

Springwood Villa II Association Inc
10440 Azalea Park Dr.
Board of Directors meeting - Agenda
May 26, 2026
7:00 pm

Meeting called to order
Silence phones
Pledge of allegiance
Determination of Quorum
Approved and waived minutes of last meeting
Report from Manager
Report from Treasurer
Report from President
Committees:

In progress and completed business

- 5457 Orange Blossom Road
- Delinquent accounts removal of Community Privileges
- Floor modification in Main Hall
- Grant Committee
- Video Monitoring / Conferences
- Pool Drainage
- Gazebo
- Kitchen update
- Door replacement for HC residents
- Roof cleaning updated schedule
- Web-site

New business

- Wind Mitigation -
- Sidewalk update
- Kitchen Floor replacement
- Tree trimming
- Property Survey

BOD open discussion
Community questions/agenda, concerns/open discussion
Adjourn meeting

Posted by order of the board of directors on 05/24/2026

Proposal



11700 WALSHINGHAM ROAD • LARGO, FLORIDA 33778



Pinellas: (727) 397-6797 Hillsborough: (813) 889-9200 Pasco: (727) 645-6998 Fax: (727) 397-6953
Email: info@All-PhasePaving.com Website: www.allphasepavingsealing.com

Proposal #:11553

02/11/2026

James Myrthil
Ameri- Tech

Springwood Villas
10440 Azalea Park Drive
Pinellas Park, FL 33782

jmyrthil@ameritechmail.com

WORK TO BE DONE

REMOVE & REPLACE CONCRETE SIDEWALK : 15 areas totaling; 1,075 Square Feet @ 4"

- Demo existing concrete.
- Frame
- Pour concrete @ 4 inches (3,500 P.S.I. w/fiber mesh) - 1,075 Square Feet.
- Cut expansion joint.
- Apply broom finish.
- Clean site.

OPTION: Remove and replace curbing 2 areas approximately 10 linear feet = *additional \$3,100.00*

NOTE: All-Phase Paving & Sealing will offer a 3% discount off any reputable competitors bid for the same services as outlined in this proposal.

*** City Permits, if required, are not included in total.**

To accept this proposal sign & return:

Date: _____

Job Total: \$ 15,450.00
Job Estimator: Jake Lacina

Acceptance of Proposal - The price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outline. Legal fees or court costs in collection of monies owed according to this contract will be borne by the customer. I understand sprinkler systems must be turned off twenty-four hours before work commences and additional charge will result for extra labor to prepare wet pavement for the contracted work. All payments later than 30 days after due date shall bare interest rate of 18% annum.

PAYMENT - 50% DUE UPON JOB COMMENCEMENT, 40% DUE UPON SUBSTANTIAL COMPLETION, FINAL 10% DUE AFTER CONTRACTOR'S FINAL AFFIDAVIT IS RECEIVED.

***See reversed side for Warranties and Disclaimers.**

***Proposed price is valid for 30 days unless materials price increases by more than 2%.**

All-Phase DOES NOT GUARANTEE to remove 100% of ALL standing water.



11700 WALSINGHAM ROAD • LARGO, FLORIDA 33778

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS RECEIVED IN FULL

Guarantees, Warranties, Disclaimers

Guarantee – Materials and workmanship are guaranteed for a period of TWO YEARS. Guarantees do not include oil spots or base failure. We use recycled asphalt products (rap) all State tested. Any concealed circumstance, alternation, or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the written estimate.

NOTE: EVERY EFFORT WILL BE MADE TO ATTAIN PROPER DRAINAGE. THERE IS NO GUARANTEE TO REMOVE 100% OF ALL STANDING WATER. All agreements are contingent upon weather, strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and all necessary insurance. Our workers are fully covered under Workers Compensation insurance. Certificate of insurance available upon request.

- This contractor cannot be responsible for reflective cracking.
- This contractor cannot guarantee the elimination of standing water.
- Areas of hand work will appear rough and have a rocky appearance. Nothing can or will be done to smooth out these areas.
- Any specifications/criteria pertaining to compaction, or any other tests performed, need approval prior to job commencement. Otherwise, any specific asphalt density will be waived.
- This contractor is NOT responsible for chipped concrete during milling.
- All-Phase Paving and Sealing is NOT responsible for damage to any vehicles parked within a 40 foot radius of work/barricaded area.
- All-Phase Paving and Sealing will NOT be responsible for damage to underground utilities or sprinkler lines that are less than 18 inches below ground level.
- NOT responsible for grass regrowth or drainage that does not presently exist unless arrangements are made to compensate for poor drainage.
- NOT responsible for acts of nature, wind, rain, weather, etc. or the damage they may cause. All-Phase Paving and Sealing assumes no liability for base, grade, or density unless base installed by this company.
- NOT responsible for overspray or tracking of sealant or tack coat products on concrete or decorative driveway pavers. Please cover them prior to work commencement if there are any concerns.
- This contractor will not be responsible for persons entering the area and tracking tack, sealant, or paint, for damage to property, or injury to persons entering the area.
- In the case that material or cost prices increase more than 2% contractor and customer will have the opportunity to renegotiate the contract price, customer or All Phase having the opportunity to void the contract with no penalties or cost to either party.
- Price does NOT include permit fees, unless explicitly stated. If a permit is required, a change order consisting of permit fees, a procurement fee and any additional work required by the permit, will be billed as a separate line item.
- Price does NOT include testing, traffic control, lab fees, water or tree removal, relocation of utilities or landscaping. Unless explicitly stated.
- Customers will be responsible for any and all towing charges incurred as a result of any vehicles obstructing the job site.
- Paving, sealing, or any other work outlined in the proposal will be done on weekdays during daylight hours. Unless explicitly stated.
- Additional work, testing or inspections required by the permit will be an extra cost that shall be paid by the customer.
- The parties agree and acknowledge that this proposal/contract constitutes the entire agreement between the parties regarding the work to be performed and any prior statements, either oral or written, are merged herein and are not binding on the parties. This agreement may not be modified or amended without a written instrument signed by the parties.

Pinellas: PCCLB C-9242, C-9246
Hillsborough: SP13986
Pasco: 7998
Sarasota: 25222
FEDERAL ID: 59-3525568

Sign to accept Terms and Disclaimers:

Date: _____

All-Phase

PAVING & SEALING

11700 WALSINGHAM ROAD • LARGO, FLORIDA 33778



Sign to acknowledge:

Date: _____



March 18, 2026

Proposal #19744326

Contact

James Myrthil
Phone: 727 340-9287
jmyrthil@ameritechmail.com

Customer

Springwood Villas 2
10440 Azalea Park Drive
Pinellas Park, FL 33782

Job

Springwood Villas 2
10440 Azalea Park Drive
Pinellas Park, FL 33782

PROPERTY IMPROVEMENTS

Concrete Sidewalk Repairs and Grind

1. Secure job site for the safety of residents and crew with barricades and / or cones.
2. Saw cut and remove 16 areas of damaged concrete sidewalk totaling 284 square feet.
3. Saw cut and remove 1 area of damaged Miami gutter totaling 2 linear feet.
4. Haul concrete and debris from the job site.
5. Form and pour 16 areas of 4" thick sidewalk totaling 284 square feet using 3,000 PSI concrete.
6. Form and pour 1 area of Miami gutter using 3,000 PSI concrete totaling 2 linear feet.
7. Apply a broom finish and tool in control joints as required by the HOA.
8. Grind down 34 areas of trip hazards on community sidewalks.
9. Clean up the job site.

Labor and Material Sidewalk Repairs - \$11,648.00

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE THERMOPLASTIC PAINT, PRIMING/SANDING, TACK, TESTING, FLAGMAN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



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PROPERTY IMPROVEMENTS

Notes continued:

*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT TO DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.

*DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.

*DUE TO THE SURROUNDING ELEVATIONS IN THE WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING OF WATER.

*IF PROBLEMS WITH THE SUBBASE ARE DISCOVERED DURING REPAIR AND INSTALLATION OPERATIONS, E.G. CONTAMINATED SUBBASE, SATURATED SUBBASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT’S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.

*CONCRETE THICKER THAN THE PROPOSED THICKNESS WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO COMPENSATE FOR THE EXTRA LABOR, TRUCKING AND MATERIAL REQUIRED TO COMPLETE THE WORK.

*ADDITIONAL CONCRETE USED FOR LEVELING LOW AREAS IS NOT INCLUDED INTO THE PROPOSAL AMOUNT. OVERAGES ON CONCRETE DUE TO LEVELING OF LOW AREAS WILL BE BILLED TO CUSTOMER AND PAID FOR AT THE UNIT PRICE OF \$1,729.00 PER LEVELING CUBIC YARD.



