



TREASURE COAST ASPHALT AND MAINTENANCE

817 SW ENTERPRISE WAY

STUART, FL 34997

Phone (772)288-0512 • Fax (772) 288-0513

PROPOSAL & CONTRACT

Date: May 29, 2019

Specializing in:

- * Asphalt Repairs and High Quality Seal Coating using a Rubber-Based Sealer
- * Parking Lot Striping * Structures *
- * Install Car Stops/Speed Bumps * Site Signage * Parking Lot Porter Maintenance and Sweeping * Site Work/Site Lighting *
- * Install and Remove Concrete Sidewalks and Curbing * Catch Basins and Drainage * Fill Cracks with Hot Tar Crack Filler*

Attention: Peggy Green- Property Manager
Jupiter lake Villas - HOA
431 Jupiter Lakes Blvd.
Jupiter, FL 34552

Em: peggyZ@jupitermgt.com
Ph: 561 743 4607

PROJECT: Jupiter Lake Villas
431 Jupiter Lakes Blvd.
Jupiter, FL 33458

Date of Plans: Jupiter, FL 33458

Date of Plans:

PROJECT COMMENTS AND EXCLUSIONS

1 Bid does not include fees for permits, bonds, engineering stakes layouts, as-builts or densities. A fee of \$500.00. will be added if TCAM is to apply and be responsible for procurement of permit. No import or export, excess fill or deleterious materials.

OWC 87428.59
+ 43445.00
130.873.59

Bid:
Page 1 of 2

Jupiter Lakes Villas- Additional Leveling			
<u>Parking Areas</u>	<u>Leveling Tons</u>	<u>Cost</u>	<u>Total Amount</u>
Lot 1	5	\$ 125.00	\$ 625.00
Lot 2	3	\$ 125.00	\$ 375.00
Lot 3	5	\$ 125.00	\$ 625.00
Lot 4	1	\$ 125.00	\$ 125.00
Lot 5	2	\$ 125.00	\$ 250.00
Lot 6	1	\$ 125.00	\$ 125.00
Lot 7	2	\$ 125.00	\$ 250.00
Lot 8	1	\$ 125.00	\$ 125.00
Lot 9	1	\$ 125.00	\$ 125.00
Lot 10	1	\$ 125.00	\$ 125.00
Lot 11	2	\$ 125.00	\$ 250.00
Lot 12	1	\$ 125.00	\$ 125.00
Lot 13	2	\$ 125.00	\$ 250.00
Lot 14	0	\$ -	\$ -
Lot 15	0	\$ -	\$ -
Lot 16	10	\$ 125.00	\$ 1,250.00
Lot 17	1	\$ 125.00	\$ 125.00
Lot 18	2	\$ 125.00	\$ 250.00
Lot 19	5	\$ 125.00	\$ 625.00

Lot 20	2	\$ 125.00	\$ 250.00
Lot 21	0	\$ -	\$ -
Lot 22	1	\$ 125.00	\$ 125.00
Lot 23	2	\$ 125.00	\$ 250.00
Lot 24	2	\$ 125.00	\$ 250.00
Lot 25	3	\$ 125.00	\$ 375.00
Lot 26	1	\$ 125.00	\$ 125.00
Lot 27	20	\$ 125.00	\$ 2,500.00
Lot 28	5	\$ 125.00	\$ 625.00
Lot 29	1	\$ 125.00	\$ 125.00
Lot 30	10	\$ 125.00	\$ 1,250.00
Lot 31	2	\$ 125.00	\$ 250.00
Lot 32	1	\$ 125.00	\$ 125.00
Lot 33	0	\$ -	\$ -
Lot 34	1	\$ 125.00	\$ 125.00
Lot 35	1	\$ 125.00	\$ 125.00
Lot 36	2	\$ 125.00	\$ 250.00
Lot 37	1	\$ 125.00	\$ 125.00
Lot 38	1	\$ 125.00	\$ 125.00
Lot 39	2	\$ 125.00	\$ 250.00
Total	103	\$ 12,875.00	



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817 SW ENTERPRISE WAY
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PROPOSAL & CONTRACT

Date: May 15, 2020 - Change Order

Specializing in:

* Asphalt Repairs and High Quality Seal Coating using a Rubber-Based Sealer * Parking Lot Striping * Structures *
* Install Car Stops/Speed Bumps * Site Signage * Parking Lot Porter Maintenance and Sweeping * Site Work/Site Lighting *
*Install and Remove Concrete Sidewalks and Curbing * Catch Basins and Drainage * Fill Cracks with Hot Tar Crack Filler*

