

Board of Directors Meeting  
Draft Minutes  
1/29/2026

1. Gerri Pennachio, President, called the meeting to order at 6:01 pm.
2. Gerri Pennachio, President gave notice that the agenda was posted on 1/27/2026.
3. Roll call was taken and a quorum of the Board was present.

Gerri Pennachio, President  
William Mellan, Vice President  
Marcie Hoecker, Secretary  
Shannon Hannum, Director

Absent Noreen McGowan, Director  
Absent John Peronto, Treasurer  
Absent Rita Fandrich, Director

Ronnie Dunner, LCAM and Admin Asst., Terry Wexler were also in attendance.

4. Approval of Prior Minutes:

Bill Mellan, Vice-President, made a motion to accept the minutes from October 23, 2025, Board of Directors meeting as submitted in the Board Packet. Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

Gerri Pennachio, President reiterated the benefits of the Stonewater trees being trimmed. Large limbs were removed allowing for better benefits to the landscaping and buildings. The trees in the back of the units will be addressed next year. By trimming the trees in the way they were cut saved the association approximately \$20,000 over the next five years. The Stonewater Annual Meeting will be held March 11, 2026, at Grassland Dining Room at 7:00 p.m. Gerri Pennachio has obtained a sponsor for the meeting. She will contact Pam Smiley at Grasslands to make arrangements for refreshments. The old Centennial Bank checking account will be closed. Ronny Dunner, LCAM will contact Ruth Dorch, Accounting to follow up to ensure this account is closed. Stonewater is waiting on the bids from Central Florida Roofing to repair the Atrium Windows. Stonewater will be repairing six atrium windows this year.

#### 6. Vice President's Report:

Bill Mellan, Vice President, who is also sits on the OOA1 Board of Directors gave an update from the meeting held 1/28/2026. The care of the lakes has been changed to Tigris Aquatic Services. They will be responsible for maintaining the lakes for OOA1. The tire marks left on the roads of Oakbridge Parkway and Oakbridge Blvd were discussed that their meeting. OOA1 was unaware of the time and date that this event occurred. They had several suggestions for deterring this action in the future such as cameras, speed bumps, stop signs or having the City of Lakeland Police Department on site for \$45.00 per hour with a minimum of three hours. An owner from Stonewater observed the making of the tire marks and provided Bill Mellan, Vice-President with a description of the vehicle and time of the occurrence. Chastain Skillman will be requested to obtain a survey to determine which association is responsible for cleaning out the ditch on Harden Blvd. Gerri Pennachio, President was asked to contact Dan Pilka, Stonewater's Attorney for a historical estimate for change of ownership and to determine responsibility for maintaining the ditch on Harden Blvd. The trees and plants on the boulevard and parkway which are the responsibility of OOA1 have be marked to determine the health and lifespan of each tree. Texas A&M University has provided a format to follow.

#### 7. Treasure's Report:

Gerri Pennachio, President gave the financial report. She stated that Stonewater is financially okay.

Bill Mellan, Vice-President, made a motion to accept the Treasurer's Report. Marcie Hoecker, Secretary, second the motion. The motion was put to a vote and passed unanimously.

#### 8. Manager's Report:

Ronny Dunner, LCAM will provide a written report. The North gate was reported to need service. Ronny Dunner will follow up with Gate Tech to ensure that service has been completed. The North gate has more activity than the South gate, therefore the storage for that camera is limited to approximately two weeks and the South gate storage for approximately one month. Quotes have been received for the foundation repairs and ACPLM paving repairs. Ronny will provide estimates for signs for the Clubhouse camera, noting that the pool equipment and walkway are under surveillance. DBPRM has contacted Dan Pilka, Attorney regarding a former owner's complaint. Ronney suggested that the complaint has been resolved and possibly has not closed the file. Ronny, will check his file to determine who has submitted an Intent to Run for the Board of Directors in the upcoming Annual Meeting.

## 9. Committee Reports:

### Hospitality Committee

Rita Fandrich was not present at the meeting. Marcie Hoecker, Secretary, informed the Board that she will become the Chair of the Hospitality Committee.

### ARC Committee

Bill Mellan, Chair of the ARC stated he had nothing to report at this time.

## 10. Old Business:

NA

## 11. New Business:

### \*Pest Control Vendor

The Board of Directors has requested a change for the Pest Control Vendor and requested bids from other companies.

### \*Indemnification & Hold Harmless Agreement

A vote to approve the Indemnification and Hold Harmless Agreement is not necessary. Dan Pilka, Attorney approved prior to Board meeting.

### \*New Lighting Clubhouse

Gerri Pennachio, President, spoke about the need to replace the lighting in the Clubhouse. Marcie Hoecker, Secretary, who is now the Chair for the Hospitality Committee, was asked to research lighting. Ronny Dunner, LCAM also stated that the fans need to be checked as well. He stated that Commercial lighting and fans need to be installed at the Clubhouse.

### \*Ratify Approval of Fine Craft Estimate 3160 Stonewater Dr.

Bill Mellan, Vice-President made a motion to accept the Ratification approval of Fine Craft Estimate at 3160 Stonewater Dr.

Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

### \*Rat Bait Boxes

Ronny Dunner, LCAM was asked to research service for rat bait boxes.

A News Flash will be sent to Owners stating that feeding outdoors is causing the Association money and not to feed outside. Wording will be provided for the News Flash prior to sending.

\*Review Bids 1146 Waterfall Lane

Ronny Dunner, LCAM will notify Elvis Baltazar, Fine Craft Roofs that the Board of Directors has reviewed the bids for 1146 Waterfall Lane.

Bill Mellan, Vice-President, made a motion to accept review of the bids 1146 Waterfall Lane

Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

12. Owner Forum

Jerry Dollar questioned if 1146 Waterfall will affect other units in that building. He was told that other units were not involved. True Builders has not submitted a bid for the repair.

Brian Hurley questioned the operation of the lights in the fountain. Terry Wexler, Administrative Assistant was asked to contact Tigris Aquatic Services to see if they work on fountain lights.

Dan Renz renter inquired about replacing the windows at 1111 Stonebrooke Lane. The Board of Directors informed Dan Renz that the owner could replace the windows with double-pane windows. An ARC request will be needed if the owner would like to move forward.

Gail Holmes would like to replace her existing porch at the back of her unit. She will need to submit an ARC request.

Brenda Hart inquired about the screen on her Lani. She was told that the owner is responsible for the repair and replacement of the screen.

13. Adjournment:

Bill Mellan, Vice -President, made a motion to adjourn the meeting at 7:12 p.m.

Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

# *Experience the Difference*



**TO:** Stonewater  
**FROM:** Ronny Dunner, LCAM  
**Subject:** Manager's Report – January, 29<sup>th</sup> 2026

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## Work Completed

- North Gate needs to be serviced. Gate tech will come onsite to service
- Received request for camera footage. North Gate is two weeks South Gate is a month due to activity
- Received quotes for foundation repairs. Both will be approved at the Board meeting
- Approved ACPLM quote for road repair. Waiting on OOA1 to respond.
- Ordering Video Surveillance sign for the clubhouse camera
- Received another notice from DBPR regarding Gregory Hannie
- Getting second notice ready for annual meeting

Respectfully Submitted,  
Ronny Dunner, LCAM

**Ameri-Tech Realty, Inc • Ameri-Tech Community Management, Inc.**  
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763  
(727) 726-8000 • Fax: (727) 723-1101  
Toll Free: 1-877-726-0000  
[www.ameri-tech.com](http://www.ameri-tech.com)



# MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com  
 Website: MasseyServices.com  
 Phone: 1-888-2MASSEY (262-7739)

## SERVICE ADDRESS

## BILLING ADDRESS

Stonewater Condo Association  
 Business Name  
 3165 Stonewater Dr.  
 Property Address  
 Lakeland FL Polk 33803  
 City State County Zip  
 ( 863 ) 937-0910  
 Phone (Extension)

Tori Gee ( 863 ) 937-0910  
 Contact Name (Agent) Phone  
 3165 Stonewater Dr.  
 Mailing Address  
 Lakeland FL 33803  
 City State Zip  
 Stonewaterlakeland@gmail.com  
 Email

Business Type: Condominiums Service Frequency Weekly - monthly payments Grid # \_\_\_\_\_

