

PELICAN LANDING CONDOMINIUM ASSOCIATION OF CHARLOTTE COUNTY, INC.
Hurricane Ian Repair Summary

Date	Vendor/Contractor	Description	Amount	Paid with Check #
10/27/2022	Restoration 1 of Tampa Bay	Water Remediation	44,880.00	5615
10/27/2022	Belkay Construction	Contract Down Payment	7,187.50	5616
10/12/2022	Dalton's Landscaping	Hurricane Clean Up	4,500.00	5619
11/4/2022	Tam Bay Construction	Rebuild Contract 30%	26,814.00	5627
11/8/2022	Belkay Construction	2nd Contract Payment	7,187.50	5630
11/26/2022	Absolute Fire and Flood	Mitigation Unit A105	1,581.24	5635
12/8/2022	Petrosino, Armond	Water Remediation	1,950.00	5644
12/1/2022	Belkay Construction	Final Contract Payment	14,375.00	5645
12/15/2022	Ramming, Betty	Hurricane Costs	1,862.80	5646
12/8/2022	Ryan, Betty	Reimburse Deductible	500.00	5647
12/15/2022	Frustaci, David	Hurricane Costs	156.50	5648
12/1/2022	Gasparilla Pools	Hurricane Repairs	1,622.00	5650
12/1/2022	Tam Bay Construction	Rebuild Contract	58,216.00	5656
12/1/2022	Absolute Fire and Flood	Hurricane Repairs Unit F107	9,149.00	5657
12/1/2022	Absolute Fire and Flood	Hurricane Repairs Unit F102	6,985.91	5657
1/6/2023	Isaac, Kathy	Reimburse Deductible	1,000.00	5661
2/3/2023	Belkay Construction	Contract Change Orders 1 and 2	12,050.00	5672
2/1/2023	New Life Well and Pump	Broken Pipe from Skid Loader	275.00	5676
2/7/2023	Belkay Construction	Contract Change Orders 3 and 4	29,900.00	5679
2/23/2023	Welch Tennis Courts	Hurricane Fence Repairs	3,050.00	5685
3/1/2023	Dalton's Landscaping	Hurricane Expense	500.00	5687
3/1/2023	Waterproofing Contractors	Roof Dormer Repairs	27,300.00	5706
4/28/2023	Oracle Elevator Deposits	Elevator Pit Work re: Hurricane	10,704.23	5713
Total Paid as of 4/30/2023			271,746.68	

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5615

63-1572/670

10/27/2022

PAY TO THE ORDER OF Restoration1 of Tampa Bay

\$ **44,880.00

Forty-Four Thousand Eight Hundred Eighty and 00/100*****

DOLLARS

Restoration1 of Tampa Bay
PO Box 6099
Brandon, FL 33508

MEMO

Inv 1865

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5615

Restoration1 of Tampa Bay

10/27/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/25/2022	Bill	1865	44,880.00	44,880.00		44,880.00
					Check Amount	44,880.00

Centennial OP 8221 Inv 1865

44,880.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5615

Restoration1 of Tampa Bay

10/27/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/25/2022	Bill	1865	44,880.00	44,880.00		44,880.00
					Check Amount	44,880.00

Centennial OP 8221 Inv 1865

44,880.00



Restoration 1 of Tampa Bay
 PO Box 6099
 Brandon, FL 33508
 813.605.1624
 admin@resto1tb.com

Invoice 1865

DATE 11/7/2023	PLEASE PAY \$44,880.00	BILL DATE 11/29/2023
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BILL TO
 Pelican Landing Condos
 2700 North Beach Road
 Englewood, FL 34223