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PROPERTY IMPROVEMENTS

Notes continued:

- *ACPLM CAN NOT GUARANTEE AGAINST THE FUTURE REGROWTH OF ROOTS AFTER REPAIRS ARE COMPLETE.
- *IN ORDER TO ENSURE PROPER CURE TIME AND AVOID IMPRESSIONS IN THE NEWLY POURED CONCRETE RESULTING FROM PEDESTRIAN, BIKE, SHOPPING CART, VENDOR, ETC. TRAFFIC, NEWLY POURED AREAS OF CONCRETE WILL BE CORDONED OFF FOR A MINIMUM OF 24 HOURS. IF ACPLM IS NOT PERMITTED TO CORDON OFF NEWLY POURED CONCRETE AREAS, ACPLM IS NOT RESPONSIBLE FOR ANY IMPRESSIONS IN THE NEW CONCRETE AND A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS.
- *CONCRETE WORK DOES NOT INCLUDE THE FOLLOWING: ZIP STRIP, REBAR, STRUCTURAL FOOTERS, COLUMNS OR RETAINING WALLS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *BECAUSE OF THE POTENTIAL FOR FLEXING OF THE SUB BASE IN THE FLORIDA REGION, NEW CONCRETE MAY EXPERIENCE PREMATURE CRACKING AT ANY POINT AFTER CURING BEYOND OUR CONTROL. PREMATURE CRACKING IS NOT REFLECTIVE OF POOR QUALITY OF MATERIAL OR INFERIOR WORKMANSHIP.
- *THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITES OR DRAWS IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *DURING THE GRINDING PROCESS, CONCRETE MAY CRACK FROM THE PRESSURE OF THE ROOTS AND THE WEIGHT OF THE GRINDER. IF THIS HAPPENS, IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER TO REPLACE CONCRETE SIDEWALK PANEL.
- *PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.



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March 18, 2026

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Contact

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Customer

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10440 Azalea Park Drive
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PROPERTY IMPROVEMENTS

Notes continued:

- *PERMIT FEES AND PROCUREMENT FEES ARE INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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PROPERTY IMPROVEMENTS

Customer Billing Information Form

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing instructions:



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PROPERTY IMPROVEMENTS

Terms – Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature John Bluffstone
John Bluffstone
Cell: 813 774-1636 jbluffstone@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer’s Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. The customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$11,648.00



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Proposal



11700 WALSHINGHAM ROAD • LARGO, FLORIDA 33778



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Sign to accept Terms and Disclaimers:

Date: _____

All-Phase

PAVING & SEALING

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Sign to acknowledge:

Date: _____



Building Envelope
Consultants & Structural Engineers

RJH & Associates, Inc.
12590 Emerald Coast Pkwy., Unit B
Miramar Beach, FL 32550
Tel: (850) 608-6221

March 2nd, 2026

James Myrthil, CAM
Ameri-Tech Community Management

**Reference: Document Development – Sidewalk Project
Springwood Villas II, Inc.
10440 Azalea Park Dr, Pinellas Park, FL 33782**

Community Description: This community is comprised of villas and single-family homes located at 10440 Azalea Park Dr, Pinellas Park, FL 33782. There are 219 total units

Dear Board of Directors,

RJH & Associates, Inc. (RJH) is pleased to submit this Proposal to provide Engineering Services for the above referenced project. RJH proposes to perform the following services in a professional manner and in accordance to standard principles and practices.

The project includes review of drawings, photos, and any other pertinent documents, an initial site assessment, the development of a Scope of Work, and technical specifications and drawings if applicable for bid purposes at the above mentioned project.

SCOPE OF WORK

Document Development – Wall Project

Document Development

Document Review & Site Assessment

RJH will begin this project with a review of past documents, including but not limited to architectural drawings, previous Engineering reports, Reserve Study reports and any other pertinent documents made available to RJH.

RJH will conduct a visual site assessment to help determine causation and potential remedies for the sidewalk deficiencies.

Document Development: RJH will develop Construction Documents for the project.

RJH will provide Engineering and Consulting services to develop a Scope Of Work and drawings for the above mentioned project.

RJH will develop Procurement and Contracting Requirements (Division 00) and General Requirements (Division 01) for the Project. These documents include:

- The Invitation to Bid, Instructions to Bidders and Bid Form
- Samples of the Agreement Form (AIA A101-2017), General Conditions (AIA A201-2017) and

a draft Supplementary Conditions (Section 00 72 00) for review and modification by the Owner. The Engineer does not prepare construction agreements or conditions.

- Summary of Work, Price and Payment Procedures, Administrative Requirements, Quality Requirements, Temporary Facilities and Controls, Product Requirements, Execution and Closeout Requirements, and Performance Requirements.

RJH will develop Technical Specifications (Divisions 02-48) for the Project as determined necessary by the Engineer. RJH will develop Drawings, including plans and details for the Project as determined necessary by the Engineer.

These Documents will be signed and sealed by a professional engineer, licensed in the State of Florida. The contractor awarded the contract will be able to use the documents for permitting and performing the project(s).

Construction Administration and Quality Assurance

If requested, pricing for Construction Administration and Quality Assurance will be provided after Document Development and Bid Services are completed.

RJH will perform Construction Administration services for this project outlined in our technical specifications. Our scope of work is defined below;

Prior to commencement of the Project, RJH will assist in the development of the AIA Contract between the Owner and Contractor. RJH will work with the Client and the Client's Contractor to review Contractor's Scope Of Work and if required, host a pre-construction meeting between the Contractor and Client.

Once construction has commenced, RJH will provide 3rd party quality assurance construction observation of the construction. We will provide these services throughout the Project during normal construction operations to review the work in progress. While the construction and work are ultimately the responsibility of the contractor, RJH will perform observations to observe that the contractor is performing the work in accordance with the specifications set forth in its contract with Client, and the manufacturer's installation instructions. Reports of each site visit will be provided to the Client, presenting such findings and conclusions as RJH may reasonably make with the information gathered while performing its observation. RJH will also regularly meet with the Contractor and Client's Condominium Manager or designated Owner's Representative for scheduled progress meetings throughout the duration of the project. These can be held via Zoom or other electronic means, to accommodate all parties.

In addition, during construction, RJH will review any contractor Requests for Information (RFIs), investigate any unforeseen conditions uncovered during construction, review and track quantities, and will review the contractor's payment applications monthly. The foregoing work shall be done in a timely manner sufficient to meet Client's obligations to the Contractor under the applicable construction contract. A 10% retainage fee from the contractor will be held from each Payment Application until the end of the Project. Once the Project is complete and RJH has reviewed the final work and received all close out documents to include the warranty, final release of retainage will be made with Client's prior approval.

PROPOSED FEE

Please check the boxes next to the services selected below:

	Service	Total Cost
Engineering		
<input checked="" type="checkbox"/>	Site Assessment Document Development	\$4,295
<input type="checkbox"/>	<i>BUNDLE & SAVE: If the Board approves the Sidewalk and Wall Proposals, a 5% discount will be applied to ALL services selected</i>	

The pricing provided above is valid for 60 days.

Lump sum due within 10 days of report delivery. Additional services can be selected with the discounted pricing found above and do not represent standalone fees.

Any additional services not included in the proposal requested by the Association will be performed under our hourly fee schedule plus expenses to include travel (portal to portal) requested by the client in reference to this project:

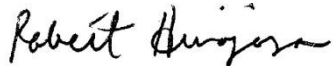
2026 RJH Standard Hourly Rate Sheet	
Title	Hourly Rate
Principal Partner	\$360
Senior Associates	\$300
Senior Project Manager/Project Engineer	\$230
Project Manager	\$210
Project Coordinator	\$180
Field Technician	\$160
Drafting Services	\$120
Administrative Services	\$90

We plan to provide our services in accordance with the proposed Standard Terms & Conditions of the Contract.

AUTHORIZATION/SCHEDULE

RJH will begin work on the project immediately upon receipt of your written authorization. We trust this Proposal is satisfactory, and we look forward to assisting you. We understand that the site visits will be coordinated through RJH, and your assigned representative.

Sincerely,



RJH & Associates, Inc.

Robért Hinojosa, PE, RRC, RWC, REWC, RBEC, MBA
Chief Executive Officer

Accepted By,

(Signature)

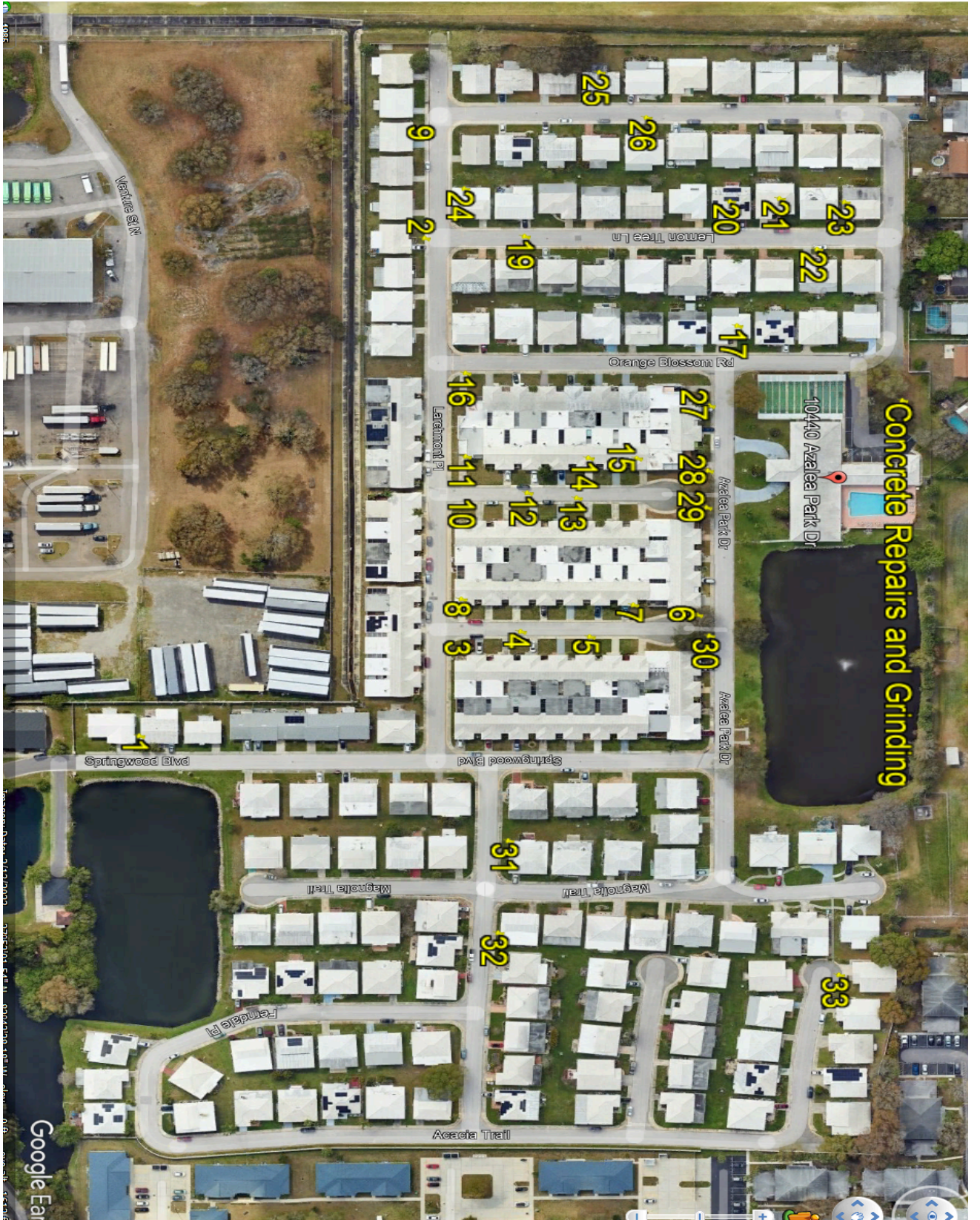
(Typed or Printed Name)

