



Date: Wednesday, July 30, 2025

Project # M25-6793

Submitted To:
Mr. James Squires
Triton Property Management
900 E. Indiantown Road
Suite 210
Jupiter, FL 33477
Contact Information:
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james@jupiterlakesvillas.org

Site Description: # S156731
Jupiter Lakes Villas Condominium
Association, Inc.
431 Jupiter Lakes Boulevard
Jupiter, FL 33458

Site Contact:
Site Phone:

Prepared By:
Levi Dickson
Contact Information:
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Office: (305) 836-8678
E-mail: ldickson@driveway.net
Project Manager:
Mobile:
Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth
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Sealcoat – Tarconite by Neyra

1. Thoroughly clean the entire asphalt area with high powered blowers.
2. Pre-treat heavy oil spots with Bond Seal to assist in adhesion.
3. Apply first coat of Tarconite by Neyra sealer via spray method with 3% FSA Co-Polymer added to sealer strictly to manufacturer's specifications with 2-3 lbs of grade #2 silica sand added per gallon. Mechanically agitate sealer mix and apply at a spread rate of 1/6 of a gallon per square yard using our exclusive sand flow process.
4. Apply a second coat of Tarconite with sand in the same method, quantity, and proportion as the first coat.

**OPTION: TO SUBSTITUTE THE ABOVE SCOPE OF WORK WITH TWO COATS OF POLYPRO POLYMER FORTIFIED HEAVY DUTY COAL TAR EMULSION IN LIEU OF STANDARD SEALER ADD \$3,308.00 TO THIS PROPOSAL TOTAL.
...PLEASE CIRCLE...(YES / NO)*

POLYPRO - OUR PREMIUM QUALITY PAVEMENT COATING - IS COMPOSED OF REFINED COAL TAR THAT IS FORTIFIED WITH RUBBER PRIOR TO EMULSIFICATION. THE RESULTING HIGH SOLIDS PRODUCT CONTAINS A UNIQUE SURFACTANT FORMULATION WHICH ALLOWS FOR GREATER COMPATIBILITY WITH ASPHALT SURFACES.

***SEALCOATING TO BE COMPLETED IN (4) PHASES DURING THE WEEK.
**SEALER MAY NOT ADHERE IN AREAS IN AREAS OF POLISHED AGGREGATE, AREAS WHERE THE ASPHALT IS RAVELING, AREAS OF UNSTABLE OR BROKEN ASPHALT, AND AREAS OF CONSISTENT STANDING WATER.
**SEALER WILL NOT HIDE EXISTING CRACKS.
**ADDITIONAL MOBILIZATIONS WILL BE PERFORMED AT A COST OF \$2250.00 EACH IF THE PARKING LOT IS NOT CLEARED ON THE AGREED UPON SCHEDULE DATES.*

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr.
Suite 212, Tampa, FL 33619



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Parking Lot Striping - Restripe

1. Clear away loose dirt and debris.
2. Restripe the existing painted surfaces as existing using DOT approved latex traffic paints to include: stop bars and pavement markings that are sealed over at the entrance.

NOTE: The existing thermoplastic pavement markings will be painted over with latex traffic paint. If thermoplastic is required additional charges will apply.

*****ANY AREAS THAT ARE INACCESSIBLE ON THE DAY SCHEDULED WILL BE STRIPED ON AN AGREED UPON RETURN TRIP AT AN ADDITIONAL COST TO THE CLIENT.***

PAYMENT TERMS 30% Down, Balance Net Upon Completion

Project Total **\$22,208.00**

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included. **This proposal may be withdrawn at our option if not accepted within 14 days of Jul 30, 2025**

Certified Pavement Professional Levi Dickson

Accepted Authorized Signature

Print Name

Signature

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TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