SHIP TO
 Pelican Landing Condos
 2700 North Beach Road
 Englewood, FL 34223

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
Water Remediation_Sarasota Water Damage Remediation: Emergency service response PPE for technicians as needed Content manipulation as needed to access affected areas within each condo Containment as needed in each condo unit Protected condo owner contents with plastic during remediation as needed Protected flooring in condo units as needed Remove damaged baseboards Remove damaged drywall & inspect back side for additional damage* Remove wet insulation HEPA vacuum exposed substrate Apply anti microbial to affected area Encapsulation of affected building materials as needed Set, monitor and pick up drying equipment Remove debris to curb Unit A-103	1	2,590.00	2,590.00
Water Remediation_Sarasota Unit A-104	1	2,460.00	2,460.00
Water Remediation_Sarasota Unit A-106	1	2,440.00	2,440.00
Water Remediation_Sarasota Unit A-203	1	1,320.00	1,320.00
Water Remediation_Sarasota Unit A-204	1	950.00	950.00
Water Remediation_Sarasota Unit A-205	1	2,590.00	2,590.00
Water Remediation_Sarasota Unit A-206	1	2,390.00	2,390.00
Water Remediation_Sarasota Unit B-108	1	4,010.00	4,010.00
Water Remediation_Sarasota Unit B-208	1	3,420.00	3,420.00
Water Remediation_Sarasota Unit D-104	1	3,420.00	3,420.00
Water Remediation_Sarasota Unit D-105	1	1,380.00	1,380.00

(CONTINUED ON NEXT PAGE)

ACTIVITY	QTY	RATE	AMOUNT
Water Remediation_Sarasota Unit E-101	1	1,560.00	1,560.00
Water Remediation_Sarasota Unit F-104	1	1,110.00	1,110.00
Water Remediation_Sarasota Unit F-105	1	4,480.00	4,480.00
Water Remediation_Sarasota Unit F-106	1	1,760.00	1,760.00
Water Remediation_Sarasota Unit F-107	1	1,720.00	1,720.00
Water Remediation_Sarasota Unit F-108	1	2,820.00	2,820.00
Water Remediation_Sarasota Unit F-202	1	1,760.00	1,760.00
Water Remediation_Sarasota Unit F-208	1	2,700.00	2,700.00

*If additional damage is discovered during remediation expanding the scope of work, additional charges may apply

TOTAL DUE

\$44,880.00

Invoice due upon receipt

THANK YOU

one off
waiting for
WA 601
-Reg-1/10/08
SP

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5616

63-1572/670

10/27/2022

PAY TO THE ORDER OF Belkay Construction

\$ **7,187.50

Seven Thousand One Hundred Eighty-Seven and 50/100***** DOLLARS

Belkay Construction
1288 Falconcrest Blvd
Apopka, FL 32712

MEMO 10/21/22 25% Deposit on \$28,750.00 Contract

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5616

Belkay Construction

10/27/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/21/2022	Bill	102122 Contract Dep	7,187.50	7,187.50		7,187.50
					Check Amount	7,187.50

Centennial OP 8221 10/21/22 25% Deposit on \$28,750.00 Contract 7,187.50

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5616

Belkay Construction

10/27/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/21/2022	Bill	102122 Contract Dep	7,187.50	7,187.50		7,187.50
					Check Amount	7,187.50

Centennial OP 8221 10/21/22 25% Deposit on \$28,750.00 Contract 7,187.50

CONSTRUCTION CONTRACT

This construction contract (the "Contract") dated this h day of 21 October , 2022 between,
_____ and Belkay Construction, 1288
Falconcrest Blvd Apopka, Florida 32712 (Contractor) for construction of Single family Home.

property address: Owner: Pelican Landings condominiums
Address: 2700 N beach rd Englewood FL

All necessary approvals

Scope of work

BLD A

Wood fascia repair (20 feet)

Metal fascia installation (20 feet)

New Gutter installation(60feet)

Downspout installation (60 feet)

Soffit repair (12 feet)

BLD B

Downspout installation (180feet)

Repair railing

BLD C

Downspout installation(180 feet)

BLD D

Stucco repair and patch

soffit repair13 feet

metal fascia 15 feet

Downspout replacement 40 feet

BLD E

Downspout repair and r replacement (60 feet)

Cubhouse
Soffit and fascia repair (7 feet)

BLD F
Gutter repair 60 feet
Fascia repair 40 feet
Downspout 230 feet

Background

1. The Client is of the opinion that the Contractor has the necessary qualifications, experience and abilities to provide services to the Client.
2. The Contractor is agreeable to providing such services to the Client on the terms and conditions set out in this Contract.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Contract, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually, the "Party" and collectively the "Parties" to this Contract) agree as follows:

Services Provided

1. The Client hereby agrees to engage the Contractor to provide the Client with the following services (the "Services").
 - A. Manage the construction and completion:
Of scope of work above
 - B. Obtain all necessary permits. Maintain all required insurance (including workers comp, general liability and builders' risk), licenses, and documentation for completion of project. Supervise workers and/or perform work to complete the job. Maintain a clean and safe work environment.
Report progress and milestone completion tasks.
2. The Contractor hereby agrees to be responsible for the materials purchased for the project. All administrative parties of the project to include "Client" and "Contractor" will meet bi-weekly to discuss schedule and payment, etc.
3. Building in conforming to the scope provided by the owner and prepared by Belkay construction llc