- SCOPE OF WORK**  
 Massey will provide pest prevention services for  Roaches  Ants  Mice  Rats  Pantry Pests  Fruit Flies  Drain Flies  
 FLEAS
- AREAS TO BE SERVICED**  
 Weekly interior service for any resident needing service including garage. All exterior of each building/condo and club house to be serviced quarterly (every 3 months), in that month we will spill the exterior 25 one week and 25 another week. Maintain all wasp nests and cob webbs around each building. I have included flea treatment as needed. Service to be every Friday at 10 am and check in at the clubhouse for the list of residents needing service. If some are not home, they might leave a key or maint guy will assist for entry. There are 140 units = 50 buildings (incl clubhouse)
- SERVICE SCHEDULE**  
 A. Initial Service Schedule \_\_\_\_\_ Follow-Up Service on Initial As Needed.  
 B. Regular Service Schedule Weekly
- CUSTOMER COOPERATION**  
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:  
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.  
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.
- INSURANCE**  
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.
- TERMS OF AGREEMENTS**  
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.  
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.
- GUARANTEED SATISFACTION**  
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$760.00	Monthly Service Charge	\$760.00	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	2nd Year Annual Service Amount	\$9120.00	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$8360.00	5% Discount for Advance Payment	\$456.00	# _____ of _____ x \$ _____ EA	\$ _____
1st Year Annual Service Amount	\$9120.00	Discounted Annual Amount	\$8664.00	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$456.00	Applicable Sales Tax	\$638.40	Applicable Sales Tax	\$ _____
Discounted Annual Amount	\$8664.00	2nd Year Annual Total	\$9758.40	Equipment Total:	\$ _____
Applicable Sales Tax	\$638.40	Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$9758.40	<b>First Month Service &amp; Equipment Total: \$813.20</b>			

- PAYMENT TERMS**  
 A. Method of payment  Year in Advance Payment less 5% discount  Upon Receipt of Monthly Invoice  Remit to Service Technician  
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.  
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

4033 Crescent Park Dr.  
 Massey Address  
 Riverview FL 33578  
 City State Zip  
 813-582-7211  
 Phone  
 Approved by: Massey General Manager Date

Accepted for: \_\_\_\_\_ Date \_\_\_\_\_  
 THE COMPANY  
 Given by: Missy Martin Date 7/19/2022  
 Massey Services

## GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a Massey Manager will verify the infestation and *refund your last regular service charge*.\*

For the Hospitality Industry, Massey further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, Massey will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).\*\*
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

\* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

\*\* Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a Massey Manager within 24 hours and provides the Massey Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

## GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (Massey) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, Massey reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. Massey liability under this agreement will be terminated if Massey is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of Massey.

This agreement does not cover and Massey will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. Massey disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, Massey has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and Massey agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between Massey and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of Massey unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

## PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



**Go Paperless!**

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

IN CONSIDERATION for retaining the undersigned's services as an independent contractor/vendor, the undersigned \_\_\_\_\_, individually and/or on behalf of \_\_\_\_\_, does hereby agree to indemnify and hold harmless The Stonewater Condominium Association, Inc. (the "Association"), its agents, representatives, officers, directors, and managers, in both their official and individual capacity, from any and all liability, claims, damages, expenses, including attorney fees and litigation costs, resulting from or arising out of any and all services rendered by the independent contractor/vendor, its employees, agents, representatives and/or its sub-contractors for or on behalf of the Association, including, but not limited to, any liability for workman's compensation claims, personal injury claims, property damage claims, and other forms of liability. The undersigned acknowledges that specific consideration has been given for this Indemnification/Hold Harmless Agreement.

IN WITNESS WHEREOF, the undersigned hereto sets forth his hand this \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Independent Contractor/Vendor

On behalf of: \_\_\_\_\_

\_\_\_\_\_  
Name Printed

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME personally appeared \_\_\_\_\_, who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Print, Type or Stamp Name of Notary

- Personally known to me, or
- Produced identification



104 Summit Hall Rd. Gaithersburg, MD 20877  
www.finecraftcontractors.com

MD: MHIC 15965  
VA: 2705168614  
DC: 410512000411

2741 Via Cipriani unit 930b Clearwater, FL 33764  
FC-208  
www.finecraftcontractors.com

FL: CCC1336739 - CGC1536670

01.13.2026

# APPROVED ESTIMATE

LCAM: Ronny Dunner - Ameri-Tech  
Address: 24701 US Hwy 19 N #102 Clearwater, FL 33763

Job name: StoneWater Lakeland FL

Job Address: 3160 StoneWater Dr Lakeland FL 33803

## Project description:

Property inspected, for repairs living room floor and sinking, needs attention of an engineer, pull a permit and perform the work, plumbing work, framing and flooring.  
(Permit fees and engineer services will be an allowances)

## Work performance:

Relocate all furniture on living room, remove existing finish flooring and subfloor on all main area down to joist system, set up a dumpster outside the property.  
clean up and haul away all debris.

## Plumbing:

Remove all water supply and drain rough in pipes, under house.  
After new supports are in and joist system is complete level, re connect water supplies and drain pipes back to normal.

## CONCRETE PIERS:

Form and build assuming 10 to 15 new concrete support piers, as new recommendation from engineer.

GoY.com





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FL: CCC1336739 - CGC1536670

**Flooring:**

Level joist System, assuming install new support post under existing support beams and existing joist system. Install new sub-flooring, with proper fastener and adhesives.

**Preliminary labor and prime materials: \$61,120.00**

**Allowances:**

Permit fess: \$2,500.00  
Engineer services fees: \$7,000.00  
**Total of allowances: \$9,500.00**

**GRAN TOTAL \$70,620.00**  
*Labor and prime materials.*  
NOTE: Pricing is valid for 30 days

**Limited One-Year Warranty:** All work performed by Finecraft comes with a limited one-year warranty.

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**Thank you for the opportunity to bid on your project!**





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www.finecraftcontractors.com

MD: MHC 15965  
VA: 2705168614  
DC: 410512000411

2741 Via Cipriani unit 930b Clearwater, FL 33764  
FC-208  
www.finecraftcontractors.com

FL: CCC1336739 - CGC1536670

Customer signature: \_\_\_\_\_

Customer Print: \_\_\_\_\_

Date of signing: \_\_\_\_\_



104 Summit Hall Rd • Gaithersburg, MD 20877-1847 • Phone: (301) 330-9191

3160 Stonewater Dr lakeland. (Ronny Dunner AmeriTech)  
Phone: 8139925899

3160 Stonewater Dr  
Lakeland, FL 33803

Job Address:  
24701 US Hwy 19 N  
Clearwater, FL 33763  
Print Date: 1-27-2026

Proposal for Ronny Dunner - AmeriTech

# - ESTIMATE & CONTRACT -

License: CGC1536670

## Project Description:

Description	Price
	\$0.00

Total Price: \$0.00

Job name: StoneWater Lakeland FL

### Project description:

Property inspected, for repairs living room floor and sinking, needs attention of an engineer, pull a permit and perform the work, plumbing work, framing and flooring.  
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clean up and haul away all debris.

### Plumbing:

Remove all water supply and drain rough in pipes, under house.

After new supports are in and joist system is complete level, re connect water supplies and drain pipes back to normal as existing.

**CONCRETE PIERS:**

Form and build assuming 10 to 15 new concrete support piers, as new recommendation from engineer.

**Flooring:**

Level joist System, assuming install new support post under existing support beams and existing joist system. Install new sub-flooring, with proper fastener and adhesives.

Preliminary labor and prime materials: \$61,120.00

**Allowances:**

Permit fees: \$2,500.00

Engineer services fees: \$7,000.00

Total of allowances: \$9,500.00

**GRAN TOTAL \$70,620.00**

*Price includes labor material, and allowances*

*Pricing is valid for 30 days*

**One-Year Warranty:** All work performed by Finecraft comes with a one-year warranty.

**Permits:** Price does not include nor consider permitting, unless otherwise noted.

**Project Tour Invitation:** *See our work firsthand! We invite you to see projects of ours that are ongoing and/or that are completed and which are similar in scope to your project. Just let us know and we'll coordinate the tour.*

**Thank you for the opportunity to bid on your project!**

**TERMS**

The complete contract between Fine Craft Contractors, Inc. ("Fine Craft"), and the above-stated client(s) ("Client") consists of this Contract and all of its terms, conditions and disclosures; the Fine Craft Project Agreement; Fine Craft Warranty Agreement; any construction drawings or plans; and any specifications for the work contemplated by this Contract (collectively, the "Contract" or "Contract Documents"). Each of the Contract Documents are hereby incorporated by reference into each other, and the parties agree to be bound by them, regardless of the timing or order of execution of them.

All material is guaranteed to be as specified in the Contract Documents, and the above work will be performed in accordance with the Contract Documents and will be completed in a substantially workmanlike manner for the agreed sum of \$seventy thousand six hundred and twenty.

**Payment Schedule:** Allowances are not included in the Payment Schedule. They will be requested as a separate payment when needed (usually during a Progress Meeting with the homeowner, though they may be requested via email or phone. If client purchases any part of the allowances they will be credited per the list of allowances.)