(Title/Company)

(Date)

STANDARD TERMS AND CONDITIONS

1. RJH is being engaged by the CLIENT to render professional services involving aspects of design, construction observation and consulting.
2. RJH will perform its services in accordance with the standard of care and normally practiced by recognized professional firms in performing services of similar nature. CLIENT expressly acknowledges that RJH makes no other warranties or guarantees, expressed or implied, regarding the services set forth herein.
3. RJH will provide CLIENT with documents in connection with the services performed. The documents developed, and the scope created will present such findings and conclusions as RJH may reasonably make with the information gathered while performing its services. In preparing the report, RJH may review and interpret certain information provided by the CLIENT or by third parties.
4. No claim may be brought against RJH in contract or tort more than two (2) years after the Services were completed or terminated under this engagement.
5. The total liability in the aggregate arising out of or in any way related to Consultant's services, the project, or this Agreement shall not exceed the total compensation received by Consultant under this Agreement. The Agreement cost is predicated on this limitation of liability.
6. A fully executed copy of this proposal along with receipt of the retainer will be required prior to scheduling services. A signature block has been provided. All invoices are due upon receipt. Invoices are sent monthly for services rendered throughout the process and payment is **not** to be held during work progress. All invoices that are unpaid after 30 days are subject to interest charges of 1.0% per month and related collection expenses.
7. Travel is to and from the TX, NC, FL, or ON office. Expenses will be charged as reimbursable with a 10% administration fee and mileage at the rate of \$0.78 per mile.
8. For projects that span more than one calendar year, RJH reserves the right to update and/or revise our fees/rates, regardless of when the proposal is executed.
9. Should the CLIENT not hire RJH to perform Construction Administration for this project, the client agrees to hold harmless and indemnify RJH & Associates, Inc. its directors, agents and employees against any, and all claims, suits, judgements, damages, losses, and expenses including reasonable legal fees and costs arising from the work performed on this property regarding this project.



Concrete Work Sizes

1. 2x4
2. Grind 1
3. 4x14
4. 2x4
5. 4x5
6. Grind 3
7. 4x7
8. Grind 2
9. 2x4
10. 4x4
11. 3x4, 3x4
12. Grind 2
13. Grind 1
14. Grind 4
15. Grind 2
16. Grind 2
17. Grind 1
18. Grind 2
19. 4x4
20. 4x5
21. 4x4
22. 4x11
23. Grind 1
24. Grind 2
25. Grind 1
26. Grind 2
27. 2x4 S/W , 2' Miami gutter
28. 4x16
29. Grind 1
30. Grind 4
31. Grind 2
32. 2x4
33. Grind 1

Work Order 268233 - \$275.00

Corner of Ferndale Place and Heatherglen Drive. Remove dead palm tree, grind stump

Work Order 266602 - \$275.00

5372 Acacia Trail. Dead Palm Tree on side

Work Order 266561 - \$300.00

10698 Rosewood Court. Remove All Overgrown Brush on side

Work Order 266598. - \$495.00

10698 Rosewood Court. Cut back large oak branches overhanging roof behind

Work Order 266597 - \$550.00

5447 Magnolia Trail. Cut back large oak branches overhanging roof behind unit

Work Order 266555 - \$550.00

10650, 10670 Rosewood Court. Cut back large oak branches overhanging both roofs

Work Order 266612 - \$680.00

10201 Larchmont Place. Remove diseased tree in back, grind stump. Cut back large Magnolia Tree overhanging roof

Work Order 266620 - \$865.00

5447 Springwood Blvd. Remove large rubber tree overhanging roof, grind stump

Work Order 266635 - \$1,350.00

5440 Lemon Tree Lane. Remove 4 large trees, grind 5 stumps.

Note: The scope of work needed was more extensive than originally quoted.

A resident has complained to me about the condition of the overgrown foliage.

All 4 trees were never planted by anyone but have been neglected over the years. There is an old stump about 20 inches high from a large magnolia tree that was previously cut down.

Work Order 267554 - \$1,500.00

10214 Larchmont Place. Remove large diseased tree close to side of unit, grind stump.

All work orders include haul away of all debris

Grand Total of all work: \$6,840.00



May 21, 2026

Contract No. -
268233

Springwood II HOA - Pinellas Park, FL

- In front of stop sign; Ferndale Place/Heatherglan Dr.
- Remove 1 dead queen palm tree.
- Grind 1 stumps.
- Haul away all debris.

Total(plus applicable taxes) \$275.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

This proposal is valid for thirty (30) days. Thereafter, it is subject to change without notice. Payment shall be requisitioned as follows: 100% due upon completion. If payment is not received within thirty (30) days, Customer agrees to pay a 1.5% per month service charge that will accrue on the unpaid balance. The customer has five (5) days to notify LWI in writing of any deficiencies in the work performed.

If this proposal meets with your approval, please sign and return via email or fax. If we may be of further service, please do not hesitate to call.

Upon acceptance and completion of the work described in this proposal, an invoice will be generated by our accounting team and sent to you for payment. Please hold payment until the invoice is received. Including the invoice number on your check will help ensure your payment is applied to the correct account.

Acceptance of
Bid:

Thank you,

Customer Signature

Charles Turner 5/21/2026

Date

Charles Turner
7276856626
charles.turner@landscapeworkshop.com



May 21, 2026

Contract No. -
266602

Springwood II HOA - Pinellas Park, FL

- In front of residence 5372 Acacia Trail,
- Remove 1 dead queen palm tree.
- Grind 1 stump.
- Haul away all debris.

Total(plus applicable taxes) \$275.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of Bid:

Thank you,

Customer Signature

Charles Turner 5/21/2026

Charles Turner

7276856626

Date

charles.turner@landscapeworkshop.com



May 13, 2026

Contract No. -
266561

Springwood II HOA - Pinellas Park, FL

- Right side of residence 10698 Rosewood Court,
- Remove all brush.
- Haul away all debris.

Total(plus applicable taxes) \$300.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of
Bid:

Thank you,

Customer Signature

Charles Turner 5/13/2026

Charles Turner

7276856626

Date

charles.turner@landscapeworkshop.com



May 13, 2026

Contract No. -
266598

Springwood II HOA - Pinellas Park, FL

- Residence - 10698 Rosewood Court,
- Behind home, cut back hard wood trees over hanging home.
- Estimating 2-3 feet of clear Lence.

Total(plus applicable taxes) \$495.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of
Bid:

Thank you,

Customer Signature

Charles Turner 5/13/2026

Charles Turner

7276856626

Date

charles.turner@landscapeworkshop.com



May 18, 2026

Contract No. -
266597

Springwood II HOA - Pinellas Park, FL

- Residence - 5447 Magnolia Trail,
- Behind home, cut back hard wood trees over hanging home.
- Estimating 2-3 feet of clear Lence.

Total(plus applicable taxes) \$550.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of
Bid:

Thank you,

Customer Signature _____

Charles Turner _____ 5/18/2026

Date _____

Charles Turner

7276856626

charles.turner@landscapeworkshop.com



May 13, 2026

Contract No. -
266555

Springwood II HOA - Pinellas Park, FL

- Residence - 10650 & 10670 Rosewood Court,
- Behind home, cut back hard wood trees over hanging home.
- Estimating 2-3 feet of clear Lence.

Total (plus applicable taxes) \$550.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of
Bid:

Thank you,

Customer Signature

Charles Turner

5/13/2026

Charles Turner

7276856626

Date

charles.turner@landscapeworkshop.com



May 18, 2026

Contract No. -
266612

Springwood II HOA - Pinellas Park, FL

- In front of residence 10201 Larchmont Place,
- Clean/shape front Magnolia tree.
- Behind residence, Remove tree and stump.
- Haul away all debris.