Term of Contract: see addendum A and Draw schedule

1. The term of this Contract (the "Term") will begin on the date of this Contract and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Contract. The Term may be extended with the written consent of the Parties.
 - A. In the event that either Party wishes to terminate this Contract prior to the completion of the Services, that Party will be required to provide 10 days' written notice to the other Party.
 - B. Permit fees will be paid by owner
 - C. Refer to exhibit A for construction schedule

Performance

The Parties agree to do everything necessary to ensure that the terms of this Contract take effect.

Currency

Except as otherwise provided in this Contract, all monetary amounts referred to in this Contract are in USD (US Dollars).

Compensation

The Contractor will charge the Client for the Services as follows (the "Compensation") :

Twenty eight thousand seven hundred and fifty dollars: \$28,750.00

-Payment will be based on draw schedule, invoices will be submitted 2 weeks prior to due date

- See exhibit A below for approved schedule of values and cost schedule
- 25 percent deposit
- 25 percent First week
- 50 percent completion

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5619

63-1572670

11/2/2022

PAY TO THE ORDER OF Dalton's Landscaping Service, LLC

\$ **5,794.38

Five Thousand Seven Hundred Ninety-Four and 38/100***** DOLLARS

Dalton's Landscaping Service, LLC
PO Box 1473
Englewood, FL 34295

MEMO

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5619

Dalton's Landscaping Service, LLC

11/2/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/12/2022	Bill	14762	4,500.00	4,500.00		4,500.00
10/31/2022	Bill	14848	1,294.38	1,294.38		1,294.38
Check Amount						5,794.38

Centennial OP 8221

5,794.38

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5619

Dalton's Landscaping Service, LLC

11/2/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/12/2022	Bill	14762	4,500.00	4,500.00		4,500.00
10/31/2022	Bill	14848	1,294.38	1,294.38		1,294.38
Check Amount						5,794.38

Centennial OP 8221

5,794.38

Dalton's Landscape Service
PO Box 1473
Englewood, FL 34295
(941)626-5589
daltonlandscape@yahoo.com

OCT 24 2022



INVOICE # 14762
DATE 10/12/2022
DUE DATE 10/27/2022
TERMS Net 15

INVOICE

BILL TO

Sunstate Association
Management Group/Pelican
Landing
Pelican Landing
c/o Sunstate Management
Group
P.O. Box 18809
Sarasota, Florida 34276 USA

SHIP TO

Sunstate Association
Management Group/Pelican
Landing
2700 North Beach Road
Englewood, FL 34223 USA

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Labor Hurricane landscape clean up (10 man crew)	10	450.00	4,500.00

Your invoice is attached. Please remit payment within 15 days to avoid late fees.

Thank you for your business - we appreciate it very much.

Sincerely,
Dalton's Landscape Service

BALANCE DUE

\$4,500.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5627

63-1572/670

11/4/2022

PAY TO THE ORDER OF Tam Bay Construction, Inc.

\$ **26,814.00

Twenty-Six Thousand Eight Hundred Fourteen and 00/100***** DOLLARS

Tam Bay Construction, Inc.
PO Box 6099
Brandon, FL 33508

MEMO Inv 1059 30% Deposit on \$89,380.00

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5627

Tam Bay Construction, Inc.

Date	Type	Reference	Original Amt.	Balance Due	11/4/2022 Discount	Payment
11/4/2022	Bill	1059 Dep	26,814.00	26,814.00		26,814.00
					Check Amount	26,814.00

Centennial OP 8221 Inv 1059 30% Deposit on \$89,380.00 26,814.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5627

Tam Bay Construction, Inc.