**Milestone Draws (Payment Schedule):**

Deposit upon signing: \$18,336.00

**Allowance Draws:**

*(separate from Milestone Draws, and not based on progress. These are estimated budgetary amounts. See estimate for more information)*

Upon Starting: \$4,000.00  
Milestone beginning demolition and hauling: \$5,000.00  
Milestone beginning of concrete work: \$10,000.00  
Milestone beginning of framing and leveling sub flooring: \$5,000.00  
Milestone beginning of plumbing rough-ins: \$5,000.00  
Subs. Completion final inspection: \$8,784.00  
Completion of Punch List: \$5,000.00

Allowance Permit fees: \$2,500.00  
Allowance Engineer services fees: \$7,000.00

**MILESTONE DRAWS TOTAL \$61,120.00**

**ALLOWANCE DRAWS TOTAL \$9,500.00**

## **CONTRACT TOTAL PRICE \$70,620.00**

*NOTE ON USE OF CREDIT CARD PAYMENTS: Use of Credit Card to make any payment due under this Contract shall incur a 3.5% processing fee. Checks, bank transfers, debit cards and ACH's are free of charge.*

## **DISCLOSURES**

### **Florida Construction Project Disclosures**

**Florida Construction Lien Law Disclosure.** ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

**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: Division of Professions, Construction Industry Licensing Board, 2601 Blair Stone Road, Tallahassee, FL 32399-0783.

**Chapter 558 Notice.** ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

**Roof Disclosure.** TO THE EXTENT THE WORK OF THIS CONTRACT INCLUDES REPAIR OR REPLACEMENT OF A ROOF AT THE PROPERTY, AND THE PROPERTY IS A RESIDENTIAL PROPERTY, FINE CRAFT HEREBY PROVIDES NOTICE THAT IT IS NOT ALLOWED TO OFFER TO A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR: (1) ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE RESIDENTIAL PROPERTY OWNER'S ROOF; OR (2) MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE RESIDENTIAL PROPERTY OWNER'S ROOF. BY SIGNING BELOW, CUSTOMER ACKNOWLEDGES THIS DISCLOSURE AND AGREES THAT FINE CRAFT HAS NOT ENGAGED IN ANY PROHIBITED CONDUCT DESCRIBED BY THIS DISCLOSURE

## **CONDITIONS:**

- Unless expressly stated in the Contract, Fine Craft's service does not include formal advice or service concerning selections of tile, countertops, cabinets, paint colors, lighting, built-in design, or built-ins, etc. We informally help with all this, but if you'd like a designated designer to assist with such services, we can offer our affiliated designers/decorators to service you for an additional fee.

- Before starting work Fine Craft will provide a copy of our license and insurance to Client upon request.
- All inspections will be coordinated by Fine Craft as needed.
- During construction, electrical and water utilities shall be provided by the Client.
- Any land surveys, wall checks, or additional structural engineer fees are not the responsibility of Fine Craft and shall be paid by Client directly.
- Fine Craft reserves the right to place a yard sign on the Client's property to be plainly and easily visible by the public for the duration of the project, unless prohibited by an association or municipality.

**OTHER CONDITIONS: (any 'other conditions' should be written here in writing during Contract Signing.)**

**\*\*NONE\*\***

The following are not part of the contract unless specifically included in "Description of Work to be Performed" section:

- Painting int. and ext. other than what's included in Scope of Work
- Carpet
- A/V work & telephone wiring
- Any new smoke detectors required by inspector in existing house to bring up to current code
- Security systems
- Landscaping
- Electrical heavy-up
- New water/sewer line from public property to meter
- Fees or surcharges by utility companies
- Inspection fees if any
- Wall check surveying or engineering fees
- Private Utility Locating services, to be performed on any job which involves digging/excavation: Homeowner will pay the \$500 fee (as of June 2021) for such service.

**\* APPROX. START:**

02.03.2026

**\*\*APPROX. SUBSTANTIAL COMPLETION:**

03.06.2026

**\*\*(Does not include Punch List)**

\*APPROX START means we will begin working on the allowances of your project. Actual construction start will be determined upon the selections and ordering of your allowances. If this project is being performed in Florida, Client expressly waives any requirement that Fine Craft comply with the timelines set forth in § 489.126, *Florida Statutes*. In the event this waiver is unenforceable, then the parties agree that the timelines set forth in § 489.126, *Florida Statutes*, shall all be extended by 90 days. Fine Craft is not responsible for Delays as defined in the Contract Documents.

## FINE CRAFT PROJECT AGREEMENT

1. PERMITS: Fine Craft is responsible for pulling all permits. Client is responsible for all permit fees.

2. PAYMENT SCHEDULE (MILESTONE DRAWS): The Payment Plan is comprised of various Milestone Draws. Each payment of the Payment Plan is referred to as a Milestone Draw (milestone). Milestones are designated points in time when funds become unconditionally due to keep the project moving forward. The amounts listed for each Milestone are not necessarily the actual cost of the named Milestone. The actual value of the work being performed is listed on your Estimate.

Deposits must be paid in full by the customer at the stage of the project specified in the payment plan. Each Milestone Draw is unconditionally due in full when that milestone is started. Sometimes, multiple Milestones are started at once, and/or in some cases milestones are begun while other milestones are yet to be completed. This is normal and standard construction practice as some work is done concurrently with other work. Client shall not withhold Milestone payments which are due because of incomplete work of other milestones, or for any other reason. All work started by Fine Craft for the contracted scope of this project shall be completed by Final Completion, unless agreed otherwise via Change Order. Milestone draws are separate from Allowance draws.

In the extreme case the progress of the project is adversely financially affected due to the structure of the Payment Plan, Fine Craft reserves the right to present a new Payment Plan structure that both parties sign and agree to, in order to preserve the successful continuance and completion of the project.

**3. ALLOWANCE:** Client understands and acknowledges the following: In construction, an Allowance is an estimated budgetary amount specified and included in the construction contract (or specifications) for a certain item of work (e.g., appliances, lighting, labor cost, etc.) whose details are not yet determined at the time of contracting. All items listed under Allowance, which include any additional item(s) necessary to properly install/construct said items, are handled/ordered and received through Fine Craft. The amounts listed for each Allowance are strictly estimated costs for budgetary purposes and do not represent any actual cost, therefore Client manages their own budget for Allowances. Unless otherwise noted, item(s) listed under Allowances have not been priced through any vendor/supplier, but merely represent a best estimate as to what said Allowances approximately may cost. Fine Craft is not bound nor obligated to invest time/energy to meet any Allowance amounts (as these amounts are estimated), nor does Fine Craft give any guarantee on the cost/price for any item(s) as listed under Allowances. It is the Client's responsibility to find and select their items with the vendor, Fine Craft does not shop for the Client. The actual cost will be determined by the Client's final choice of items they wish to purchase and/or labor they wish to have performed as priced through the vendor/supplier and/or Fine Craft. Fine Craft is not responsible for any price changes which any vendor/supplier and/or market may impose. If Client makes any change(s) to any item(s) after they have been ordered, Client is responsible for any and all reasonable fees, known or unknown, imposed by the vendor/supplier attendant upon said change(s). Any returns for any items ordered are subject to the vendor/supplier's return policies. Fine Craft is not responsible for any fees/costs (shipping, restocking, or otherwise) for any items ordered or returned. Allowances are separate draws than Milestone Draws. Allowances shall be paid 100% in full by Client to Contractor upon request prior to any order(s) being placed or work performed, and carry P&O.

Client Supplied Items are any item(s) ordered or to be ordered/supplied by the Client, and must be on-site and ready for installation when needed. Any item(s) which are listed under Allowance, which the Client orders on their own without coordination and approval by Contractor become Client Supplied Items. The contractor is not responsible for ordering, verifying orders, coordinating deliveries, unloading trucks, accepting deliveries, or anything else connected to Client Supplied Items, other than installation. Client must submit original documentation such as, but not limited to: final invoice(s), specification(s), install instructions, etc. to Contractor for such items and these items must be reviewed and approved by the contractor prior to ordering, and if not, may be subject to a Change Order. If said items involve additional scope of work and/or time. Any item(s) which are not listed under Allowances are assumed to be Client supplied. Client supplied items which Client wishes to involve Fine Craft, beyond just installation, carry a 16% handling fee for the work involved, described earlier.

Sometimes additional material is required to complete the contracted project scope of work, such as but not limited to, additional: tile, grout, thinset, stone, electrical fixtures, plumbing fixtures, etc.

Client shall cover all costs related to these purchases. Client shall not directly purchase any item or service from any one of Contractor's vendors using Contractor's account at said vendor.

