) Spring Pads (4)	1	725.00	725.00

We appreciate your business!

BALANCE DUE \$3,725.00

RECEIVED

Billy's Drywall, LLC

Billy Furbeck
(321) 377-0804

Affordable Excellence

License# 9000197170

****Free Estimates****

Email: billyfurbeckdrywall@gmail.com
426 E. Grant Ave., Cocoa Beach, FL 32931

Proposal Submitted to: Four Seasons, Attn.: John Phone: 321-474-0040 Date: 10/19/2022

Street: 3799 S. Banana River Blvd. City, State, Zip Code: Cocoa Beach, FL 32931

Job Location:

Same

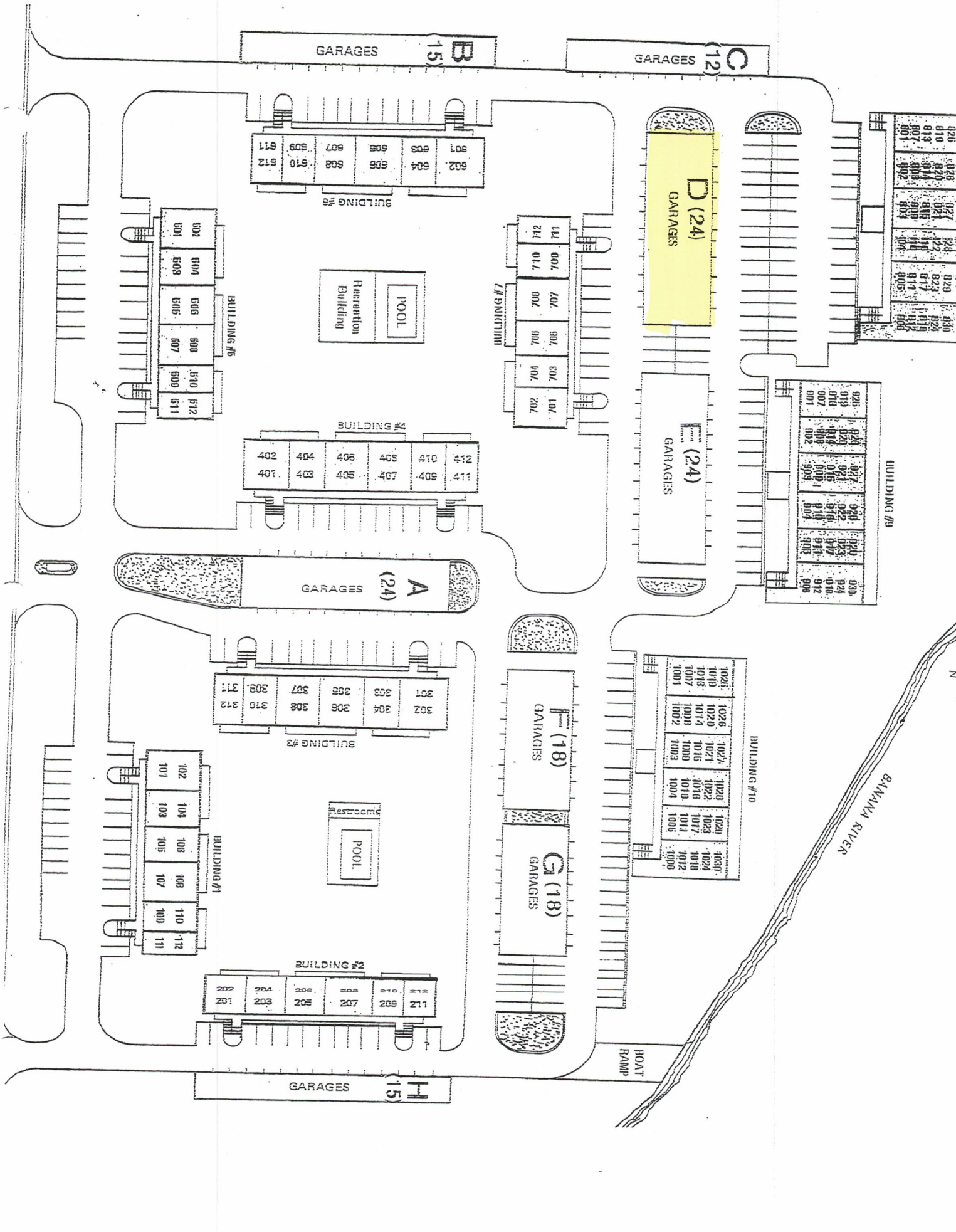
The following is a submission of our estimate:

Garage Units, Building C: Remove
and replace sheetrock on ceilings where needed; re-texture and re-paint where damaged; and run furring strip around areas where needed due to roof loss.