Date	Type	Reference	Original Amt.	Balance Due	11/4/2022 Discount	Payment
11/4/2022	Bill	1059 Dep	26,814.00	26,814.00		26,814.00
					Check Amount	26,814.00

Centennial OP 8221 Inv 1059 30% Deposit on \$89,380.00 26,814.00

Tam Bay Construction, Inc.
 PO Box 6099
 Brandon, FL 33508
 813.778.7311
 TamBayCon@Gmail.Com

Invoice 1059



BILL TO

Pelican Landing Condos
 2700 North Beach Road
 Englewood, FL 34223

DATE
 11/04/2022

PLEASE PAY
\$89,380.00

DUE DATE
 11/04/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Drywall Repairs	Unit A103	1	4,490.00	4,490.00
Drywall Repairs	Unit A104	1	4,820.00	4,820.00
Drywall Repairs	Unit A105	1	5,230.00	5,230.00
Drywall Repairs	Unit A106	1	4,560.00	4,560.00
Drywall Repairs	Unit A203	1	2,600.00	2,600.00
Drywall Repairs	Unit A204	1	2,440.00	2,440.00
Drywall Repairs	Unit A205	1	4,760.00	4,760.00
Drywall Repairs	Unit A206	1	1,910.00	1,910.00
Drywall Repairs	Unit B108	1	7,860.00	7,860.00
Drywall Repairs	Unit B208	1	2,800.00	2,800.00
Drywall Repairs	Unit D104	1	1,600.00	1,600.00
Drywall Repairs	Unit D105	1	2,470.00	2,470.00
Drywall Repairs	Unit E101	1	2,010.00	2,010.00
Drywall Repairs	Unit F102	1	10,800.00	10,800.00
Drywall Repairs	Unit F104	1	1,170.00	1,170.00
Drywall Repairs	Unit F105	1	4,920.00	4,920.00
Drywall Repairs	Unit F107	1	19,890.00	19,890.00
Drywall Repairs	Unit F108	1	1,440.00	1,440.00
Drywall Repairs	Unit F208	1	1,110.00	1,110.00
Drywall Repairs	Unit F202	1	2,500.00	2,500.00

(CONTINUED ON NEXT PAGE)

Thank you for your business. We accept ACH payments or checks mailed to Tam Bay Construction, PO Box 6099, Brandon FL 33508. To pay by credit card, please call the office Monday-

TOTAL DUE

\$89,380.00

30% deposit 26,814.00

Friday, 8am-5pm, at 813-778-7311 to complete your transaction.

THANK YOU

Scope of work for each unit includes:

Containment as needed to control dust

Protect contents & flooring as needed

Provide furring strips where needed

Install insulation where removed

Install 1/2" drywall where removed

Tape joints & compound smooth finish ready for texture

Labor & Materials

NOTE: Approved quote assumed ALL units listed above will be done without stoppage between. Should work cease and required remobilization, additional costs shall apply

30% deposit required to start; balance due upon completion

5630

63-1572/670

11/15/2022

STONEGATE BANK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.

PO BOX 18809
SARASOTA, FL 34276

PAY TO THE ORDER OF Belkay Construction

\$ **7,187.50

Seven Thousand One Hundred Eighty-Seven and 50/100***** DOLLARS

Belkay Construction
1288 Falconcrest Blvd
Apopka, FL 32712

MEMO Inv 887 2nd 25% payment on \$28,750.00 Contract

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5630

Belkay Construction

11/15/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/8/2022	Bill	887	7,187.50	7,187.50		7,187.50
					Check Amount	7,187.50

Centennial OP 8221 Inv 887 2nd 25% payment on \$28,750.00 Contra 7,187.50

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5630

Belkay Construction

11/15/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/8/2022	Bill	887	7,187.50	7,187.50		7,187.50
					Check Amount	7,187.50

Centennial OP 8221 Inv 887 2nd 25% payment on \$28,750.00 Contra 7,187.50

NOV 10 2022



Date: 11/08/2022

Invoice NO. 887

Belkay Construction LLC

581 N Park rd
Suite 22744
Apopka FL 32712
(561)7566730

Property address

Pelican condominium

DESCRIPTION	Equipment	Materials	Labor	Total
Equipment				
Fascia				\$7,187.50
Gutter and downspout installation				

SubTotal \$7,187.50

2nd 25 % payment due

Remarks, notes: payment made in /wire transfer (check)

Company Signature
Belkay Construction LLC

Client Signature

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5635
63-1572/670

12/5/2022

PAY TO THE ORDER OF Shannon Moses Construction Inc.

\$ **1,581.24

One Thousand Five Hundred Eighty-One and 24/100***** DOLLARS

Absolute Fire and Flood
740 Hembree Place
Suite A
Roswell, GA 30076

MEMO Inv 112622 Mitigation work Unit A 105

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5635

Shannon Moses Construction Inc.