**4. ALLOWANCE SELECTIONS DEADLINE:** In order to allow for timely progress in performance of the Contract, there is a certain amount of time permitted for the Client to make final decisions regarding allowance items. Once the Selections Manager emails the Client about their selections, the Client has 20 business days to select and purchase the appropriate allowance items. If this does not occur, or does not occur timely, Fine Craft has the right to remove the project contemplated by the Contract, and schedule another project in its place. Any delays caused by this will be added to the project completion time without penalty to Fine Craft. In addition, should Fine Craft incur costs due to delay in selections, including but not limited to, increased material or labor costs, shipping costs, or any other increased expense as a result of the delay, Client is responsible for compensating Fine Craft for such costs or expenses. In the rare occasion that a Client cannot make its decision in a timely manner, Fine Craft reserves the right to deem a situation "extraordinary" and thus waive this "allowance selections deadline" clause.

**5. STORAGE OF ITEMS AND MATERIALS:** All items and materials which are ordered for this project shall be stored at the job site when they arrive to the job site whether the project has started or not. Client agrees to accept all item and material delivery dates and times. As Fine Craft does not provide storage for ordered items and materials, most items and materials are held at the vendor's warehouse, as long as possible, and sent to the site as needed when the production crew requires them. Any items ordered which arrive via parcel/package service for which the delivery day/time cannot be controlled and/or scheduled, are the responsibility of the Client to receive and Fine Craft is not responsible for any theft, damage, or loss of said items. Fine Craft will determine which items and materials are to be stored outside on-site, and which items and materials are to be stored inside on-site. Client must accommodate and provide appropriate storage for all items and materials related to the project. Any and all fees related to storage of said items and materials are the responsibility of the Client. Fine Craft assumes no responsibility or liability for any damage, loss, or theft to said items and materials in storage.

**6. SAMPLES:** Where any samples are required and/or requested by the Client, Client's agent(s), Construction Documents, and/or any other agreement, the Client shall bear any costs related to said samples such as, but not limited to: materials, time, and/or labor (unless specifically noted otherwise in this agreement or otherwise authorized in a Change Order). Fine Craft, at its sole discretion, may elect to bear the cost, in part or in full, of any such samples. Any samples whose cost was not borne by the Client, but lent to them instead, shall be returned to Fine Craft. Should any such lent samples become lost or damaged by Client and/or their agent(s), Client shall reimburse Fine Craft for the cost to replace said samples.

**7. CHANGE ORDERS (CO):** Either party may request a modification to the terms of the Contract Documents at any time without otherwise invalidating the Contract between the parties. Any modification, changes to the scope or terms of the Contract must be made in writing and must be signed by both the Client and Fine Craft. Executed change orders shall become a part of this Contract and are subject to the terms of this Contract. Unless otherwise agreed in writing by the parties, any increase in the Price resulting from a change order must be paid at the time of execution of the change order. Fine Craft is not bound by changes to the scope of work agreed to by its laborers or subcontractors. Change orders must be fully executed before Fine Craft will begin or modify any work contemplated by the change order. Change orders must be signed within three calendar days of being provided to the Client, otherwise the change order will be treated as declined and performance of the Contract shall continue as written, subject to the other provisions of this Contract. Client also hereby agrees that in the event there are any unpaid milestone payments due at the time a change order is executed, those milestone payments must also be paid in full, in addition to the amounts due under the change order. After the 10th change order requested by the Client, a \$75.00 administrative charge shall be due prior to the preparation of the change order, whether the change order is ultimately approved or declined.

**8. SUBSTANTIAL COMPLETION:** The stage where a project has been completed to a point where it is substantially usable for the purposes it was constructed and has no substantially unfinished major items. Payment for Substantial Completion is unconditionally due at this stage. Only minor items remain which are covered under Punch List. For projects requiring permits, this shall mean the passage of the final inspection on the permit. Client hereby agrees not to interfere with the passage of any inspection and to make itself available to provide access to the property for inspections, if needed.

Major items are entire areas, spaces, rooms, or major parts of a project, which are part of the scope of work, that contribute to the project being substantially complete. They are things such as, but not limited to: an entire kitchen which is able to be substantially used for its intended purpose, flooring installed and able to be substantially used, a bathroom which is able to be substantially used. This is contrasted with minor items,

which are items that do not substantially detract from the overall ability to use or occupy a space for its intended purpose and may be things such as, but not limited to: installing accessories like towel bars or robe hooks, paint touch-ups, fixing a leak, installing a few cabinet knobs or door knobs, adjusting things like hinges, door knobs, completing the installation of a certain item, or other similar things, and can even include smaller parts of the scope of work. This serves to give an understanding of these terms. The final determination and adjudication of what constitutes Major Items, and Minor Items lies only with Fine Craft.

**9. PUNCH LIST:** "Punch List" items are defined as those items to be completed after Substantial Completion is achieved. The Punch List is generated at a walk-through between Client and Fine Craft, which must happen within seven days of Substantial Completion. If Client fails to make himself/herself available to create the Punch List within seven (7) days of the passage of the final inspection, Client shall be deemed to have accepted all work performed and to have waived the right to establish a Punch List. Client is only entitled to the creation of one Punch List, and after creation, no items may be added to it. Any items that arise or are discovered after the creation of the Punch List shall be considered warranty items to be handled in accordance with the warranty terms of this Agreement. Client agrees that the existence of a Punch List or Punch List items to be completed shall not be grounds to dispute or withhold any amounts due as a result of achieving Substantial Completion of the Project.

**10. FINAL COMPLETION:** The Contract shall be considered fully complete once all Punch List items have been completed. Any remaining items to be completed after completion of the Punch List items shall be addressed in accordance with the terms of the warranty.

**11. FINAL PAYMENT:** Final payment in full for the performance of the Contract, including any outstanding milestone or change order payments, is due upon Substantial Completion. Fine Craft is not required to perform any work required to complete a Punch List until such payment is made in full.

**12. PROJECT PLAN/SCHEDULE/SEQUENCING AND DELAYS:** Fine Craft reserves the right to plan, schedule, and sequence all aspects of the project in a manner Fine Craft deems necessary including Fine Craft authorized subcontractors, personnel, tradesmen, etc. Client(s) agree(s) to allow Fine Craft to execute its plan, schedule, and sequencing without any interference which would otherwise jeopardize the progress of the project. The Client shall assure free access to and from the job site and shall not delay nor impede construction for any reason. Violation of this shall be a breach in contract and Client shall be responsible for any and all associated reasonable expenses/costs/fees. Client further agrees that they forfeit their right to recover any financial liquidated damages related to this project.

Client shall permit Fine Craft to use any existing utility services, including water, electric power, heating, and cooling, without charge, as required to complete the Contract. If such existing services are not available, Client shall provide for temporary services. Client also agrees to provide toilet facilities or to pay Fine Craft to provide portable toilet facilities for the duration of the work.

Fine Craft will provide the Client with a general, phased project schedule. Fine Craft's working hours for the production crews, are Monday through Saturday from 7:00am to 7:00pm. This means the production crew will arrive and leave any time within this time window and will work any combination of or all of these days. Working outside of these times and days will be coordinated with the Client. Fine Craft's administrative team's working hours are Monday-Friday, 9:00am - 5:00pm.

For the purposes of this Contract, the following shall constitute delays or causes for delay (collectively, "Delays"): inclement weather; natural disasters; disease; pandemic; epidemic; microbursts, hurricanes and their attendant watches and warnings; tropical storms and their attendant watches and warnings; tornadoes and their attendant watches and warnings; floods and their attendant watches and warnings; snow/ice storms and blizzards, and their attendant watches and warnings; strikes; civil unrest; war; issues with financing, funding, or lending relating to project or Contract; terrorism; blackouts; fire; delays in common carriers; government or municipal actions or omissions; Client acts, omissions, or negligence; acts or omissions of subcontractors/contractors/material suppliers; incorrect material deliveries or installations; missing or damaged parts, pieces, or elements of materials; acts or omissions of design professionals; unavoidable casualties beyond Fine Craft's control; events or occurrences beyond Fine Craft's control; material shortages; and/or labor/subcontractor shortages. Fine Craft shall not be responsible for increased time or costs as a result of Delays. Fine Craft shall be entitled to a change order for any increased costs as a result of Delays and shall be entitled to halt performance of the Contract until Client enters into a change order covering such costs. Fine Craft shall also be entitled to additional time to complete the performance of the Contract as a result of any Delays.

If at any time during the project the Client(s) request(s) that Fine Craft alter its plan, sequence and/or schedule for any reason, Fine Craft will try its best to accommodate this request but is not obligated to do so.

Client has fourteen (14) days to decide on their non-allowance selections and send to Fine Craft in writing, after request from Contractor. After said fourteen (14) days, the Fine Craft will use its standard specifications for all items for which the Client has not delivered written notice. Client is responsible for any fees/costs resulting thereafter.