Total(plus applicable taxes) \$680.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of
Bid:

Thank you,

Customer Signature

Charles Turner

5/18/2026

Charles Turner

7276856626

charles.turner@landscapeworkshop.com

Date



May 21, 2026

Contract No. -
266620

Springwood II HOA - Pinellas Park, FL

- Residence 5427 springwood blvd,
- Remove tree and grind stump.
- Haul away all debris.

Total (plus applicable taxes) \$865.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of Bid:

Thank you,

Customer Signature

Charles Turner

5/21/2026

Date

Charles Turner

7276856626

charles.turner@landscapeworkshop.com



May 21, 2026

Contract No. -
266635

Springwood II HOA - Pinellas Park, FL

- Behind Residence 5440 Lemon tree,
- Remove 4 trees/ grind 5 stumps.
- Haul away all debris.

Total(plus applicable taxes) \$1,350.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of
Bid:

Thank you,

Customer Signature

Charles Turner

5/21/2026

Charles Turner

7276856626

Date

charles.turner@landscapeworkshop.com



May 18, 2026

Contract No. -
267554

Springwood II HOA - Pinellas Park, FL

- Across from 10214 Larchmont Place,
- Remove dead oak.
- Grind 1 stump.
- Haul away all debris.

Total(plus applicable taxes) \$1,500.00

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

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Acceptance of
Bid:

Thank you,

Customer Signature

Charles Turner

5/18/2026

Charles Turner

7276856626

Date

charles.turner@landscapeworkshop.com



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May 19, 2025

Prepared By: Hugo Garcia

Wall Repair

Springwood Villas 2
10440 Azalea Park Dr.
Pinellas Park, Fl
33782

PREPARED FOR

James Myrthil

Ameri-Tech Community Mgmt.

24701 Us Hwy 19 North

jmyrthil@ameritechmail.com

7325 Ulmerton Road, Largo, Florida 33771

727-442-5062 Fax 727-441-2831



A site visit was performed to inspect your repair needs. All labor, materials and supervision will be provided for the following scope.

Scope: Perimeter Wall Repair:

: Upon inspection of the perimeter wall I found about 15 sections of wall to be leaning inward toward the homes. It is a safety concern of wall being able to collapse.

: Recommendation is to remove and rebuild those 15 sections of perimeter wall.

: Stucco removal and replacement with a new stucco system approximately 4,200 Square Feet incudes both sides of the perimeter wall @ the 15 sections. 4,200 Square Feet @ \$18.50 Per SQ FT= \$77,700.00

: Block wall removal and replacement in 15 of leaning locations is approximately 330 Linear Feet of damaged blocks. 330 Linear Feet @ \$220.00 Per LF= \$72,600.00

: Prime & Paint both sides approximately 4,200 Square feet @ \$3.00 Per sqft= \$12,600.00

: Dump Fees will be billed at cost plus 15%.

: Labor & Materials is included in pricing.

: Vegetation will need to be removed as well as any outside home decorations.

Disclosure: If any other sections get compromised during Demo a change order will be provided for approval for additional work.

No Permit is needed.

PROJECT PRICING:

For all services performed by contractor, Owner will pay Contractor the specific price based on the **\$151,560.00** A Deposit in the amount of **35%** is due and payable upon execution of this contract with draws at each weekly billing cycle with final balance due upon completion.





Progress draws will be billed as outlined for any project that has a continuous term of 30 days or more, holding the 10% retainage for final completion. Payment draws are due within fifteen (15) days of issue date. The final retainage payment will be due ten (10) days after substantial completion of the project. Substantial completion, as used herein, shall be defined as that time when construction is completed. If corrective or repair work remains to be accomplished by the Contractor after the project is ready for occupancy, the Contractor will perform such work within a reasonable time and the Owner will not withhold payment pending the completion of such minor work. Payments not timely made shall accrue interest rate of 18% per annum until fully paid. Once final payment is received, any manufacturer warranties, implied warranty, close-out documents and or final lien releases will be issued. Warranty becomes valid upon final payment with effective date being day of project completion.

EXCLUSIONS & CLARIFICATIONS:

- Pre-Construction meeting will be held to go over any safety concerns we have along with any safety drills or directives we need to follow while working on the property.
- Owner to supply power, water and access to complete repair scope.
- All other repair surfaces or substrates, except scope specified. With the exceptions of unit cost work for added repair needs.
- Unforeseen Conditions, Hidden Damages or additional work, will be approved in writing unless a life safety or emergency condition requires removal, closing or support to prevent further damage or risk, the repairs will be approved in writing and the emergency work performed will be billable under the labor and material T&M rate. In most cases these unforeseen repair needs are structural internal repair needs that require work to stop until Engineer design can be produced for both repair pricing and permit revisions. These damages may require temporary protection and / or shore support. In many cases, equipment such as scaffold, lift or swing stage is in place to perform the original repair. The temporary protection will be billed for labor and required materials under our \$75.00 T&M rate along with equipment rentals at \$100.00 per day for added rental cost. Equipment may need to sit until remedy and permits allow project production. Equipment can be removed and re-installed billing labor rates and delivery and pick up fees charged to contractor
- Porta potty, dump fees, asbestos testing, structural drawings and rental equipment will be addition when scope requires. All billed for cost and services plus 26% as issued to contractor.
- Permits will be billed for cost plus 350.00 service fee to process application, deliver to building department and record documents.
- Demobilization & Remobilization may be required due to unforeseen weather such as a hurricane or a repair / event that requires work to pause will be billed for labor and equipment cost to remove and replace equipment. Time will be logged.
- All unit cost pricing for additional work and discoveries billed for value plus 26% to cover handling, billing and supervision.
- Specialty rigging required to safely reach repair, scaffold, swing stage or lift, containments, overhead & general protection, life safety access equipment or shore post and supports, when



required for unit cost repairs or change order work, such as liner foot, square foot or T&M repair rates known as unit cost work, will be billed for equipment cost and logged labor time at \$75.00 per man hour to set up and move rigging. If Equipment is already in place for a fixed price scope, changes orders, additional workmanship, Engineer inspections, water testing or discovery work will be billed 100.00 per day to cover the added cost for rentals equipment or the added monthly fee which ever is less costly. Labor to move equipment or containment as well as staff needed to run equipment for inspections, testing or discovery will also be billed the at \$75.00 per man hour.

- Asbestos report is required by law to get permits and to make any masonry repairs. Not having one can result in large fines. If you do not have one, we can recommend a testing company for you.
- Materials cost changes due to Tariffs or material shortages may result in additional charges.
- Company Signage is required and will be put on your project.
- Projects have daily logs, digital time clocks and photo documentation.
- Non-payment, scope requires additional loans, payment plans or pause to project for additional funding may require a lien to be in place until all debts are satisfied

EXTRA WORK

Should Owner, construction lender, or any public agency or inspector direct any modification of or addition to the work covered by this Contract, the cost shall be added to the contract price. However, if extra work is performed pursuant to verbal direction of Owner or Assigned Representative, the Contractor is entitled to be paid for such extra work, whether or not the extra work order is reduced to writing.

TIME FOR COMPLETION OF WORK

Contractor & Owner will agree on start date. Contractor will commence work and shall use its best efforts to complete the work in a timely manner subject to permissible delays. However, no damages for delays in the completion of the work shall exist in favor of Owner.

PERMITS, CHARGES AND EXACTIONS

Owner will provide and pay for all necessary engineering and testing reports, building permits as well as bonds, assessments, hookup chargers, financing fees, facility fees, and exactions of utilities and public agencies that are imposed to pay facilities costs. These costs are in addition to the price set forth in Paragraph Four herein unless specifically designated in this Agreement to be included.

LABOR AND MATERIAL

The Contractor shall pay all valid charges for labor and material incurred by Contractor and used in the construction of the project. Contractor is excused from this obligation for bills received in any period during which the Owner is in arrears in making payments to Contractor.



DEFAULT

If Owner should default in any of its obligations under this Contract, Contractor may recover, as damages, either the reasonable value of the work performed by Contractor, or the balance of the Contract price plus any other damages sustained as a result of Owner's default.

DELAY

Contractor shall be excused for the delay in completion of the contract by Acts of God, acts of the Owner, inclement weather, labor trouble, acts of public agencies, inspectors, or public utilities, extra work, failure of the Owner to make progress payments promptly, or other contingencies unforeseen by Contractor and beyond the reasonable control of Contractor.

ATTORNEY'S FEES

In the event of litigation arising out of this Contract or the performance thereof, the court will award reasonable attorney's fees to the prevailing party. It is understood that both sides are to give up the right to a jury trial. Both sides agree to have a judge decide contract disputes. "To the full extent permitted by law, the parties hereby express and knowingly waive any right to jury trial they may have for all causes, claims, and issues in any way relating to or directly, indirectly, wholly, or in part, arising from the contract."

RIGHT TO STOP WORK OR TERMINATE CONTRACT.

Contractor shall have the right to stop work if payments are not made when due under this Contract and may keep the job idle until all payments have been received. In the event any payments dues hereunder are past due for a period exceeding fourteen (14) days, Contractor may declare a material breach under this Contract and terminate all further performance hereunder. At such time, Contractor shall be entitled to all damages set forth in the Default provisions hereunder or otherwise allowed under Florida Law.

DEMOBILIZATION / REMOBILIZATION

This work is being performed for the Owners benefit and at the Owners risk regarding inclement weather. Any mobilization or demobilization expenses and any exterior protection of building areas exposed during process of work due to hurricanes and other atypical inclement weather would be chargeable on a time and material basis."

BINDING OF SUCCESSORS.