12/5/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/26/2022	Bill	112622	1,581.24	1,581.24		1,581.24
					Check Amount	1,581.24

Centennial OP 8221 Inv 112622 Mitigation work Unit A 105 1,581.24

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5635

Shannon Moses Construction Inc.

12/5/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/26/2022	Bill	112622	1,581.24	1,581.24		1,581.24
					Check Amount	1,581.24

Centennial OP 8221 Inv 112622 Mitigation work Unit A 105 1,581.24

Absolute Fire and Flood

PL

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008

ISSAC

Main Level

Main Level

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Apply anti-microbial agent to the floor	634.94 SF	0.31	2.54	199.37	0/NA	Avg.	0%	(0.00)	199.37
2. Disinfect building - fog / spray - per SF	634.94 SF	0.50	2.03	319.50	0/NA	Avg.	0%	(0.00)	319.50
3. Haul debris - per pickup truck load - including dump fees	1.00 EA	182.16	0.00	182.16	0/NA	Avg.	NA	(0.00)	182.16
Total: Main Level			4.57	701.03				0.00	701.03



Living Room

Height: 8'

614.56 SF Walls
 963.94 SF Walls & Ceiling
 38.82 SY Flooring
 80.50 LF Ceil. Perimeter
 349.39 SF Ceiling
 349.39 SF Floor
 76.08 LF Floor Perimeter

Missing Wall - Goes to Floor

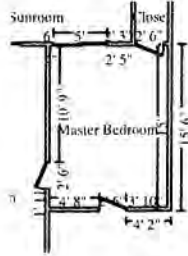
4' 5" X 6' 8"

Opens into Exterior

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
4. Tear out wet drywall, cleanup, bag - Cat 3	224.69 SF	1.63	3.77	370.01	0/NA	Avg.	NA	(0.00)	370.01
5. Tear out baseboard and bag for disposal - up to Cat 3	12.00 LF	1.10	0.21	13.41	0/NA	Avg.	NA	(0.00)	13.41
6. Tear out trim and bag for disposal - up to Cat 3	12.00 LF	1.10	0.21	13.41	0/NA	Avg.	NA	(0.00)	13.41
7. Content Manipulation charge - per hour	1.00 HR	48.99	0.00	48.99	0/NA	Avg.	0%	(0.00)	48.99
8. Dehumidifier (per 24 hour period) - No monitoring	6.00 EA	57.62	0.00	345.72	0/NA	Avg.	0%	(0.00)	345.72
9. Air mover (per 24 hour period) - No monitoring	6.00 EA	25.75	0.00	154.50	0/NA	Avg.	0%	(0.00)	154.50
Totals: Living Room			4.19	946.04				0.00	946.04

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008



Master Bedroom

Height: 8'

416.00 SF Walls
 581.00 SF Walls & Ceiling
 18.33 SY Flooring
 52.00 LF Ceil. Perimeter

165.00 SF Ceiling
 165.00 SF Floor
 52.00 LF Floor Perimeter

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
10.	Tear out trim and bag for disposal - up to Cat 3								
12.00	LF	1.10	0.21	13.41	0/NA	Avg.	NA	(0.00)	13.41
11.	Content Manipulation charge - per hour								
1.00	HR	48.99	0.00	48.99	0/NA	Avg.	0%	(0.00)	48.99
12.	Dehumidifier (per 24 hour period) - No monitoring								
6.00	EA	57.62	0.00	345.72	0/NA	Avg.	0%	(0.00)	345.72
13.	Tear out wet drywall, cleanup, bag - Cat 3								
82.50	SF	1.63	1.39	135.87	0/NA	Avg.	NA	(0.00)	135.87
14.	Tear out wet non-salvageable carpet, cut/bag - Cat 3 water								
165.00	SF	1.02	1.06	169.36	0/NA	Avg.	NA	(0.00)	169.36
15.	Tear out wet carpet pad, cut/bag - Category 3 water								
165.00	SF	0.96	1.06	159.46	0/NA	Avg.	NA	(0.00)	159.46
16.	Tear out tackless strip, no bagging - Category 3								
52.00	LF	1.18	0.00	61.36	0/NA	Avg.	NA	(0.00)	61.36
Totals: Master Bedroom			3.72	934.17			0.00	934.17	
Total: Main Level			12.48	2,581.24			0.00	2,581.24	
Line Item Totals: ISSAC			12.48	2,581.24			0.00	2,581.24	