Attention: Peggy Green- Property Manager
Jupiter lake Villas - HOA
431 Jupiter Lakes Blvd.
Jupiter, FL 33458
Em: peggyZ@iupiterql.com
Ph: 561.743.4607

PROJECT: Jupiter Lake Villas
431 Jupiter Lakes Blvd.
Jupiter, FL 33458

Date of Plans:

PROJECT COMMENTS AND EXCLUSIONS

- 1 Bid does not include fees for permits, bonds, engineering stakes layouts, as-builts or densities. A fee of \$500.00. will be added if TCAM is to apply and be responsible for procurement of permit. No import or export, excess fill or deleterious materials included unless noted (cap rock, muck, grass, trees, etc.) Not responsible for errors and/ or omissions by engineer or surveyor.
BID PRICE VALID FOR THIRTY (30) DAYS.
- 2 A 50% Deposit is required upon signed contract to schedule work proposed, balance is due upon job completion.
DEPOSIT IS NON-REFUNDABLE
- 3 All materials guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.
- 4 Any alteration or deviation from the above specifications involving extra costs will be executed only upon written change order, and will become an extra charge over and above the contract. Bid is based on today's market price for materials. Any increase in material price at start of job will be an extra cost. All agreements contingent upon strikes, accidents, or delays beyond our control.

- 5 Prices given without plans and specs are subject to price change when plans and specs are available. Final payment will be based on actual quantities installed which will be verified by field measurements.
- 6 Customer/Contractor is required to carry sufficient levels of insurance coverage for property, theft, liability, fire, wind and other necessary insurance.
- 7 Treasure Coast Asphalt and Maintenance reserves the right to remove sufficient materials, whether in place or not, to satisfy the unpaid balance due.
- 8 Treasure Coast Asphalt and Maintenance is not responsible for delays created by other trades, material suppliers, labor strikes or acts of God
- 9 Treasure Coast Asphalt and Maintenance is not responsible for damage to underground sprinklers or utilities, sod or landscaping, , dust removal, painting or stucco, during the normal course of construction.
- 10 Past Due accounts, 30 days or over, are subject to finance charges of 1.5% per month (18% annum). It is further understood and agreed that in the event it becomes necessary to engage the services of any collection agency or attorney to collect payment for services rendered or related charges, the customer agrees to pay reasonable attorney fees and all collection costs in both pre-judgment and post-judgment collection actions.
- 11 Venue for all actions arising out of this contract and or proposal or any transactions with Treasure Coast Asphalt and Maintenance or any of its affiliates is exclusively in Martin County
- 12 Claims for property damage must be made in writing 24 hours after the completion of the work. Job related complaints must be made within 48 hours of completion.
- 13 Tree hedges & grass to be trimmed prior to the commencement of work
- 14 Treasure Coast Asphalt and Maintenance is not responsible for the following but not limited to 1)Removal and/or replacement of any unsuitable or hazardous materials encountered on site. 2)This proposal is for asphalt laid on a prepared base by others. TCAM is not responsible for the integrity or imperfections of said base. 3) Proposal based on quantities shown above. Any required overbuilds will be charged at \$125.00 per ton. 4) Excludes and removal and/or resetting of existing pavers. 5) TCAM will not be liable for bird baths on projects with less than 2% slope. 6)Excludes protection of pavers. driveways sidewalks or any other area besides roadway. Sealed areas will be blocked off until dry.
- 15 Additional charges will be assessed for assisting in the moving of vehicles and distribution of literature for the fee of \$20.00 per hour. Damages of the seal coat by residents, guests, vendors and service vehicles will be charged by the square foot pursuant to the contracted price.
- 16 Treasure Coast Asphalt and Maintenance reserves the right to deviate from the proposed material with a material of it's selection as to benefit the client's asphalt's needs.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. **Work will only commence upon signature of this contract.**

We thank you for the opportunity to bid this project.