All of the provisions of this contract will be binding on the assignees, successors, parent companies, and subsidiary companies of both parties. If either party is acquired by a corporation through purchase, merger, or consolidation, the provision of this Contract will be binding on the successor or surviving corporation.

INDEMNIFICATION

Contractor shall indemnify and hold harmless the property owner, the property management company from and against all claims, damages, losses, judgments and expenses including, but not limited to, attorney's fees in litigation, arising out of or resulting from the Contractor's performance under this Agreement, or in violation of this Agreement, within the limitation or exclusion of the contractors insurance policies when caused in whole or in part by any negligent act or omission by anyone directly or indirectly employed by the Contractor or anyone for whose acts the Contractor may be liable.



GOVERNING LAW. This Contract shall be interpreted and governed by the laws of the State of Florida. Venue for any litigation arising hereunder shall be exclusively in Pinellas County, Florida and each party hereto hereby waives any and all rights it may otherwise have to selection of venue.

DEFENSES TO ENFORCEMENT OF CONTRACT AND RIGHT TO CURE.

No claim or set off shall be allowed or made by Owner to Contractor based on any claim, including an alleged breach of Contract, delay, breach of warranty, claims, for deficient workshop materials or other claim arising hereunder until thirty (30) days have elapsed following the furnishing to Contractor a written notice as provided herein. Said written notice shall set forth, in detail, the alleged claim, defect or breach and the remedy requested. Said notice shall be furnished to Contractor at the address set forth herein, via certified mail return receipt requested. The thirty (30) day period shall begin to run upon receipt of said Contractor. During said thirty (30) day period, Contractor shall have the opportunity to address or cure any such claim and Owner shall provide access and full cooperation in the resolving of any such claim. In the event such notice is provided, as set forth herein, prior to the time of a scheduled draw payment or final payment, no defenses or setoff to such payment shall exist.

Should any provision or portion of this Agreement be adjudged invalid, illegal, unconscionable or in conflict with any law of the State of Florida, the validity, legally and enforceability of all remaining provisions and portions of this Agreement shall not be affected or impaired thereby.



PAINTING RESTORATION ROOFING

www.MunyanRestoration.com

(877) 442-5062

Approved and Accepted by Owner or Authorized Owners Representative

Legal Registered Name of Property: _____

Owners Name (Please Print)

Date

Signature

Contractor Approval: MUNYAN RESTORATION, WATERPROOFING & PAINTING SERVICES OF TAMPA BAY, INC.

Owners Name (Please Print)

Signature

Hugo Garcia,
Project Manger
hugo@munyancontractor.com,
727-263-9491



Building Envelope
Consultants & Structural Engineers

RJH & Associates, Inc.
12590 Emerald Coast Pkwy., Unit B
Miramar Beach, FL 32550
Tel: (850) 608-6221

March 2nd, 2026

James Myrthil, CAM
Ameri-Tech Community Management

**Reference: Document Development and Quality Assurance – Wall Project
Springwood Villas II, Inc.
10440 Azalea Park Dr, Pinellas Park, FL 33782**

Community Description: This community is comprised of villas and single-family homes located at 10440 Azalea Park Dr, Pinellas Park, FL 33782. There are 219 total units

Dear Board of Directors,

RJH & Associates, Inc. (RJH) is pleased to submit this Proposal to provide Engineering Services for the above referenced project. RJH proposes to perform the following services in a professional manner and in accordance to standard principles and practices.

The project includes review of drawings, photos, and any other pertinent documents, an initial site assessment, the development of a Scope of Work, and technical specifications and drawings for bid purposes as well as Quality Assurance for the above mentioned project.

SCOPE OF WORK

Document Development and Quality Assurance – Wall Project

Document Development

Document Review & Site Assessment

RJH will begin this project with a review of past documents, including but not limited to architectural drawings, previous Engineering reports, Reserve Study reports and any other pertinent documents made available to RJH.

RJH will conduct a visual site assessment to help determine causation and potential remedies for the wall deficiencies.

Document Development: RJH will develop Construction Documents for the project.

RJH will provide Engineering and Consulting services to develop a Scope Of Work and drawings for the above mentioned project.

RJH will develop Procurement and Contracting Requirements (Division 00) and General Requirements (Division 01) for the Project. These documents include:

- The Invitation to Bid, Instructions to Bidders and Bid Form
- Samples of the Agreement Form (AIA A101-2017), General Conditions (AIA A201-2017) and

a draft Supplementary Conditions (Section 00 72 00) for review and modification by the Owner. The Engineer does not prepare construction agreements or conditions.

- Summary of Work, Price and Payment Procedures, Administrative Requirements, Quality Requirements, Temporary Facilities and Controls, Product Requirements, Execution and Closeout Requirements, and Performance Requirements.

RJH will develop Technical Specifications (Divisions 02-48) for the Project as determined necessary by the Engineer. RJH will develop Drawings, including plans and details for the Project as determined necessary by the Engineer.

These Documents will be signed and sealed by a professional engineer, licensed in the State of Florida. The contractor awarded the contract will be able to use the documents for permitting and performing the project(s).

Quality Assurance

RJH will perform Quality Assurance services for this project outlined in our technical specifications. Our scope of work is defined below;

Once construction has commenced, RJH will provide 3rd party Quality Assurance construction observation of the construction. We will provide one site visit per week throughout the Project during normal construction operations to review the work in progress. While the construction and work are ultimately the responsibility of the contractor, RJH will perform observations to observe that the contractor is performing the work in accordance with the specifications set forth in its contract with Client, and the manufacturer's installation instructions. Reports of each site visit will be provided to the Client, presenting such findings and conclusions as RJH may reasonably make with the information gathered while performing its observation. RJH will also regularly meet with the Contractor and Client's Condominium Manager or designated Owner's Representative for scheduled progress meetings throughout the duration of the project. These can be held via Zoom or other electronic means, to accommodate all parties.

PROPOSED FEE

Please check the boxes next to the services selected below:

	Service	Total Cost
Engineering		
<input type="checkbox"/>	Site Assessment Document Development	\$6,295
<input type="checkbox"/>	Full Wall Assessment and Report	\$2,950
<input type="checkbox"/>	Quality Assurance	\$2,745 per week
<input type="checkbox"/>	<i>BUNDLE & SAVE: If the Board selects multiple services, a 5% discount will be applied to ALL services selected</i>	

The pricing provided above is valid for 60 days.

Lump sum due within 10 days of report delivery.

Any additional services not included in the proposal requested by the Association will be performed under our hourly fee schedule plus expenses to include travel (portal to portal) requested by the client in reference to this project:

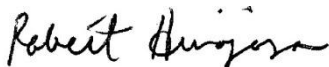
2026 RJH Standard Hourly Rate Sheet	
Title	Hourly Rate
Principal Partner	\$360
Senior Associates	\$300
Senior Project Manager/Project Engineer	\$230
Project Manager	\$210
Project Coordinator	\$180
Field Technician	\$160
Drafting Services	\$120
Administrative Services	\$90

We plan to provide our services in accordance with the proposed Standard Terms & Conditions of the Contract.

AUTHORIZATION/SCHEDULE

RJH will begin work on the project immediately upon receipt of your written authorization. We trust this Proposal is satisfactory, and we look forward to assisting you. We understand that the site visits will be coordinated through RJH, and your assigned representative.

Sincerely,



RJH & Associates, Inc.

Robért Hinojosa, PE, RRC, RWC, REWC, RBEC, MBA
Chief Executive Officer

Accepted By,

(Signature)

(Typed or Printed Name)

(Title/Company) (Date)

STANDARD TERMS AND CONDITIONS

1. RJH is being engaged by the CLIENT to render professional services involving aspects of design, construction observation and consulting.
2. RJH will perform its services in accordance with the standard of care and normally practiced by recognized professional firms in performing services of similar nature. CLIENT expressly acknowledges that RJH makes no other warranties or guarantees, expressed or implied, regarding the services set forth herein.
3. RJH will provide CLIENT with documents in connection with the services performed. The documents developed, and the scope created will present such findings and conclusions as RJH may reasonably make with the information gathered while performing its services. In preparing the report, RJH may review and interpret certain information provided by the CLIENT or by third parties.
4. No claim may be brought against RJH in contract or tort more than two (2) years after the Services were completed or terminated under this engagement.
5. The total liability in the aggregate arising out of or in any way related to Consultant's services, the project, or this Agreement shall not exceed the total compensation received by Consultant under this Agreement. The Agreement cost is predicated on this limitation of liability.
6. A fully executed copy of this proposal along with receipt of the retainer will be required prior to scheduling services. A signature block has been provided. All invoices are due upon receipt. Invoices are sent monthly for services rendered throughout the process and payment is **not** to be held during work progress. All invoices that are unpaid after 30 days are subject to interest charges of 1.0% per month and related collection expenses.
7. Travel is to and from the TX, NC, FL, or ON office. Expenses will be charged as reimbursable with a 10% administration fee and mileage at the rate of \$0.78 per mile.
8. For projects that span more than one calendar year, RJH reserves the right to update and/or revise our fees/rates, regardless of when the proposal is executed.
9. Should the CLIENT not hire RJH to perform Construction Administration for this project, the client agrees to hold harmless and indemnify RJH & Associates, Inc. its directors, agents and employees against any, and all claims, suits, judgements, damages, losses, and expenses including reasonable legal fees and costs arising from the work performed on this property regarding this project.