Timely responses for information requested of the Client(s) is vital for the continued execution of the project's plan, schedule, and sequencing. If there are repeated or long delays in responses by the Client(s) affecting the project's progress this will be considered a breach of contract and Fine Craft reserves the right to stop all work and meet with the Client(s) to resolve the matter. If an agreement is not reached this contract will be considered completed and the Client agrees to pay all monies owed for all work thus far performed, if any are owed at the time of breach of contract.

**13. HIDDEN CONDITIONS & USED ITEMS:** If, during the performance of this Contract any unforeseen conditions, occurrences, hazardous substances, conditions that differ from those typically found on similar projects, or pre-existing unsafe, unworkable, or code violation conditions (collectively "Unforeseen Conditions") are encountered which, in the sole judgment of Fine Craft, affect or may affect any aspect of the performance of this Contract, Fine Craft will notify Client and subsequent to such notification may (a) if practicable, in the sole judgment of Fine Craft, complete the original scope of work; (b) enter into a change order with Client to address the Unforeseen Conditions; (c) terminate the Contract and refund any portion of the Price paid, less any costs incurred; or (d) suspend the performance of the Contract until Client employs others to remedy the Unforeseen Conditions. Examples of Unforeseen Conditions include, but are not limited to old/damaged plumbing pipes, old/damaged electrical wiring, asbestos and/or lead, damaged framing or structural issues, zoning problems, easement or setback issues, etc. If Fine Craft elects option (b) above, Fine Craft shall be entitled to stop performance of the Contract until Client executes the change order and pays Fine Craft for the change order. The costs for any or all of the foregoing shall be borne by Client. Client and Fine Craft agree that Fine Craft has not investigated, and owes no duty to investigate, conditions at the job site in advance of executing this Contract or starting performance thereunder. No engineering or geological surveys are included in this Contract. Fine Craft is not responsible for existing conditions that do not support the planned work of this Contract.

Fine Craft shall not be responsible for obtaining any zoning changes or variances if necessary to carry out the work. Fine Craft is not responsible for correcting existing or discovered violations of building code or any

other regulation or law.

Sometimes the construction documents or Client(s) requests the installation of existing/used items and/or installation of second-hand items obtained elsewhere. While Contractor can install used/existing items by request, contractor is not obligated to do so. If Fine Craft, at its sole discretion, elects to fulfill this request, Fine Craft is not responsible or liable in any way for these items becoming damaged, inoperable, marred, etc. as a result of removal, transport, and/or installation. Such items are not covered under our warranty.

**14. WOOD FLOORING:** Fine Craft is not responsible for humidity issues in the house that cause cupping in wood flooring. It is strongly advised that a humidity regulator be installed in the home to keep humidity at a constant and avoid cupping if wood flooring is installed. Differences between old flooring and new flooring are not the responsibility of Fine Craft as wood colors vary widely especially from old to new. All efforts will be made to match existing flooring, however the above is understood.

**15. INSURANCES:** The Clients are not responsible in any way for injuries or damages to any party or representative of Fine Craft. Fine Craft will make every effort to keep the work site safe but is not responsible for injuries incurred by others on the site who are not covered by Fine Craft's Insurance. Furthermore, Fine Craft agrees to maintain in full force through the period of construction of this project, insurance that will protect it from claims arising under workmen's compensation and other employee benefit laws. Excluding any Client negligence, Fine Craft shall indemnify and hold the Client harmless from any claims that arise out of the work performed by Fine Craft and its subcontractors on this project. Fine Craft further agrees that it will maintain in full force through the period of construction, insurance limits of \$1,000,000 for injury, including death, and \$2,000,000 for property damage claims, either of which may arise out of the work performed by Fine Craft.

**16. WARRANTY:** This project carries a limited one-year warranty. See Fine Craft Warranty Agreement.

**17. NON-PAYMENT:** All payments become unconditionally due when requested, whether for Milestone Draws, Allowance Draws, Change Orders, or any other requested payment. If any requested payment, or money owed for any item or owed amount is not received within three (3) days of becoming due, delays or pauses may occur in the project, and the project may be rescheduled at Fine Craft's discretion. Once any requested payment, or money owed for any item or owed amount becomes ten (10) days past due, this becomes a breach in contract and Fine Craft may stop work and withdraw from the project with financial impunity. These due dates are fixed dates, not approximate dates. Client is responsible for all expenses related to Non-Payment, including reasonable legal fees, payment for work already performed, and any other losses. Fine Craft shall be entitled to charge the maximum interest allowable under law on any past due payments.

**18. DISPUTE RESOLUTION:** In the event of a dispute that is not resolved between Fine Craft and Client, both parties agree to mediation prior to litigation as a term of this Contract. Client and Fine Craft agree that mediation and, if necessary, litigation, shall be the only form of dispute resolution between the parties. Fine Craft will draft a Termination Agreement if both parties agree to prematurely terminate the originally agreed upon Contract. Invalidation of any one of this contract's provisions by judgment or court order shall in no way affect any other provision of this contract, which shall remain in full force and effect.

**19. SCOPE OF AGREEMENT:** This contract reflects the entire agreement between Fine Craft and the Client, and takes precedence over any and all previous written or oral agreements. It is also agreed that the Client(s) are the only ones to make decisions and discuss the building and design process with Fine Craft. If any Designers, Architects, or Consultants are to be used as agents of the Client(s), it must be in writing and to what extent their authority is as Client's agent. It shall be noted that Fine Craft is contracted to the Client(s) and no one else and Fine Craft may unilaterally decide at any time not to work with any of the Client's agents. Fine Craft takes no responsibility for any additional cost associated and/or caused by the Client's agent's actions. The Client also agrees to pay the Contractor for any and all delays associated with Client's agent's involvement.

Fine Craft shall comply with all laws and regulations bearing on the performance of the work, and shall notify Client if it is discovered that the drawings or specifications (Plans) are at variance therewith or if unforeseen conditions arise. In all instances, Fine Craft shall be required to build in accordance with County and State building codes. Where Plans are involved, it is assumed Plans are in accordance with all codes, as our scope of work is based on what is drawn and specified, not on implied, vague, or general references to observe codes. If it is not drawn, or specifically called-out, said item(s) are not considered in scope. It is not the responsibility of Fine Craft to quality control, review, nor correct Plans for any errors, code discrepancies or otherwise. In any case, if code requirements and/or inspectors necessitate additional work, or where there exists conflicting information on Plans resulting in changes in scope, all costs for such are to be borne by Client. Refer to CHANGE ORDERS above.

**20. BUYER'S RIGHT TO CANCEL:** If this Contract was executed at a place other than Fine Craft's offices listed at the top of this page, you may cancel this agreement by mailing a notice to Fine Craft. The notice must say that you no longer want the goods or services and must be mailed before midnight of the third business day after you sign this contract. The notice must be mailed to Fine Craft's Clearwater, Florida office at the address stated above for projects located in Florida and to Fine Craft's Gallihersburg, Maryland address stated above for projects located anywhere else. If you timely give notice of cancellation, Fine Craft Contractors, Inc. will refund your full cash down payment. If you cancel after the Buyer's Right to Cancel period of 3 days, any deposits paid shall be forfeited and Fine Craft reserves the right to recover any costs incurred or lost profits that exceed the amount of any such deposit.

**21. CHANGES IN SCOPE:** No verbal changes to scope, agreements, or anything else is binding on this contract. All changes in scope, shall be in writing, signed by the Client(s), and architect/designer if applicable, and authorized by Fine Craft. Fine Craft is not bound nor obligated to execute anything contrary to this clause. Change orders shall be drawn up for any and all changes in scope. However it is noted, that large reductions of scope will be considered breach of contract and a new agreement signed by both parties will be drawn up in order to proceed. By large reduction of scope is meant, monetary or something that impacts the overall sequence or scheduling of the project. Fine Craft is to determine what constitutes a large reduction of scope. All credits given are at the discretion of Fine Craft and do not include credit of P&O, and are applied at contractor's discretion.

**22. PHOTOGRAPHS:** Photographs provided during the bid process are taken as ideas unless they are specified in the plans or are provided along with exact specs as to scope, quantities, models numbers and specifically included in the bid.

**23. PAINT AND STAIN:** Fine Craft will supply up to 4 paint samples and 4 stain colors per project. They will be painted on walls or applied on floors as customer requests. Any further requests for samples will incur a time and material cost. Accent walls of different colors, paint sheens other than flat on walls and semigloss on trim, will each incur an additional cost, unless specified otherwise. Standard painting includes one coat of primer, and two coats of paint. Additional coats will incur a cost unless specified otherwise.

The color, texture, stain, finish, materials, and planes between existing and new materials might not match exactly. Fine Craft will use due diligence to create the best match possible, but shall not be required to obtain more than a reasonably close match using locally available, stock materials. In some instances, even this may not be possible. Client acknowledges that patched surfaces may be detectable when the Work is complete and agrees to accept same.