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

1,651.89 SF Walls	634.94 SF Ceiling	2,286.83 SF Walls and Ceiling
634.94 SF Floor	70.55 SY Flooring	205.75 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	210.17 LF Ceil. Perimeter
634.94 Floor Area	689.89 Total Area	1,651.89 Interior Wall Area
1,022.06 Exterior Wall Area	116.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Summary for Dwelling:

Line Item Total	2,568.76
Material Sales Tax	12.48
Replacement Cost Value	\$2,581.24
Less Deductible	(1,000.00)
Net Claim	\$1,581.24 <i>GF</i>

Greg Petty

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Insured: Catherine Isaac
Property: 2700 N. Beach Rd A105
Englewood, FL 34223

E-mail: pandk10842@yahoo.com

Claim Rep.: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Estimator: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date Contacted: 10/8/2022 3:34 PM

Date of Loss: 9/28/2022 3:34 PM

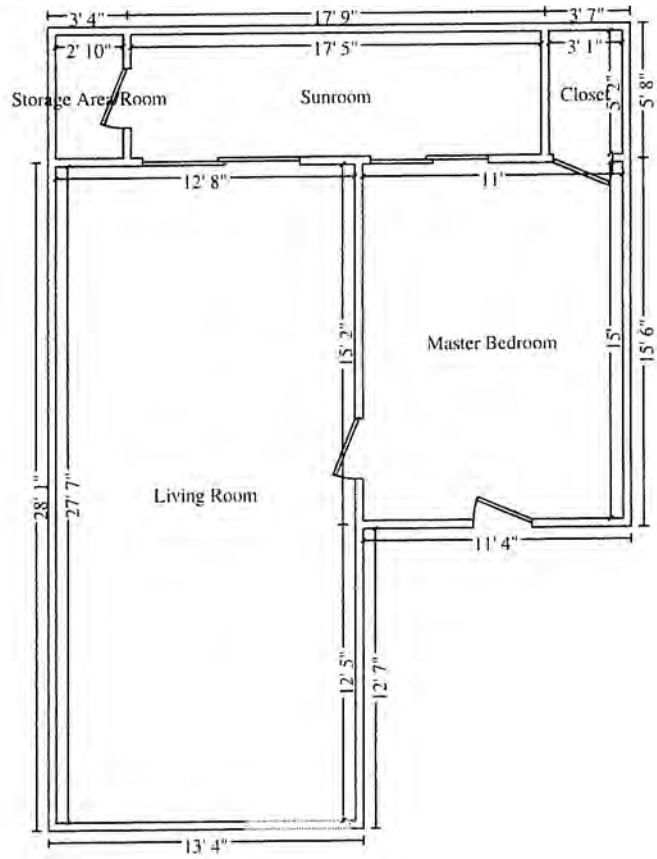
Date Inspected: 10/8/2022 3:34 PM

Date Received: 10/8/2022 3:34 PM

Date Entered: 10/8/2022 8:06 AM

Price List: FLFM8X_OCT22
Restoration/Service/Remodel
Estimate: ISSAC

Main Level



Main Level

**PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.**
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5644
63-1572/670

12/19/2022

PAY TO THE ORDER OF Armand Petrosino

\$ **1,950.00

One Thousand Nine Hundred Fifty and 00/100 *****
DOLLARS

Armand Petrosino
31605 Exeter Way
Lewes, DE 19958

MEMO
Reimbursement

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK



PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5644

Armand Petrosino

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/8/2022	Bill	Reimb 120822	1,950.00	1,950.00		1,950.00
					Check Amount	1,950.00

Centennial OP 8221 Reimbursement 1,950.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5644

Armand Petrosino

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/8/2022	Bill	Reimb 120822	1,950.00	1,950.00		1,950.00
					Check Amount	1,950.00

Centennial OP 8221 Reimbursement 1,950.00

REQUEST FOR REIMBURSEMENT

SUBMIT FORM TO:
SUNSTATE MANAGEMENT GROUP
P.O. BOX 18809
SARASOTA, FL 34276
invoices@sunstatemanagement.com
941-870-4920

RECEIVED DEC 08 2022

*ASSOCIATION: Pelican Landing Condominium Association

*DATE: 12/8/2022

*AMOUNT: \$1,950 *DF*

*Reason for reimbursement: (*Receipt must be attached*)

cost for remediation for water removal

REIMBURSEMENT INFORMATION:

*NAME:	Armand Petrosino
*PROPERTY ADDRESS:	31605 Exeter Way
*CITY/STATE/ZIP:	Lewes, DE 19958.