PROPOSAL



Stephen Prinkey, CPI FL Lic# HI8985

Proposal# 0326202601

SUBMITTED TO: Springwood Villas	PHONE: 727-726-8000 ext. 273	DATE: 03-26-2026
STREET:	JOB NAME: Wind Mitigations and Roof Certifications	
CITY : Pinellas Park, FL 33771	JOB LOCATION: Pinellas Park, FL 33771	

<p>We propose to perform wind mitigation and roof evaluation inspections and provide State approved inspection reports of such for 219 properties which consist of 144 stand alone units and 75 attached villa units located at Springwood Villas, Pinellas Park fl 33771 for the sum of \$14,235, which equates to \$65.00 per unit.</p> <p>Customer is to provide a database of Names, Addresses, Emails and phone numbers for all unit owners. Customer is to alert/schedule with residents as to inspection dates and times (9:00am - 4:00pm).</p> <p>15-20 inspections can be performed per day which equate to approximately 15 work days that (may include weekend days if necessary) All reports should be complete within 30 days of the final property inspection.</p> <p>Payment schedule is to be:</p> <p>20% Deposit - \$2847 Midway draw when 100 unit reports are complete - \$5,000 Total balance of \$6388 is due upon furnishing of remaining reports.*</p> <p>*If some reports can not be completed for reasons beyond my control, such as absent residents, uncooperative residents etc. final payment is still due, but payment for missing or incomplete reports will be deducted from the final payment until such reports can be rescheduled or completed.</p> <p>Signature: _____ Date of Acceptance: _____</p>	
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220 Miracle#221
Coral Gables, FL 33134
P:(786)-875-9745

Date: Jan 6, 2026

Re: Springwood Villas II's 153 buildings

South Florida Inspectors is pleased to present our proposal for Commercial Insurance Wind Mitigation Inspection Reports.

153 Buildings - Regular Price \$22,500
\$147 each building

Due to the project volume, the discounted rate is \$63 per building. Any additional smaller structures, such as a clubhouse or security house, will be included at no extra charge.

Discounted Total price \$9,750

REPORT TURNAROUND TIME:

Within 24 hours after your inspection is complete.

REPORT DELIVERY:

Digital copy: Delivered via email.

BUILDING ACCESS:

100% access to the entire property on the day of inspection is required.

Examples: electrical rooms, boilers rooms, equipment rooms, utility rooms, common areas, and living/work spaces.



220 Miracle#221
Coral Gables, FL 33134
P:(786)-875-9745

PAYMENT TERMS:

100% Payment is due prior to inspection for contract amounts up to \$5000.00.

50% Payment is due prior to scheduling inspection for contract amounts above \$5,000.00, and the remaining 50% difference upon report delivery.

TIME PERIOD:

This Proposal is valid for a period of thirty (30) business days.

RESERVED RIGHT:

The fee quoted herein is largely based on preliminary project information furnished by the client. South Florida Inspectors reserves the right to revoke said proposed fee if new information with a significant impact on the scope of work becomes available after a contract agreement has been reached.

Please do not hesitate to contact me with any questions.

Sincerely,
Danny Nieves

SIGNATURE

DATE



PROPOSAL FOR SERVICES

KNOW THE VALUE, SECURE THE FUTURE

Smart Planning for Policy Renewal



Prepared for:

SPRINGWOOD VILLAS II, INC.
10440 Azalea Park Dr et al
Pinellas Park, Florida 33782

Your Account Manager:

Maristela Gonzales | Customer Support
Prestar Services – Insurance Appraisals
954 342 6552 | maristela@prestarservices.com
1700 66th St. N Ste 105 | St. Petersburg | FL | 33710

November 7, 2025

Your quote:

Name / Description	Price
Wind Mitigation - New one hundred fifty-five residential buildings and a clubhouse	\$35,587.60

Total **\$35,587.60**

If Selected: Number of buildings to be included in Wind Mitigations: 156

Please see full descriptions of these products on last page. To order an insurance appraisal, please contact our office for pricing.	<u>Number of Buildings</u>	<u>Price</u>	<u>Total</u>
Additional Services : <input type="checkbox"/> Electrical Inspection (\$350.00 per Building) Inspection of Electrical for Citizens of Florida	156	\$350.00	\$54,600.00
<input type="checkbox"/> Roof Certification and Condition Certification (\$350.00 per Building) Determine the condition, life expectancy, recommend needs and overall condition of the systems evaluated.	156	\$350.00	\$54,600.00
			\$0.00

Total Amount You will Need to Pay: \$35,587.60

(Total Price may be inaccurate if printed)

Please accept our proposal today.

By signing, you are agreeing to the disclaimers and limitations on the last page of this document. We are offering our services to prepare insurance documents for the above named property to assist in underwriting insurance coverage.

We appreciate your prompt attention to initiating the payment. Barring unforeseen circumstance the inspection will commence, and the report will be completed within 20 business days of acceptance of this proposal.

Standard processing time is 20 business days, if you have other requirements, call our office.

Proposal accepted on: _____

SPRINGWOOD VILLAS II, INC.

10440 Azalea Park Drive et al, Pinellas Park, Florida 33782

Please complete the areas below to avoid report delays.

We appreciate your prompt attention to initiating the payment. We will begin our work immediately. Your total payable amount is: \$35,587.60

If we must use the services of a collection agency and/or an attorney to collect this account, you, our client, will pay all costs of collection which we may incur, including all attorney's fees, and all court costs.

By:

Name: _____

Signature: _____

Email: _____

Title: _____

Phone: _____

We will reach out to the inspection contact prior to your inspection. Once you are assigned an inspector, you will be contacted to gain valuable information about the property.

Inspection Contact Name: _____

Contact Title: _____

Contact Telephone: _____

Contact E-mail Address: _____

Email to Send Invoice to: _____

Prestar Approval

Signed proposal received by Prestar, LLC. and executed on: _____

Signature: _____

Title: _____

Disclaimers, Limitations and Definitions of this Agreement:

Prestar Services assumes no liability for items not specified or requested in the appraisal report. After receiving our report, you are responsible for reviewing it thoroughly. Please report any issues or inconsistencies within 15 business days.

Authorized Signatories

Only Board Members of the Corporation or other authorized signers, such as property managers, can sign this document. Insurance agents are not authorized to sign on behalf of the insured. Failure to comply will be considered fraud, and work will be discontinued.

Payment Terms

We will begin working on your report immediately upon contract signing. You agree to complete payment within 20 business days of the contract being signed.

Extension Agreement for Citizens

If your insurance carrier, like Citizens Insurance, requires an inspection and there's a risk of policy cancellation, an "Extension Agreement" or "Extension of Time to Complete Inspection" can be provided. Please submit this signed document to your insurance agent for an extension when necessary.

Insurance Appraisal

An insurance appraisal ensures that you have sufficient coverage in case of a loss event. The values in the report are accurate only as of the report's issue date. Fluctuations in material and labor costs over time could alter these values, and you acknowledge this by signing this agreement that you agree that we are not liable for significant increases or decreases in value that occur after the date of this report.

Wind Mitigation

Upon request, a Florida Building Code Mitigation Affidavit will be prepared, limited to Miami-Dade, Broward, and Palm Beach Counties. This document certifies various factors related to the building's resilience against wind and will be signed by a Florida resident Licensed General Contractor.

Law and Ordinance or L&O

This type of insurance coverage protects you against the costs of adhering to local building codes and ordinances after a loss event. It can help cover the costs of required repairs or upgrades to meet current building standards.

Roof Certification Forms and Inspections

A Citizens Roof Inspection Form is a key document used to assess the state of your roof. Completed by a qualified inspector, this form is crucial for determining your insurance eligibility and any policy conditions.

As always, if you are unsure of which items should be included for your property, consult your insurance agent for advice.



LAND PRECISION CORPORATION

2683 Sunset Point Road, Clearwater, FL 33759

727-796-2737

www.landprecision.com



A Certified Women Business Enterprise (WBE) & Small Business Enterprise (SBE)

Thursday, April 9, 2026

PROPOSAL#: P-26-0149 SPS SPRINGWOOD VILLAS II

Terri Wood
Springwood Villas II Inc.
C/O CMR INC
24701 US Hwy 19N Suite 102
Clearwater, FL 33763

Sent via e-mail: twood.springwood2@gmail.com

RE: Boundary Survey

Project Name: Boundary Survey to determine Property Lines.

Project Address: 10440 Azalea Park Dr.
Pinellas Park, FL 33782

Legal Description: OR BOOK H7 PAGE 4 & BOOK 23 PAGE 32

Parcel ID #: See Attached Parcel GIS Map

Contents: Addendum; Rate Schedule; GIS Map; and any Applicable Exhibits

Number of Pages: 2

Dear Terri Wood

Pursuant to the request for proposal (RFP) please accept this proposal for the performance and completion of a Boundary Survey for the above-described project / property. The property is identified utilizing the parcel cards according to the public records of the County Property Appraisers website, (see attached GIS Map.)

The Boundary Survey shall meet the Standards of Practice (SOP) in accordance with Chapter 5J-17 Florida Administrative Code. It is not intended to meet A.L.T.A. / N.S.P.S. standards. The boundary corners shall be found, verified and or set utilizing the legal description of record via the County Property Appraisers website and/or as provided by the client. The boundary will be re-established and corners found and/or set. In addition, the location of above ground

observable evidence of improvements within the property and the fronting right of way shall be mapped and shown on the survey sketch. This includes any existing building, parking w/ striping, sidewalk, signage, drainage features (ponds, inlets), water and sewer, etc. Easements protracted in accordance with plat(s) and/or recorded documents provided prior to completion of survey.