Labor and Materials Included: \$4,300.00

Acceptance of Contract: The above amount(s), specifications and conditions are satisfactory and are hereby accepted. Billy's Drywall, LLC is authorized to complete the work as specified. Payment to be made in cash or check made payable to William Furbeck.

Signature: _____



925	920	927	924	929	930
919	921	918	922	923	924
913	914	915	917	913	910
907	908	909	911	912	912
901	902	903	904	905	906

BUILDING #9

926	927	928	929	930
919	920	921	922	923
913	914	915	917	918
907	908	909	911	912
901	902	903	904	905

BUILDING #10

1026	1027	1028	1029	1030
1019	1020	1022	1023	1024
1013	1014	1016	1017	1018
1007	1008	1009	1011	1012
1001	1002	1004	1006	1008

BUILDING #6

501	502	504	505	508	510	512
503	504	505	506	507	508	509
507	508	509	510	511	512	513

BUILDING #4

402	403	405	406	410	412
401	403	405	407	409	411

BUILDING #3

301	302	304	305	308	312
303	304	306	308	309	310
307	308	309	310	311	312

BUILDING #1

102	104	108	109	110	112
101	103	105	107	109	111

BUILDING #2

201	202	204	205	208	211
203	204	206	207	209	210
201	202	203	204	205	206

American Custom Restoration

112 W. Suwanee Lane, Cocoa Beach, FL 32931

Proposal for Four Seasons Garage D Exterior #443

THIS AGREEMENT, submitted this 10th Day of April, 2024, between AMERICAN CUSTOM RESTORATION, hereinafter called the "Contractor" and, the "Owner":

Four Seasons Condominiums

WHEREAS that the Contractor and the Owner for the consideration hereinafter named agree to perform the following repairs:

Stucco, crack and concrete repairs on exterior of all garages. Garage building also price for pressure wash, primer.

Garage D

1. Concrete, stucco & crack repair

SW corner 5' x 16" concrete, SE corner 16" x 6" concrete, south side crack repair 5'

Total \$ 1,000.00

2. Pressure wash, primer and paint 1,670 Sq Ft.

Total \$ 3,650.00

Grand Total \$ 4,650.00

All work includes inside garage protection, concrete demo, clean or replace rebar. New 500+ concrete, stucco, primer, paint and removal of all debris


Contractor will furnish all materials, and perform all of the work on the following described property to wit:

3799 S. Banana River Blvd, FL 32931

WE HEREBY PROPOSE to furnish labor and materials complete in accordance with the

above for the cost of Four Thousand Six Hundred Fifty Dollars and 00/100 (4,650.00).


All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. All construction debris to be removed from job, and area left clean. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by worker compensation and liability insurance.

Authorized Signature  Date: 4/10/2024
American Custom Restoration

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - 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 as outlined above.

Accepted: Four Seasons Condominiums

BY  Title: PRESIDENT Date: 4/19/24

American Custom Restoration

112 W. Suwanee Lane, Cocoa Beach, FL 32931

Proposal for Four Seasons Garage D Headers #441

THIS AGREEMENT, submitted this 4th Day of April, 2024, between AMERICAN CUSTOM RESTORATION, hereinafter called the "Contractor" and, the "Owner":

Four Seasons Condominiums

WHEREAS that the Contractor and the Owner for the consideration hereinafter named agree to perform the following repairs:

Garage #702	11 ft complete header replacement	\$ 7,600.00
Garage #830	11 ft complete header replacement	\$ 7,600.00
Garage #823	11 ft complete header replacement	\$ 7,600.00
Garage #820	11 ft complete header replacement	\$ 7,600.00
Garage #819	4 ft complete header replacement	\$ 2,500.00
Garage #813	6 ft Header repair	\$ 1,600.00
	Total	\$ 34,500.00


All work includes inside garage protection, concrete demo, clean or replace rebar. New 500+ concrete, stucco, primer, paint and removal of all debris

Contractor will furnish all materials, and perform all of the work on the following described property to wit:

3799 S. Banana River Blvd, FL 32931

WE HEREBY PROPOSE to furnish labor and materials complete in accordance with the above for the cost of Thirty Four Thousand Five Hundred Fifty Dollars and 00/100 (34,500.00).