Any reference to painting, staining, surface coatings, etc. with respect to doors and windows in the estimate, this contract, contract documents, plans, etc. means Fine Craft will only paint the trim around the doors and windows, and not paint the doors or windows themselves, unless specifically noted otherwise only in the estimate or this contract.

**24. SUBCONTRACTORS, USE OF:** Fine Craft uses its own subcontractors and tradesmen. The Client agrees without prior written consent by the Fine Craft, they will not perform any work of this property and they will not solicit work, materials and/or services from any of Fine Craft's subcontractors, suppliers and/or employees throughout the construction period and for one year following the Substantial Completion of this project. Any agreements and/or contracts made with mechanics, subcontractors, suppliers and/or employees of Fine Craft will not be recognized by Fine Craft unless added as a written Change Order to this contract and signed by both Fine Craft and Client(s). Statements, arrangements or understandings, expressed or implied, not contained herein will not be recognized. In the event that the Client solicits opinions, changes and/or other work from said mechanics, subcontractors, suppliers or employees, the Client agrees to pay all incurred expenses by the Contractor for delay, work time and materials. Violation of this clause voids the Warranty.

**25. SCHEDULES, DATES AND TIMES:** Any dates, schedules or times given are all approximate. Any communication regarding dates, schedules, or times whether, verbal, written, emailed, texted, posted or otherwise communicated are all approximate. This clause is controlling on all dates, schedules or times given by any authorized representative of Fine Craft for the duration of the contract, including warranty work.

**26. STANDARD MEETINGS:** This Contract assumes standard progress meetings every 2 weeks, or special meetings deemed necessary by Fine Craft throughout the project. Keep in mind that we provide weekly reports with photos (in BuilderTrend) that show the progress of your job. Any additional meetings outside of our standard meetings (unless deemed necessary by Fine Craft or due to an emergency matter) will carry an additional charge at a rate of \$150/hour. Additional meeting hours will be billed in the form of a change order and added to the next milestone payment.

**27. PRICING AND COST PROTECTION:** It is understood that the Price of the Contract is the agreed upon Price. All costs associated with this pricing are based on current market prices at the time of contract signing. In the case the market value of raw construction materials and labor changes significantly (5% more than originally budgeted for in establishing the Price) such that viability of the project becomes jeopardized (in the rare occasion of hyperinflation, tariffs, etc), Fine Craft may invoke this clause and will notify the Client in such a situation and provide an updated Price. Work will stop on the project until Fine Craft and the Client reach an agreement on the new Price. The new agreed upon Price will be subject to a new and revised payment schedule signed off by Fine Craft and the Client. If a deposit was made and a Letter of Intent signed (in lieu of the contract), and the Client and Fine Craft don't proceed with the project together as originally intended, the Client has the right to a refund minus any P&O, time and expenses spent on his project (if applicable, refer to signed Letter of Intent for more details). In this case the Client agrees to Fine Craft's Termination Agreement.

**28. NON-LABOR ITEMS:** Items which are installed and are defective, damaged, and/or are in any way not operating in a proper manner which is not a result of Fine Craft installation, but a manufacturer, shipping or other defect, may not be used to withhold any payment due to Fine Craft. These issues are warranty issues with the manufacturer (not Fine Craft). To the maximum extent possible, Fine Craft hereby transfers and assigns all manufacturer and supplier warranties for items installed as part of the work to Client.

If the Client purchased said items on their own (not through Fine Craft), Fine Craft may elect to assist the Client with these issues but the responsibility of the full resolution of these issues lie with the Client, otherwise if said items were purchased through Fine Craft, we will help with the return/replacement of said items that arrived and were found to be defective, damaged, and/or are not operating in a proper manner. Once a project has completed, the full resolution of any defective/non-functioning item (which is not a result of Fine Craft installation) lies with the Client.

**29. PERSONAL PROPERTY (MOVERS CLAUSE):** Client understands and agrees that Fine Craft is not obligated to move any personal property of Client as a result of Fine Craft's duties under this Contract. Fine Craft shall not move or otherwise touch the personal property of Client unless and until it obstructs or otherwise impedes access to a necessary part of the project. Should such an obstruction occur, contractor will notify Client and move the item and shall be under no further burden to return the item to its original position.

**30. TYPOGRAPHICAL ERRORS:** In the event that a Fine Craft product is mistakenly listed with a typographical or pricing error, Fine Craft reserves the right to refuse or cancel such orders placed for product with typographical or pricing errors, whether or not the order has been confirmed and your credit card charged. If your credit card has already been charged for the purchase and your order is cancelled, Fine Craft shall issue a credit to your credit card account in the amount that was charged to your credit card for the product with typographical or pricing errors.

**31. EXISTING PIPES:** (It can happen in a project of medium-to-longer duration): Due to the minimal use of plumbing pipes for an extended period (when Clients are not living in the house and using drains and toilets regularly) the matter in the pipes can become hard over time. When the house is occupied again and the pipes and toilets begin to be used again stoppage may occur. This is not always the case, but is a frequent occurrence for such projects. In this situation, the client would need to call a company such as Roto-Rooter who handles these matters since they are beyond the scope of a plumber. This cost will be borne by the Client and the Client will contract directly should this situation occur.

**32. DELAYED PROJECT START:** In the event that the Client requests that the start date of a project be delayed by more than 30 days, Fine Craft reserves the right to re-evaluate the Contract Price and propose a new Price for the work of the Contract. Fine Craft also reserves the right to re-schedule or decline the project based on the impact to its production schedule. In the event that a deposit was made and the contract is canceled per the above, Fine Craft will issue a refund minus the time spent on estimating, administration and holding the project in the production queue.

**33. APPLIANCES:** If scope calls for appliance installation, Fine Craft will install but does not program any appliances and is not responsible for factory defects.

**34. CONDUCT & COMMUNICATION:** Client (including their agents), and Fine Craft mutually agree to conduct themselves in a professional, courteous, and respectful manner in behaving and communicating with each other in both form and manner. Fine Craft will reply to all communications within 48 - 72 hours, within business hours on business weekdays, unless unable, in which case Fine Craft will notify Client when a response can be had. In the case of an emergency (potential of, or actual physical harm to a person, or severe damage to the property), Client should

reach out to Fine Craft immediately, without respect to time or day, and Fine Craft will respond as fast as possible. To promote a streamlined, smooth and effective project and to avoid any confusions, Client (including their agents), agrees only to communicate directly with the Project Administrator, Construction Manager, Selections Manager, or their superiors (if needed) for the duration of the project. Client (including their agents) also agrees not to communicate directly with any Junlor or subordinate personnel such as, but not limited to: any of the field crew, workers, subcontractors, vendors, suppliers, delivery personnel, tradesmen, etc.; unless authorized to do so by Fine Craft in order to improve the flow and speed of the project.

**35. OCCUPANCY:** Client agrees to and hereby does provide Fine Craft with all access to the project site necessary for the completion of the Contract. In the event the project site will be unavailable at any time while Fine Craft is performing the Contract (e.g. Client vacation, family in town, etc...) Client must disclose the possibility of such unavailability as soon as possible. Further, Client agrees that Fine Craft shall be entitled to increase the time to Substantial Completion for any amount of time, plus demobilization and remobilization time, that the property is unavailable. For safety, while the work is ongoing, Client agrees not to enter the property, or the portion of the property where Fine Craft is performing the work (the "Project Area"), unaccompanied by Fine Craft without the express permission of Fine Craft. This includes entry onto the property or Project Area by third-parties at the request of the Client to inspect the work and entry onto the property or Project Area by Client's family and invitees. Client shall not occupy or store any items not related to the completion of the work in the property or Project Area until Substantial Completion and all payments due Fine Craft have been made, unless Fine Craft is in default of this Contract. Client agrees that Fine Craft can secure the property or Project Area as needed and bar occupancy of the property or Project Area pending the Substantial Completion of the work or receipt of final payment. In the event Client occupies the property or Project Area prior to making full and final payment to Fine Craft, Client shall be deemed to have approved and accepted all labor, services, and materials relating to the work. Client shall also be deemed to have accepted Fine Craft's performance under this Contract as being complete and to have waived any and all disputes as to any amounts owed to Fine Craft under this Contract and/or any Change Order. Client shall move any personal property from the Property or Project Area prior to the commencement of the work and install any protection for remaining items, including floors, in advance of the commencement of the Work. To the extent Client violates this provision, it hereby releases and forever discharges, for itself, its heirs, executors, administrators and assigns, Fine Craft and its agents and assigns, from any and all claims, demands, actions, causes of action or suits of any kind or nature whatsoever, and particularly on account of all injuries, known and unknown, both to person and property, which have resulted or may in the future develop as a direct or indirect result of a violation of this provision of this Contract.