Treasure Coast Asphalt and Maintenance

Date: _____

Accepted by: _____

Print Name & Title: _____

Date: _____

Bid:

Page 2 of 2



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Attention: Peggy Green- Property Manager

Jupiter lake Villas - HOA
431 Jupiter Lakes Blvd.
Jupiter, FL 33458

Em: peggyZ@jupitermgt.com
Ph: 561.743.4607

PROJECT: Jupiter Lake Villas
Date of Plans: 431 Jupiter Lakes Blvd.
Jupiter, FL 33458

Date of Plans:

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Treasure Coast Asphalt and Maintenance

Date: _____

Accepted by: _____

Print Name & Title: _____

Date: _____



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817 SW ENTERPRISE WAY
STUART, FL 34997
Phone (772)288-0512 • Fax (772) 288-0513

PROPOSAL & CONTRACT

Date: June 4, 2020

Specializing in:

- * Asphalt Repairs and High Quality Seal Coating using a Rubber-Based Sealer
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- *Install and Remove Concrete Sidewalks and Curbing * Catch Basins and Drainage * Fill Cracks with Hot Tar Crack Filler*

Attention: Peggy Green
Jupiter Management
431 Jupiter Lakes Blvd.
Jupiter, FL
Em: peggy@jupitermgt.com
Ph: 561.743.4607
PROJECT: Jupiter Lakes Villas - Sealcoat of Roadways/Stripe/Speed Tables Installation
431 Jupiter Lakes Blvd
Jupiter, FL
Date of Plans: N/A

Item #	Description	Qty	U/M	U/ Price	Total
SCOPE OF WORK					
1	Asphalt Coal Tar Seal coat all parking area with (2) coats of GemSeal PolyTar mix coal tar with rubber polymers and Fast-Dri additives, 1st coat squeegeed and 2nd coat sprayed with a 50% overlap giving an effective 4 coats. All material is applied by a combination of hand and mechanical spray. Five lbs. of sand is added per gallon of material and four percent latex additive as manufacturer's specifications.	63,800	SF	\$ 0.15	\$ 9,570.00
2	Striping Yellow Solid (40 LF), 6" White Solid (85 LF) Blue Reflective Markers at Fire Hydrants Yellow Reflective Markers on Median and Double Yellow at entrance White and Red Reflective Markers @ 12" White Crossing Concrete speed tables with cobblestone stamping	1 6 47 7 2	LS EA EA EA EA	\$ 1,950.00 \$ 16.00 \$ 16.00 \$ 16.00 \$ 3,700.00	\$ 1,950.00 \$ 96.00 \$ 752.00 \$ 112.00 \$ 7,400.00
TOTAL COST OF BID					\$ 19,880.00

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817 SW ENTERPRISE WAY

STUART, FL 34997

Phone (772)288-0512 • Fax (772) 288-0513

PROPOSAL & CONTRACT

Date: May 29, 2019

Specializing in:

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- * Structures
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Date of Plans:

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Jupiter Lakes Villas Condominium Association, Inc.



1340 U.S. Highway One, Suite 102, Jupiter, FL 33469
(561) 743-4607 Fax (561) 743-4625

January 14, 2020

«Bill_to_1»
«Bill_to_2»
«Bill_to_3»
«Bill_to_4»

Dear «Bill_to_1»:

Painting will begin on February 3rd. Dean Mitchell painting is the contractor.

The new paint colors will be:

Fences	Stone Bridge
Doors	Whale Grey
Trim	Whale Grey
Buildings	Misty Blue, Fun in the Sun, Swiss Coffee and Orchid Pink or Tippy Toe Pink

You can see the colors on the west side of building 2116

Things you need to do to prepare are:

Remove anything attached to the building, i.e signs, screws, windchimes, nails.

Anything attached to fences

Repair fences

Trim plants away from fences they need 6" from fences or building.

Patio gates unlocked

Things on patio taken in or covered.

The painter will not be responsible for personal property not removed.

The anticipated schedule is 3 buildings per week.

They will power wash, repair cracks, textcrete upper walls, seal and paint. Notes will be placed on the front doors 1 to 2 days before they are scheduled to begin your building. During the time they are working on your building move your vehicle to the street away from overspray and power washing. They will be using the water spigots on each building. Sorry for this inconvenience the increase in your water bill will be minimum, thank you for understanding.

DO NOT INSTRUCT THE WORKERS.

If you have an issue call management 561-743-4607.

They will be starting at 2104, 2105 and 2106. They are anticipated it taking 12 weeks to finish the complex.

Updates will be placed on the mailboxes.