The Survey product will be a professionally prepared drawing prepared utilizing CADD (dwg) plotted to scale on appropriate size / format media. Upon completion, a digitally signed and sealed PDF copy of the survey will be provided along with invoice for COD payment. Plotted copies of the Boundary Survey will be signed and embossed upon request thereafter.

The Cost to Prepare the Boundary Survey:

\$9,350.00

CONDITIONS AND TERMS

The estimated time frame needed to complete the survey is approximately 4 weeks from receipt of executed agreement unless otherwise stated herein. Efforts will be made to complete the survey expeditiously. Land Precision Corporation will work diligently and will not be constricted by deadlines or be responsible for time or monies lost thereof. Land Precision Corporation is not responsible for unforeseen or unknown complications or delays. Fees for services provided shall be based on and invoiced pursuant to this agreement. Any additional work not in the scope of services to be performed shall be invoiced in accordance with Schedule "B" or as agreed prior to. Copies of any and all available data (previous surveys, site plans, etc.) must be provided prior to commencement of services. Any Prints, reproductions and filing fees, mileage, or other out of pocket expenses as are not included in the above fees and shall be billed in addition to the lump sum fee on the invoice. Invoice(s) will be submitted upon completion of survey (or partial completion for ongoing or delayed projects) and payment shall be due upon receipt and shall be considered delinquent after thirty (30) days. Client is to make necessary arrangements to comply. It is agreed and understood by signature herein and by the associated "Letter of Indemnification" that the liability of Land Precision Corporation is limited to and shall not exceed the compensation received. Lack of any condition(s) or provision(s) of this contract may affect the scope of services, time frame and prices thereof. Any arrangements or consideration other than stated herein must be agreed and written herein. LPC has current insurance policy coverage that meets the normal standard for the industry. This includes Professional and General Liabilities.

Please review this quote for completeness and upon your consent or the consent of the party responsible for payment, sign as indicated and return a copy as soon as possible. Thank you for the opportunity to present this proposal.

Sincerely:
The Estimating Team

Acceptance / Acknowledgement:

Date: _____

Client Signature: _____

Print name: _____

Firm Name: _____

Title: _____

Contact information (other than shown herein): _____



LAND PRECISION CORPORATION

2683 Sunset Point Rd. Clearwater, FL 33759

727-796-2737 / fax 796-3326

www.landprecision.com



A Certified Women Business Enterprise (WBE) & Small Business Enterprise (SBE)

LAND SURVEY PROPOSAL ADDENDUM

P-26-0149

Date: 4/9/26

Special Conditions:

I THE COMMON BOUNDARY LINES:

The objective of the professional services agreement is to provide a Boundary Survey of three specified westerly boundaries within the Springwood Villas II Complex. Map the improvements along this multi-leg alignment. In doing so, show in obvious boundary conflicts with adjoiners.

The improvements focus on the current / existing fence alignments and any occupation of improvements whether evidence appears to encroach or not.

Access onto adjoiners is certainly needed. Client to assist as needed. The Pinellas School Board will involve registering the survey team in advance of initial site visit. All site visits are to be scheduled with the school administration and may require school assign chaperone. Other adjoiners may not be an issue. In the event they is issue client to assit in gaining such access as a liaison to the survey team.

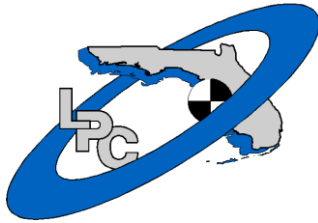
The boundary lines that are to be surveyed are shown on the attached four Survey Exhibits.

II THE SURVEY:

The survey shall show the boundary lines as determined by the Project Licensed Land Surveyor of LPC. A generic description of these boundary lines shall be identified on the sketch. The CADD drafting shall provide for the sketch of survey that shall meet the S.O.P. standards.

A PDF digitally signed and sealed shall be provided. Payment for these services, as outlined in this agreement, is expected to be paid COD. Invoice can be provided in advance to allow for processing time accordingly.

Upon payment, and request up to 5 full size scaled paper plotted copies shall be provided.



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A Certified Women Business Enterprise (WBE) & Small Business Enterprise (SBE)

Schedule of Rates Effective January, 2026

Professional / Staff Rates:

Survey Project Mgt., Supervision and Computation Calculations provided support crews prior and during survey by communications via Bluebeam and Trello

PROFESSIONAL LAND SURVEYOR \$ 175.00 hourly

SENIOR SURVEY TECH / CADD \$ 135.00 hourly

SURVEY TECH / CADD \$ 95.00 hourly

CLERICAL SERVICES \$ 75.00 hourly

Survey Crew Rates:

STANDARD EQUIPED CREW

Complete Crew with both Robotic Instrument and GPS (RTK) Instrument technologies supported by optimized survey programs utilizing hand held Ranger. Projects managed on site by crew assigned IPAD with Wi-Fi communications and Bluebeam.

2 Man Crew \$ 260.00 hourly

3 Man Crew \$ 300.00 hourly

SPECIALTY LAND SURVEY OPERATIONS:

DRONE Orthometric Mission Services

Mission Planning

Drone Flight

Post Processing

Total Mission Flight Fee

(excluding field survey control) \$ 3,500.00 per day mission

Miscellaneous Expense Reimbursement:

Out of Pocket Expenses @ cost plus 15%

Reproduction fees @ market cost

Survey stakes, iron rods and materials @ cost plus 15%

Equipment Fee / Rental (Boat, ATV, etc.) invoiced hourly or daily

Note: Survey work required to be performed on Weekends & Nights subject to 1.5 x hourly rates.

SPRINGWOOD VILLAS II COMMON BOUNDARY LINE EXHIBIT BY SECTION REFERENCE

COMMON BOUNDARY

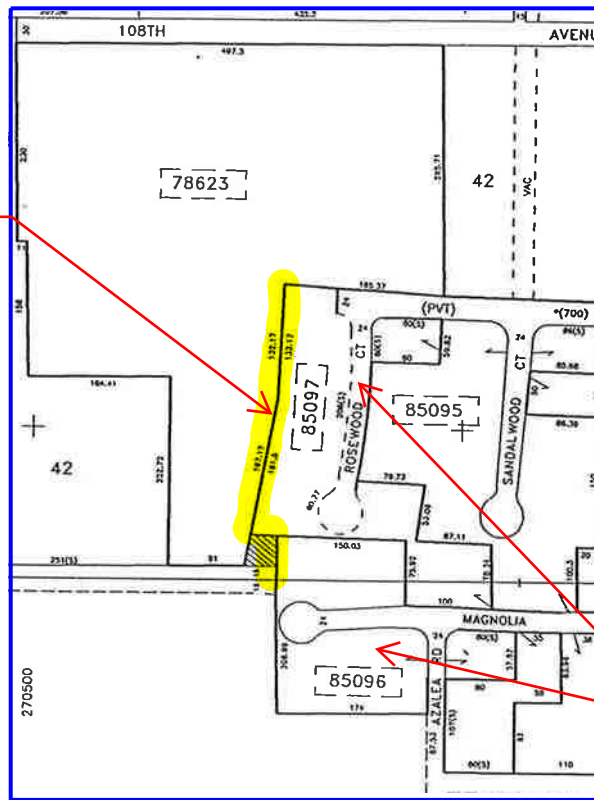
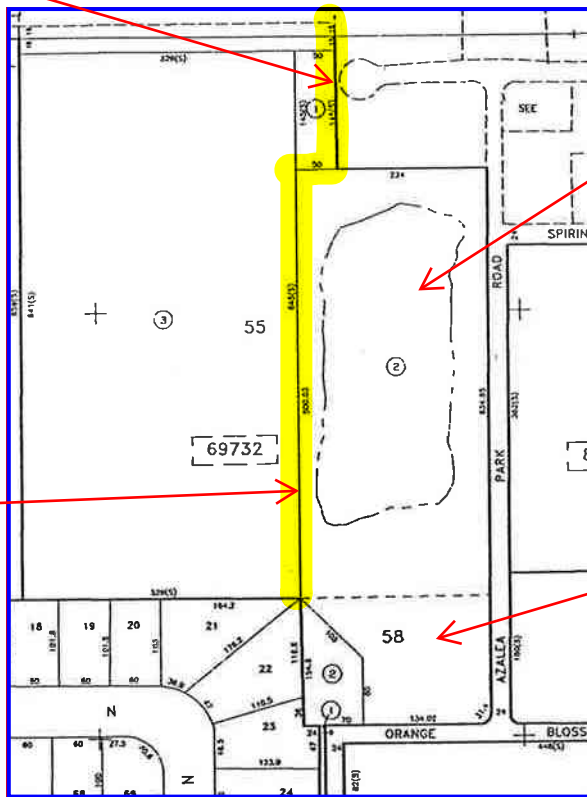


EXHIBIT OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF TOWNSHIP 28 SOUTH AND RANGE 16 EAST

SPRINGWOOD VILLAS II SUBDIVISIONS

COMMON BOUNDARY



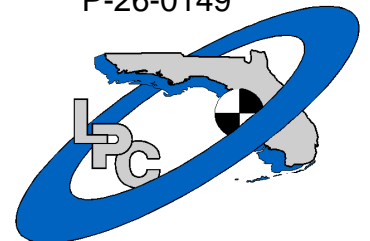
SPRINGWOOD VILLAS II DRAINAGE LAKE (NOT PLATTED)

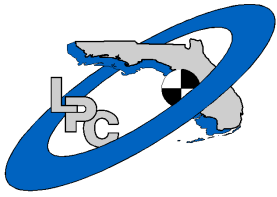
EXHIBIT OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF TOWNSHIP 28 SOUTH AND RANGE 16 EAST