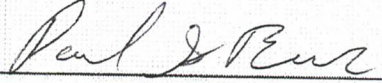
All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. All construction debris to be removed from job, and area left clean. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by worker compensation and liability insurance.

Authorized Signature  Date: 4/4/2024
American Custom Restoration

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - 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 as outlined above.

Accepted: Four Seasons Condominiums

BY  Title: PRESIDENT Date: 4/19/27



**Space Coast
ELECTRIC COMPANY**

1227 Florida Ave. S
Rockledge, FL 32955
Phone: 321-961-0427

Lic #: ER13012931

PROPOSAL

Date of submission: 1 April 2024

Proposal submitted to: Four Seasons Condominium Association
3799 S. Banana River Blvd.
Cocoa Beach, FL 32931

Job information: Garage D Lighting Replacement

Scope of work:
Remove the existing light fixtures from the garage soffit. Remove the existing wiring from the conduit. Extend the conduit to new PVC junction boxes for the mounting of the new fixtures. Install new wiring as required to each light. Install Ten (10) customer supplied LED Wall lights.

Space Coast Electric Co. proposes to furnish the aforementioned material and/or labor in accordance with the above conditions for the sum of 2,900.00 Dollars (\$).

Proposed price shall remain in effect for a period of 1 months from the date of acceptance. Any work required under this proposal after this date is not covered within the scope of this proposal.

Payment Schedule:
A 50% payment is due at the signed acceptance of this proposal. A 50% payment is due at the completion of the above stated scope of work.

Payments to be made as listed above. Payments not received by invoice due date shall be considered past due. Past due accounts will be charged an interest charge at the rate of 1.5% per month until the balance is paid in full. No release of lien shall be signed unless all payments are paid in full.

Space Coast Electric Co. Signed By: *[Signature]* Date: 1 April 2024

This is your authorization to complete the work as outlined above.

Acceptance Signed By: *[Signature]* Date: 7-22-24
Print name/Title: Supervisor

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties.

This proposal may be withdrawn if not accepted within fifteen (15) days from date of submission.

FLORIDA BULB & BALLAST, INC.
 1617 COOLING STREET
 MELBOURNE, FL 32935

Quote

Customer No.: FOUSEA
 Quote No.: 31690

Quote To: **FOUR SEASONS CONDO**
 3799 S. BANANA RIVER BL
 COCOA BEACH, FL 32931

Ship To: **FOUR SEASONS CONDO**
 3799 S. BANANA RIVER BL
 JOHN 321-474-0040
 COCOA BEACH, FL 32931

Date	Ship Via	F.O.B.	Terms			
04/02/2024	FB&B DRIVER		Net 15			
Purchase Order Number	Sales Person		Required			
	Andrew Cocoa Beach		04/02/2024			
Quantity			Item Number	Description	Unit Price	Amount
Required	Shipped	B.O.				

GARAGE D LIGHTS

10			LEDSATD2DWF	LED SATCO 29W SMALL WALLPACK DUSK TO DAWN 120-277V BRONZE 3000K, 4000K, 5000K AN	102.95	1029.50
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Quote subtotal	1029.50
Sales tax @ 6.00000%	61.77
Sales tax @ 1.00000%	10.30
Quote total	1101.57

3% SURCHARGE ON CREDIT CARD PAYMENTS EFFECTIVE 11/1/2023

Thank You

Billy's Drywall, LLC

Affordable Excellence

Billy Furbeck
(321) 377-0804

License# 9000197170

****Free Estimates****

Email: billyfurbeckdrywall@gmail.com
426 E. Grant Ave., Cocoa Beach, FL 32931

Estimate Submitted to: Four Seasons

Phone: (321) 474-0040

4/8/2024

Street: 3799 S. Banana River Blvd.

City, State, Zip: Cocoa Beach, FL 32931

Job Location:

Garage D

The following is our estimate:

Replace sheetrock where needed; repair damaged tape and wall areas as discussed; tape and paint repaired areas

Labor and Materials: \$7,400.00

Acceptance of Contract: The above amount, specifications and conditions are satisfactory and accepted. Billy's Drywall, LLC will complete the work as specified. Payment to be paid upon completion. Payment to be made in cash or check made payable to William Furbeck.

Signature: _____