Misty Blue 820

Fun in the Sun 358

Orchid Pink 036

Swiss coffee OC 45

White Gray 2134-40

Fence Stone Bridg

Stain
Arbo Coot

Tippy Toe Pink
1282

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of TEN AND 00/100 (\$10.00), hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to TREASURE COAST ASPHALT on the job of JUPITER LAKES VILLAS, to the following described property:

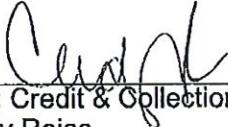
Description of Property:

JUPITER LAKES VILLAS
431 JUPITER LAKES BLVD, JUPITER
*PORTION OF LAND IN JUPITER LAKES VILLAS CONDO
OR 3095/416 PALM BEACH COUNTY FLORIDA

Dated on July 15, 2020

Lienors Name RANGER CONSTRUCTION INDUSTRIES, INC
P.O. BOX 15065
WEST PALM BEACH FL 33416

By


Title: Credit & Collections Admin.

Printed Name Cindy Rojas

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 15 day of July, 2020, by Cindy Rojas
 Personally Known OR Produced Identification Type of Identification Produced _____



(Notary Seal)


NOTARY PUBLIC, STATE OF FLORIDA

Stamped _____

My Commission Expires: _____

re: 2447583 - S1580345

12:21 PM

06/10/20

Accrual Basis

Jupiter Lakes Villas Condominium Association, Inc.

Balance Sheet

As of June 10, 2020

	Jun 10, 20
Equity	
3900 · Retained Earnings	131,116.30
Net Income	56,821.06
Total Equity	187,937.36
TOTAL LIABILITIES & EQUITY	539,843.00

Type	Date	Num	Adj	Name	Memo	Cir	Split	Debit	Credit	Balance
General Journal	04/16/2020	434	*	Dean Mitchell Resto...	closed CD 10...	X	2017 · CDAR ...			317,552.32
Bill Pmt -Check	04/22/2020	120		Dean Mitchell Resto...	Inv # 75200174	X	201000 · Acco...			313,752.32
Deposit	04/24/2020				Deposit	X	1499 · Undepo...	100.00		313,852.32
Deposit	04/27/2020				Deposit	X	1499 · Undepo...	302.80		314,155.12
Deposit	04/30/2020				Interest	X	203005 · Rese...	80.40		314,235.52
General Journal	05/01/2020	428	*		2107A trf spe...	X	1115 · OPERA...	302.80		314,538.32
General Journal	05/05/2020	430	*		Monthly Res...	X	9101 · Painting	5,390.42		319,928.74
Deposit	05/05/2020				Deposit	X	1499 · Undepo...	302.80		320,231.54
Deposit	05/11/2020	121		Dean Mitchell Resto...	Inv # 75200204	X	201000 · Acco...			320,837.14
Bill Pmt -Check	05/11/2020	122		Dean Mitchell Resto...	Inv # 75200205	X	201000 · Acco...			311,717.14
Bill Pmt -Check	05/12/2020	123		Treasure Coast Asp...	Inv # 4378B	X	201000 · Acco...			236,149.14
General Journal	05/12/2020	433	*		2112D trf und...	X	1115 · OPERA...	580.80		148,701.54
Deposit	05/18/2020				Deposit	X	-SPLIT-	1,079.90		149,282.34
Deposit	05/21/2020				Deposit	X	-SPLIT-	605.60		150,362.24
General Journal	05/21/2020	438	*		2118A trf cb	X	1115 · OPERA...	0.80		150,967.84
Deposit	05/26/2020				Deposit	X	-SPLIT-	605.60		150,968.64
Deposit	05/31/2020				Interest	X	203005 · Rese...	76.25		151,574.24
Deposit	06/01/2020				Deposit	X	-SPLIT-	1,816.80		151,650.49
Deposit	06/04/2020				Deposit	X	-SPLIT-	908.40		153,467.29
General Journal	06/05/2020	445	*		Monthly Res...	X	9101 · Painting	5,390.49		154,375.69
Deposit	06/10/2020				Deposit	X	-SPLIT-	5,450.40		159,766.18
										165,216.58
								238,412.59	446,543.20	165,216.58
Total 2016 - VNB Reserves										
Total 2000 - Reserve Assets								238,412.59	446,543.20	165,216.58
TOTAL									446,543.20	165,216.58

Jupiter Lakes Villas Condominium Association, Inc.
Transactions by Account
As of June 10, 2020