*MAILING ADDRESS : (If different from property address)	
*CITY/STATE/ZIP:	

INTERNAL USE:

APPROVED BY:	Colleen Fletcher, CAM CMCA AMS
COA #:	Building Reserves

*Required Field

Ken Smith
CGC 1510547 / Insured
2357-3 Tamiami Tr #185
Venice, Fl 34293
K.Truevision@gmail.com
954 290 4100



November 16, 2022

Contract

Owner: Mr. & Mrs. Petrosino

Job Address: 2700 N Beach Rd #F207
Englewood, Fl

SCOPE OF WORK:

Remove, replace, and finish approximately 400 sq ft of drywall damaged by the hurricane

Total \$2,600.00

CHANGE ORDERS:

Any work other than what is in this contract will require a signed and dated change order stating the work to be done with the cost for the change. Payment for all work orders is due at time of approval.

GENERAL SCOPE OF WORK:

True Vision Remodeling will provide the necessary labor, materials, equipment, tools, supervision, licenses, insurance, etc. for the satisfactory completion of the work in this contract. All work to be completed in a workmanlike manner according to standard practices. Due to the nature of construction work there are uncertainties and unforeseen conditions. True Vision Remodeling will also not be responsible for delays resulting from things outside their control.

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. This proposal becomes a contract upon signing. Payments will be made as outlined above.

Date:

Signature:

Ken Smith
CGC 1510547 / Insured
2357-3 Tamiami Tr #185
Venice, Fl 34293
K.Truevision@gmail.com
954 290 4100



SMG Invoices

From: Colleen Fletcher
Sent: Friday, December 2, 2022 3:19 PM
To: SMG Invoices
Subject: FW: F-207 Remediation & restoration
Attachments: Petrosino drywall from Ian (1).pdf

Categories: Deb

Hello,

Please see the attached and below.

Thank you,

Colleen Fletcher

Colleen Fletcher, CAM CMCA AMS
Senior Association Manager
Sunstate Association Management Group

From: davidfrustaci@aol.com <davidfrustaci@aol.com>
Sent: Friday, December 2, 2022 2:41 PM
To: Colleen Fletcher <colleen@sunstatemanagement.com>
Subject: Re: F-207 Remediation & restoration

Colleen:

Reimbursement has been approved by the Building committee and myself. It is part of a larger project being done on that unit by the homeowner.

We are reimbursing him directly 75% of the attached.

Dave

-----Original Message-----

From: Colleen Fletcher <colleen@sunstatemanagement.com>
To: davidfrustaci@aol.com <davidfrustaci@aol.com>
Cc: SMG Invoices <invoices@sunstatemanagement.com>
Sent: Fri, Dec 2, 2022 2:34 pm
Subject: RE: F-207 Remediation & restoration

Hello,

Accounting will be looking for an invoice, do you have one?

Thank you,

Colleen Fletcher

Colleen Fletcher, CAM CMCA AMS
Senior Association Manager

Sunstate Association Management Group

From: davidfrustaci@aol.com <davidfrustaci@aol.com>
Sent: Friday, December 2, 2022 1:43 PM
To: Colleen Fletcher <colleen@sunstatemanagement.com>
Subject: F-207 Remediation & restoration

Colleen:

I have settled with the F-207 unit owner for the cost of remediation work done to his unit.

Please have accounting send a check for \$1,950 to Armand Petrosino 31605 Exeter Way Lewes, DE 19958.

Code the check Building Reserves.

Thank you

Dave

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.

PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5645

63-1572/670

12/19/2022

PAY TO THE ORDER OF Belkay Construction

\$ **14,375.00

Fourteen Thousand Three Hundred Seventy-Five and 00/100*****

DOLLARS

Belkay Construction
1288 Falconcrest Blvd
Apopka, FL 32712

MEMO

Inv 888 Bal due on \$28,750.00 Contract

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5645

Belkay Construction

Date	Type	Reference	Original Amt.	Balance Due	12/19/2022 Discount	Payment
12/1/2022	Bill	888 Bal due	14,375.00	14,375.00		14,375.00
					Check Amount	14,375.00

Centennial OP 8221 Inv 888 Bal due on \$28,750.00 Contract 14,375.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5645