Client expressly acknowledges that the performance of the Work may create certain dangerous conditions inside the Property, including, but not limited to, uneven surfaces, holes, exposed wires, and similar dangers. Client expressly assumes the risk for any injuries to Client's family and invitees to the Property. Fine Craft recommends that Client carry their own insurance policy and ensure it will cover the in-progress Work throughout construction.

**36. CLIENT DEFAULT:** In the event of a default by Client under this Contract, Fine Craft shall have the right, in addition to any and all other remedies, suspend all work under this Contract and remove its workers, equipment, materials, and tools from the property without such removal being deemed an abandonment of the work. In the event Fine Craft returns to the property to perform work following the aforementioned removal, Fine Craft shall be entitled to a Change Order in the amount of the costs of remobilizing.

**37. LIMITATION OF LIABILITY:** Under no circumstances shall Fine Craft bear any liability or responsibility for any special, indirect, or consequential damages resulting from any claim arising from or relating to this Contract, including, but not limited to, rental expenses, loss of use, loss of income, loss of profit, loss of financing, business or reputation damages, or loss of management or employee productivity.

**38. CLIENT REPRESENTATIONS AND WARRANTIES:** Client represents and warrants that it owns the property where this Contract will be performed and is authorized to permit the work to be performed at the property. Client represents and warrants that it is authorized to hire Fine Craft to perform the work at the property. In the event the property is owned by a corporate entity, such as an LLC or corporation, or by a trust, or some other estate planning instrument, Client represents and warrants that it is acting as an agent on behalf of such entity, trust, or estate planning instrument, with the full authority and approval of such entity, trust, or estate planning instrument, such that Fine Craft is and shall be deemed to be in contractual privity with the actual owner of the Property. Client represents and warrants that no prior work requiring a license or permit has been performed at the property by unlicensed individuals or without a valid permit. Client warrants and represents that any boundaries shown on plans, drawings, or surveys are correct and that there are no easements impacting Fine Craft's access to the property or performance of the work. Client warrants and represents that no portion of the Work will be paid for using proceeds from an insurance policy. Client hereby agrees to indemnify Fine Craft from any damages or claims arising from any misrepresentation of the foregoing items. In All representations of Client in this Agreement are material inducements to Fine Craft's entry into this Agreement.

**39. ATTORNEYS' FEES:** In any proceeding arising from or relating to this Contract the prevailing Party shall be entitled to recover its attorneys' fees and costs, including those incurred in any court, arbitration, and any subsequent proceeding to confirm/challenge the arbitrator's decision. Fine Craft shall also be entitled to recover, as part of any lien, the costs of preparing and filing any such lien, regardless of whether a lawsuit or any other dispute resolution procedures are instituted.

**40. MARKETING:** Client hereby grants Fine Craft an unrestricted license to take photographs at the Property before, during, and after the Work and to use such photographs in marketing and promotional materials, whether in print or online. Client also agrees to permit Fine Craft to place a sign on the Property for the duration of the Work.

**41. TIME:** The Parties agree that time is of the essence in the performance of this Agreement.

**42. ADDITIONAL DOCUMENTS:** Client agrees to timely execute other documents as needed by Fine Craft to facilitate performance of the Work.

**43. FINECRAFT CABINETS:** By signing this contract client agrees to purchase cabinets exclusively from Fine Craft Cabinets, a DBA of Fine Craft Contractors, from either our stock, semi-custom or custom lines. This enables Fine Craft to be fully responsible for the design, production, installation and warranty of the cabinets and thereby guaranteeing our standard of quality. Fine Craft can also control the timeline of the project and is not at the effect of other unknown companies with variable production capabilities which could potentially slow down our project.

## FINECRAFT WARRANTY AGREEMENT

### One-Year Limited Warranty Agreement

## (Terms and Conditions)

**1. COVERAGE ON HOME (Except Consumer Products):** FineCraft expressly warrants to the original Client of the home that the home will be free from defects in materials and workmanship and work will be performed in a workmanlike manner to accomplish workmanlike standards or better. By "workmanlike standards" is meant: "Quality of work performed by one who has the knowledge, training or experience necessary for the successful practice of a trade or occupation and performed in a manner that is generally considered proficient by those capable of judging such work".

**2. COVERAGE ON CONSUMER PRODUCTS:** For purposes of this Limited Warranty Agreement, the term "consumer products" means all appliances, equipment and other items that are consumer products for the purposes of the Magnuson-Moss Warranty Act (15 U.S.C., sections 2301-2312) and that are located in the home on the commencement date of the warranty. FineCraft expressly warrants that all consumer products will, for a period of one year after the commencement date of this warranty, be free from defects resulting from noncompliance with the generally accepted standards in the state in which the home is located, that assure quality of materials and workmanship. Any implied warranties for merchantability, workmanship, or fitness for intended use on any such consumer products shall terminate on the same date as the manufacturer's warranty. Some states do not allow limitations on how long an implied warranty lasts, so this limitation may not apply to you. FineCraft hereby assigns to the Client all rights under manufacturers' warranties covering consumer products. Defects in items covered by manufacturers' warranties are excluded from coverage of this limited warranty, and the Client should follow the procedures in the manufacturers' warranties if defects appear in those items. This warranty gives you specific legal rights, and you may have other rights that vary from state to state. Although this Limited Warranty Agreement becomes activated at Substantial Completion, any requests for warranty work will not be honored if there is any outstanding balance due to Finecraft.

**3. FINECRAFT'S OBLIGATIONS:** If a covered defect occurs during the one-year warranty period, FineCraft agrees to repair, replace, or pay the Client the reasonable cost of repairing or replacing the defective item. The choice among repair, replacement, or payment is FineCraft's. Any steps taken by FineCraft to correct defects shall not act to extend the term of this warranty. All repairs by FineCraft shall be at no charge to the Client and shall be performed within a reasonable length of time, defined as 30 days from the date on any warranty work order issued by FineCraft unless other scheduling is arranged with the Client. FineCraft has the right to query and understand any claims brought to FineCraft in order to ascertain the issue before acting on it.

**4. CLIENT'S OBLIGATIONS:** Client must provide normal maintenance and proper care of the home according to this warranty, the warranties of manufacturers of consumer products, and generally accepted standards of the state in which the home is located. FineCraft must be notified in writing, by the Client, of the existence of any defect before FineCraft is responsible for the correction of that defect. Written notice of a defect must be received by FineCraft prior to the expiration of the warranty on that defect and no action at law or in equity may be brought by the Client against FineCraft for failure to remedy or repair any defect about which FineCraft has not received timely notice in writing. The Client must provide FineCraft with access to the home during normal business hours, Monday through Friday, 8:00 a.m. to 5:00p.m., to inspect the defect reported and, if necessary, to take corrective action. Email: [warranty@finecraftcontractors.com](mailto:warranty@finecraftcontractors.com)

**5. INSURANCE:** In the event FineCraft repairs or replaces or pays the cost of repairing or replacing any defect covered by this warranty for which the Client is covered by insurance or a warranty provided by another party, Client must, upon request of FineCraft, assign the proceeds of such insurance or other warranty to FineCraft to the extent of the cost to FineCraft of such repair or replacement.

**6. CONSEQUENTIAL OR INCIDENTAL DAMAGES:** Consequential or incidental damages are excluded from this warranty. (Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.)

**7. OTHER EXCLUSIONS:** The following additional items are excluded from Limited Warranty:

- a. Defects in any item that was not part of the original home as constructed by FineCraft.
- b. Any defect caused by or worsened by negligence, improper maintenance, lack of maintenance, improper action or inaction, or willful or malicious acts by any party other than FineCraft, its employees, agents, or trade contractors.
- c. Normal wear and tear of the home or consumer products in the home.
- d. Loss or damage caused by acts of God, including but not limited to fire, explosion, smoke, water escape, changes that are not reasonably foreseeable in the level of underground water table, glass breakage, windstorm, hail, lightning, falling trees, aircraft, vehicles, flood, and earthquakes.
- e. Any defect or damage caused by changes in the grading or drainage patterns or by excessive watering of the ground of the Client's property or adjacent property by any party other than FineCraft, its employees, agents, or trade contractors.
- f. Any loss or damage that arises while the home is being used primarily for nonresidential purposes.
- g. Any damage to the extent it is caused or made worse by the failure of anyone other than FineCraft or its employees, agents, or trade contractors to comply with the requirements of this warranty or the requirements of warranties of manufacturers of appliances, equipment, or fixtures.
- h. Any defect or damage that is covered by a manufacturer's warranty that has been assigned to Client under paragraph 2 of this Limited Warranty.
- i. Failure of Client to take timely action to minimize loss or damage or failure of Client to give FineCraft timely notice of the defect.
- j. Insect or animal damage.
- k. Bulging drywall
- l. Color variations and/or imperfections on items including, but not limited to granite, tile, natural wood, paint, stain, and concrete.
- m. Settlement cracks and/or shrinkage of any nature, unless they impair the structural soundness of the building.
- n. If we go out to the site and it is found the warranty claim is not covered by this warranty, Client agrees to pay a \$150 service charge.
- o. Any work done that was a change in scope and not documented by a Change Order.
- p. Any work done that was documented as a no charge (\$0.00) Change Order, unless noted otherwise in the Change Order.
- q. Any item installed or work performed on which were not new items but instead were used and/or second hand items.