06/10/20
Accrual Basis

Type	Date	Num	Adj	Name	Memo	Cir	Split	Debit	Credit	Balance
2000 . Reserve Assets										373,347.19
2016 - VNB Reserves	3294									373,347.19
General Journal	01/01/2020	421	*		Monthly Res...	X	9101 . Painting			373,347.19
Deposit	01/06/2020				-SPLIT-	X	983.40			378,737.61
Deposit	01/07/2020		*		-SPLIT-	X	602.80			379,721.01
General Journal	01/09/2020	426	*		Deposit	X	1115 . OPERA...			380,929.41
Deposit	01/14/2020				-SPLIT-	X	1,564.00			382,498.41
General Journal	01/15/2020	428	*		2121D trf his...	X	302.80			382,796.21
General Journal	01/15/2020	429	*		2133C Spear...	X	131.30			382,927.51
General Journal	01/15/2020	430	*	Dean Mitchell Resto...	2115B Abacu...	X				382,624.71
Bill Pmt -Check	01/17/2020	115			30% Deposit	X	201000 . Acco...			375,408.71
Deposit	01/17/2020				Deposit	X	1499 . Undepo...	1,514.00		376,922.71
General Journal	01/20/2020	432	*		2111A trf \$25...	X	-SPLIT-		25.00	376,897.71
Bill Pmt -Check	01/23/2020	116	*		Deposit	X	201000 . Acco...		2,995.00	373,902.71
Bill Pmt -Check	01/23/2020	117	*		Balance on In...	X			50,000.00	323,902.71
General Journal	01/24/2020	436	*		2102B Keller...	X	1115 . OPERA...			323,599.91
General Journal	01/24/2020	437	*		2112D Cherry...	X	203005 . Rese...			324,013.50
Deposit	01/31/2020				Interest	X				329,403.92
General Journal	02/05/2020	439	*		Monthly Res...	X	9101 . Painting			329,806.72
Deposit	02/10/2020				Deposit	X	-SPLIT-			327,256.72
Bill Pmt -Check	02/17/2020	118		Jupiter Management...	201000 . Acco...	X			2,550.00	328,165.12
Deposit	02/20/2020				Deposit	X	-SPLIT-			329,376.32
Deposit	02/21/2020				2126D ck for ...	X	1115 . OPERA...			329,679.12
General Journal	02/24/2020	418	*		trf funds	X	1115 . OPERA...			332,707.12
General Journal	02/24/2020	419	*		Deposit	X	-SPLIT-			333,615.52
Deposit	02/27/2020				Purchase new...	X	2012 . CD VN...			183,615.52
General Journal	02/27/2020	447	*		Deposit	X	-SPLIT-			184,826.72
Deposit	02/28/2020				Interest	X	203005 . Rese...			184,936.35
Deposit	02/29/2020				Deposit	X	-SPLIT-			187,358.75
Deposit	03/02/2020				Deposit	X	1115 . OPERA...			189,780.85
Deposit	03/04/2020				Deposit	X	-SPLIT-			195,171.27
General Journal	03/05/2020	448	*		Monthly Res...	X	9101 . Painting			197,290.87
Deposit	03/06/2020				Deposit	X	-SPLIT-			198,804.87
Deposit	03/09/2020				Deposit	X	-SPLIT-			200,924.47
Deposit	03/10/2020				Deposit	X	-SPLIT-			201,832.87
Deposit	03/13/2020				Deposit	X	-SPLIT-			203,346.87
Deposit	03/16/2020				Deposit	X	-SPLIT-			204,558.07
Deposit	03/17/2020				Deposit	X	-SPLIT-			2124B GEHR...
General Journal	03/18/2020	451	*		2132C Spear...	X	1115 . OPERA...			204,860.87
General Journal	03/23/2020	412	*		Deposit	X	-SPLIT-			205,163.67
Deposit	03/25/2020				Interest	X	203005 . Rese...			206,075.27
Deposit	03/31/2020				Deposit	X	1499 . Undepo...			206,223.12
Deposit	04/02/2020				Trf funds for s...	X	1115 . OPERA...			206,525.92
General Journal	04/03/2020	417	*		Inv #75200164	X	201000 . Acco...			207,434.32
Bill Pmt -Check	04/03/2020	119	*	Dean Mitchell Resto...	Monthly Res...	X	9101 . Painting			150,218.32
General Journal	04/05/2020	418	*		Deposit	X	-SPLIT-			155,608.74
Deposit	04/10/2020				Deposit	X	1499 . Undepo...			156,214.34
Deposit	04/13/2020				Trf special as...	X	1115 . OPERA...			161,058.34
General Journal	04/13/2020	422	*							161,058.34