SPRINGWOOD VILLAS II CLUBHOUSE / POOL (NOT PLATTED)

COMMON BOUNDARY

P-26-0149

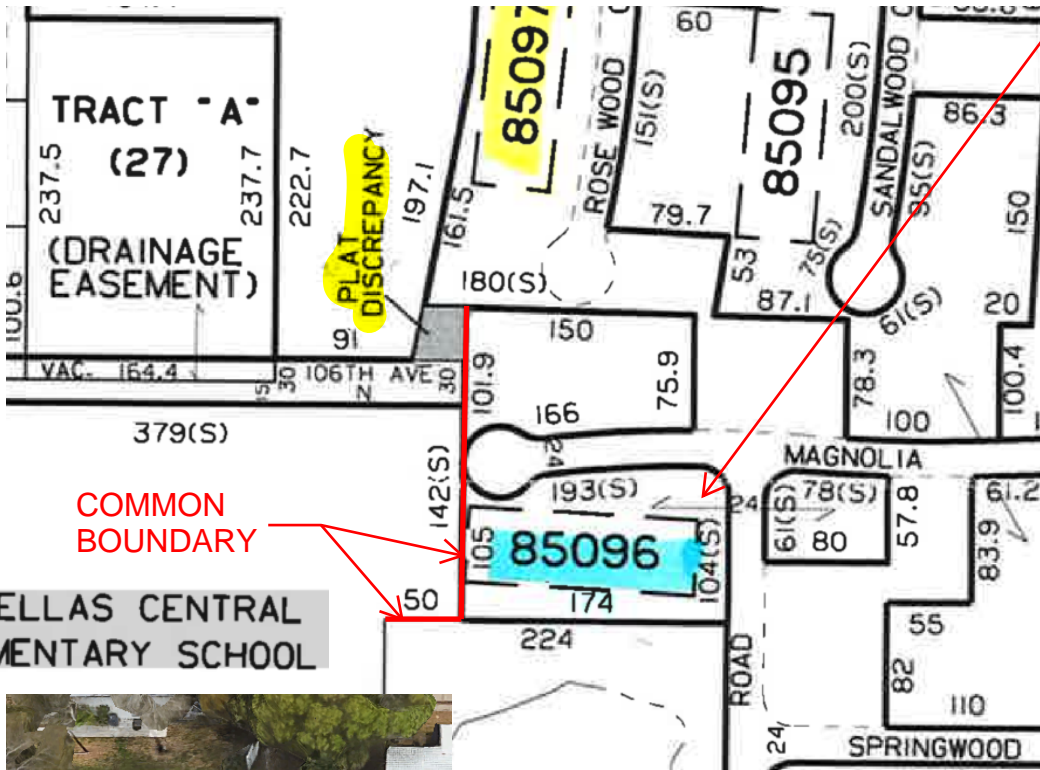




SURVEY EXHIBIT OF COMMON BOUNDARY OF WEST LINE OF SPRINGWOOD VILLAS UNIT 7 NO.2

P-26-0149

SPRINGWOOD VILLAS UNIT 7 NO. 2 PB 27 PG 38



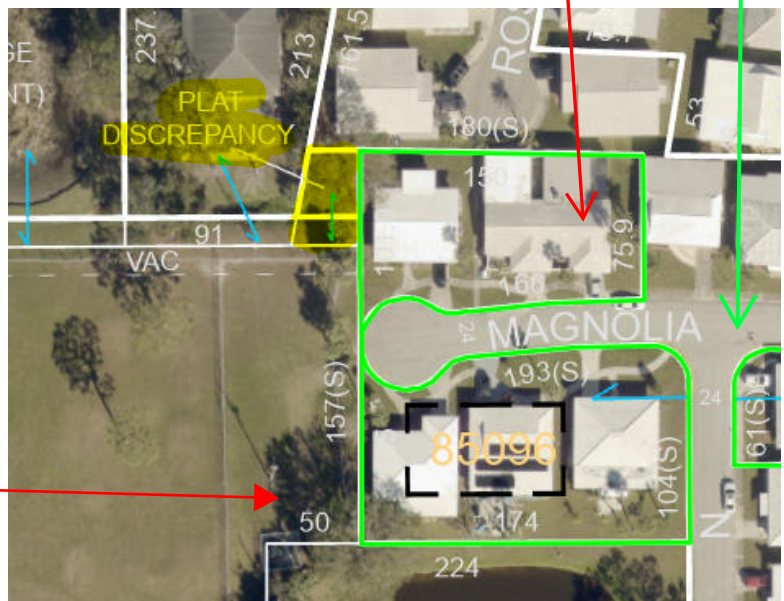
COMMON BOUNDARY

PINELLAS CENTRAL ELEMENTARY SCHOOL



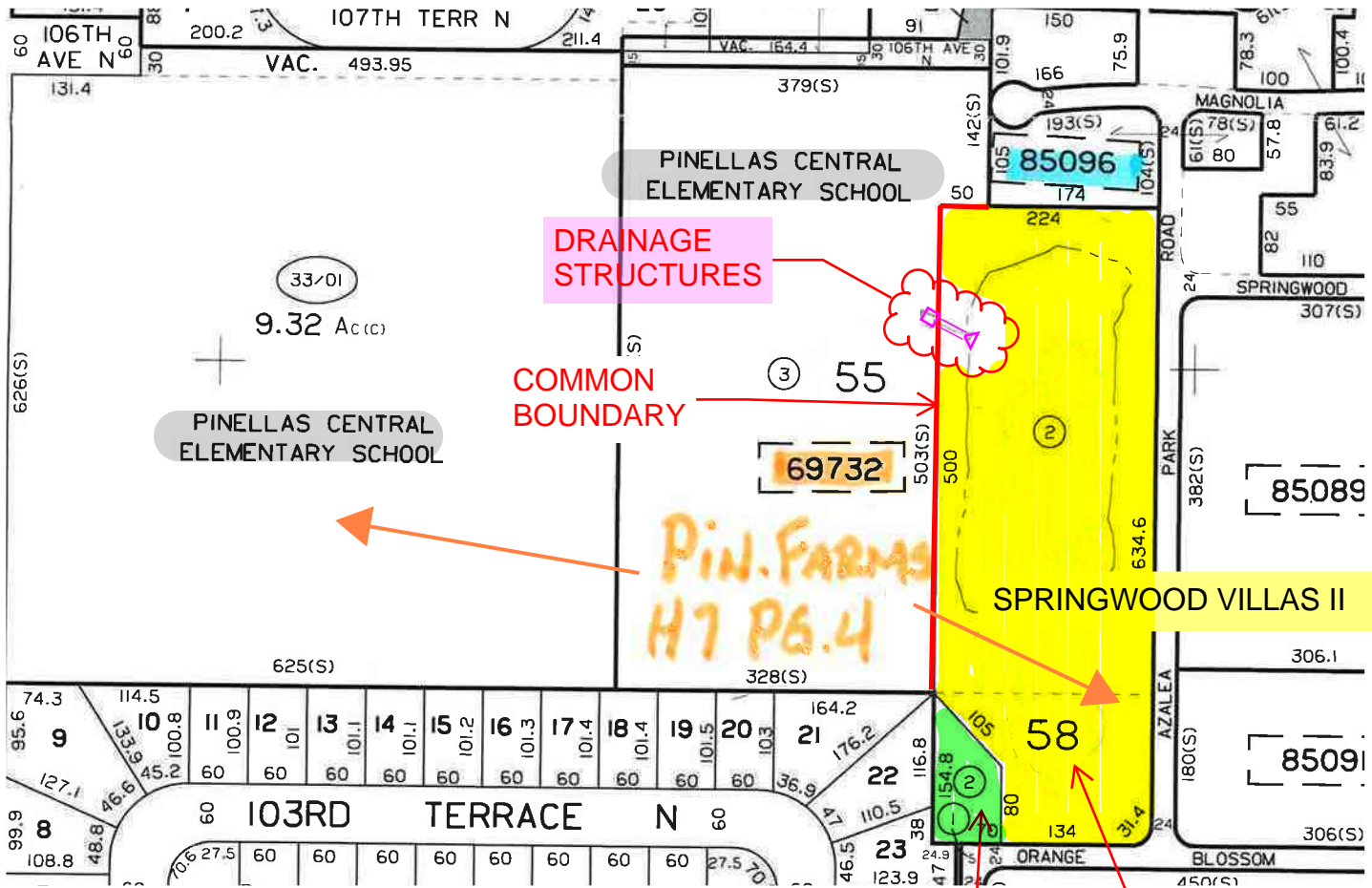
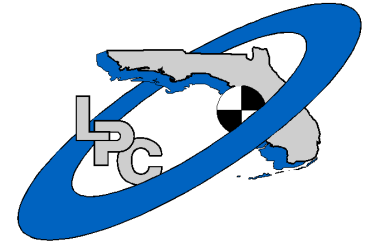
LIFT STATION

COMMON ELEMENTS (NOT RECORDED)



SURVEY EXHIBIT FOR COMMON BOUNDARY OF POND AND CLUBHOUSE POOL PARCEL

P-26-0149



DRAINAGE STRUCTURES

COMMON BOUNDARY

SPRINGWOOD VILLAS II

PINE HAVEN II SUB.
PB 65 PG96

DRAINAGE POND,
CLUBHOUSE AND
POOL PARCEL

16-30-16-69732-300-5502

SPEARATE PARCEL
WITH CLUBHOUSE

16-30-16-69732-300-5802