**8. ARBITRATION OR DISPUTE:** The Client shall promptly contact FineCraft's warranty department regarding any disputes involving this Agreement to [warranty@FineCraftcontractors.com](mailto:warranty@FineCraftcontractors.com). If discussions between the parties do not resolve such dispute, either party may, upon written notice to the other party, submit such dispute to arbitration. The arbitrator shall proceed under the construction industry rules of the American Arbitration Association. The award of the arbitrator shall be final, conclusive, and binding upon the parties. The expenses of the arbitrators shall be shared equally, but each party shall bear its own fees and costs.

# SK PRO GROUP LLC

P.O. Box 640  
San Antonio, FL 33576



## Estimate

Date	Estimate #
3/7/2024	SW001

Name / Address
Stonewater Condominium Association 3160 Stonewater Drive Lakeland, FL 33803

Ship To
Stonewater Condominium Association 3160 Stonewater Drive Lakeland, FL 33803

P.O. No.	Terms	Project
		3160 Stonewater Drive

Description	Qty	Rate	Total
<b>Earth Work:</b> Remove sod and regrade North end of lots between fence and buildings to meet Engineering (Chastain Skillman). Irrigation: To be removed and reinstalled by others. Install "French Drain" system as per Engineer Specs to properly drain water away from buildings and towards storm water drains, near front entrance of subdivision. Regrade under house to ensure proper drainage.	1	15,600.00	15,600.00
<b>Framing:</b> All work on residence to per completed as per Grindley Williams Engineering. Remove and replace damaged framing members (2 x 12 yellow pine). Remove and replace damaged Simpson hangers, add new where missing. Remove and replace metal gusset plates. Add 2 x 8 blocking in between floor joists, and parallel with floor joists, as per drawings. Install R13 insulation and 6 mil visqueen (moisture barrier) on underside of entire floor. Remove and replace all 3/4" plywood on residence.	1	70,900.00	70,900.00
		0.00	0.00

Signature		<b>Total</b>
Phone #	E-mail	
863-205-4020		

# SK PRO GROUP LLC

P.O. Box 640  
San Antonio, FL 33576



## Estimate

Date	Estimate #
3/7/2024	SW001

Name / Address
Stonewater Condominium Association 3160 Stonewater Drive Lakeland, FL 33803

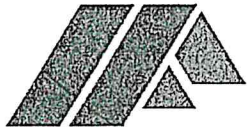
Ship To
Stonewater Condominium Association 3160 Stonewater Drive Lakeland, FL 33803

P.O. No.	Terms	Project
		3160 Stonewater Drive

Description	Qty	Rate	Total
<p>Remove all flooring, cabinets , vanities, plumbing fixtures, tubs , showers, base molding , drywall on walls (2' high) throughout ,</p> <p>All precautions will be taken in order to preserve all items that are to be removed.. Items to be placed in onsite storage or to be taken to a storage faucility by others.</p> <p>New unfinished drywall to be installed.</p> <p>Items such as tile , plywood, carpet , drywall , vinyl floor etc that can not be salvaged, -will be discarded by SK Pro Group.</p> <p>All necessary permits and inspections will be obtained.</p>			

Signature		<b>Total</b>
Phone #	E-mail	
853-205-4020		





# FineCraft Roofs™

Quality you can trust. Coverage you can count on.

www.finecraftcontractors.com  
628 Cleveland St Suite 711 Clearwater, FL 33755

#CCC1336739 #CGC1536670

12.13.2025

## PRELIMINARY ESTIMATE

**LCAM:** Ronny Dunner - Ameri-Tech

**Address:** 24701 US Hwy 19 N #102 Clearwater, FL 33763

**Job name:** StoneWater Lakeland FL

**Job Address:** 1146 Waterfall Ln Lakeland FL 33803

### Project description:

Property inspected, for repairs living room floor and sinking, needs attention of an engineer, pull a permit and perform the work, plumbing work, framing and flooring.  
(Permit fees and engineer services will be an allowances)

### Work performance:

Relocate all furniture on living room, remove existing finish flooring and subfloor non all main area down to joist system, set up a dumpster outside the property.  
clean up and haul away all debris.

### Plumbing:

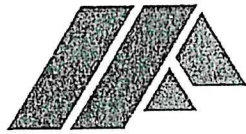
Remove all water supply line and drain system undertake house that will not Permit build new piers and install post. After supports are in re connect water supplies and drain pipes back to normal.

### CONCRETE PIERS:

Form and build assuming 15 new support piers, as new recommendation from engineer.

CoY.com





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#CCC1336739 #CGC1536670

## Flooring:

: Level joist System, assuming install new support post under existing support beams and joist system. Install new sub-flooring, Install new flooring assuming LVP.  
Install new shoe molding, clean up and haul away all debris.

Preliminary labor and prime materials: \$66,120.00

## Allowances:

Permit fess: \$2,500.00

Engineer services fees: \$7,000.00

Total of allowances: \$9,500.00

**GRAN TOTAL \$75,620.00**

*Labor and prime materials.*

NOTE: Pricing is valid for 30 days

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Thank you for the opportunity to bid on your project!

CotY...





## SK PRO GROUP, LLC

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P.O. Box 640,  
San Antonio, FL 33576

Client: Stonewater -Snapp  
Property: 1146 Waterfall Lane  
Lakeland, FL 33811

Operator: ALAN

Type of Estimate: Collapse  
Date Entered: 2/1/2025

Date Assigned:

Price List: FLWH8X\_DEC24  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: STONEWATER-SNAPP

No interior finishes are included. Homeowner will need to secure a contractor for finishes.

Only the removal of 1st floor flooring. Kitchen cabinets will remain intact. Shower area to remain intact. No electrical or plumbing included.

Home owner to remove all personal items. Job will not be started until ALL personal items are removed from 1st floor. Home will not be habitable during construction to do safety reasons. Construction can take 30-45 days.



SK PRO GROUP, LLC

P.O. Box 640,  
San Antonio, FL 33576

STONEWATER-SNAPP

STONEWATER-SNAPP

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. GENERAL DEMOLITION Remove necessary foundation supports ( piles), framing, flooring, soil, skirting, metal connectors, and other supporting materials.	1.00 EA @	17,600.00 =	17,600.00
2. Dumpster load - Approx. 20 yards, 4 tons of debris	3.00 EA @	875.00 =	2,625.00
3. Block and level - Re level house using concrete piles, LVL beams, structural simpson anchors, House needs to be re leveled and supported on entire structure. This may effect other attached dwellings. This estimate does not include any other structures	1.00 EA @	12,218.46 =	12,218.46
4. Carpenter - General Frammer - This includes labor to reframe necessary flooring, walls, doors and windows	1.00 EA @	19,086.24 =	19,086.24
5. Sheathing - ext coated plywood - 3/4" - tongue and groove	790.00 SF @	27.00 =	21,330.00
6. Waterproofing - sheet membrane This includes material and labor to install Sika 225 Master seal coating on entire under side of residence including new framing, supports , plywood and metal supports	790.00 SF @	8.00 =	6,320.00



# SK PRO GROUP, LLC

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P.O. Box 640,  
San Antonio, FL 33576

## Summary

Line Item Total	79,179.70
Overhead	7,917.97
Profit	7,917.97
	<hr/>
Replacement Cost Value	\$95,015.64
Net Claim	\$95,015.64
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## SK PRO GROUP, LLC

P.O. Box 640,  
San Antonio, FL 33576

### Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	20,225.00	21.29%
FRAMING & ROUGH CARPENTRY	40,416.24	42.54%
MOISTURE PROTECTION	6,320.00	6.65%
MOBILE HOMES, SKIRTING & SETUP	12,218.46	12.86%
O&P Items Subtotal	79,179.70	83.33%
Overhead	7,917.97	8.33%
Profit	7,917.97	8.33%
Total	95,015.64	100.00%

When the price for any item of materials to be used on the Project increases 5 percent (5%) or more between Contract signing and materials purchase, Customer shall pay to Contractor, on request, all sums by which the cost to Contractor for any materials item has increased beyond 5%, as demonstrated by Contractor. This includes but is not limited to price increases in lumber, plywood, steel, sheet metal, roofing materials, fuel, manufactured products and equipment