Belkay Construction

Date	Type	Reference	Original Amt.	Balance Due	12/19/2022 Discount	Payment
12/1/2022	Bill	888 Bal due	14,375.00	14,375.00		14,375.00
					Check Amount	14,375.00

Centennial OP 8221 Inv 888 Bal due on \$28,750.00 Contract 14,375.00

PL



DEC 15 2022

Date: 12/01/2022

Invoice NO. 888

Belkay Construction LLC

581 N Park rd
Suite 22744
Apopka FL 32712
(561)7566730

**Property address
Pelican condominium**

DESCRIPTION	Equipment	Materials	Labor	Total
Equipment				
Fascia				\$14,375.00
Gutter and downspout installation				

SubTotal

\$14,375.00

3rd 50 % payment due

Remarks, notes: payment made in /wire transfer (check)

Company Signature
Belkay Construction LLC

Client Signature

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5646

63-1572/670

12/19/2022

PAY TO THE ORDER OF Betty Ramming

\$ **1,862.80

One Thousand Eight Hundred Sixty-Two and 80/100*****

DOLLARS

Betty Ramming
45 Brookins Green Drive
Orchard Park, NY 14127

MEMO Reimbursement

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5646

Betty Ramming

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/15/2022	Bill	Reimb 121522	1,862.80	1,862.80		1,862.80
					Check Amount	1,862.80

Centennial OP 8221 Reimbursement 1,862.80

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5646

Betty Ramming

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/15/2022	Bill	Reimb 121522	1,862.80	1,862.80		1,862.80
					Check Amount	1,862.80

Centennial OP 8221 Reimbursement 1,862.80

REQUEST FOR REIMBURSEMENT

SUBMIT FORM TO:
SUNSTATE MANAGEMENT GROUP
P.O. BOX 18809
SARASOTA, FL 34276
invoices@sunstatemanagement.com
941-870-4920

*ASSOCIATION: Pelican Landing Condominium Association

*DATE: 12/15/2022

*AMOUNT: 1862.80 1862.80 *pk*

*Reason for reimbursement: (*Receipt must be attached*)

water restoration repairs

*1200.00 deductible
363.80 blinds
149.80 damaged furn (no receipt)
150.80 upholstery cleaning*

REIMBURSEMENT INFORMATION:

*NAME: Betty Ramming

*PROPERTY ADDRESS:

45 Brodins Cove Dr

*CITY/STATE/ZIP:

Orchard Park, NY 14127

*MAILING ADDRESS :

(If different from property address)

*CITY/STATE/ZIP:

INTERNAL USE:

APPROVED BY: Colleen Fletcher, CAM CMCA AMS

COA #: hurricane repairs

*Required Field

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Summary for Dwelling

Line Item Total	8,784.09
Material Sales Tax	64.62
Replacement Cost Value	\$8,848.71
Less Deductible	(1,200.00)
Net Claim	\$7,648.71

Greg Petty



Payment receipt

You paid \$1,200.00

to Shannon Moses Construction, Inc. on 10/8/2022

Invoice no.	13120
Invoice amount	\$1,200.00
Total	\$1,200.00

No additional transfer fees or taxes apply.

Status	Paid
Payment method	Credit Card
Authorization ID	MU0116282732

Thank you



Shannon Moses Construction, Inc.

6789077211

www.mosesconstruction.com |
smoses@mosesconstruction.com
740 Hembree Pl, Roswell, GA 30076

Payment services brought by:
Intuit Payments Inc.
2700 Coast Avenue, Mountain
View, CA 94043
Phone number 1-888-536-4301
NMLS #1098819

For more information about Intuit
Payments' money transmission
licenses, please visit
<https://www.intuit.com/legal/licenses/payment-licenses/>



BEAUTIFUL BLINDS & DESIGN

FOLLOW

3993 S Access Rd
ENGLEWOOD, FL 34224
+1 941-208-5931

Item 1	\$181.90
<hr/>	
Subtotal	\$181.90
Total Taxes	\$0.00
Order total	\$181.90

Total paid \$ 181.90

Deposit 50%

December 07, 2022 2:57 pm
Payment ID: 0JASJGQ7382KW
Order ID: SCJ1HM5Y13WFE
Order Employee: KIMBERLY W.

181.90 add

343.80

Payment

 VISA 4804 \$181.90
Order amount \$181.90
Cashier: KIMBERLY W.

[Show Details](#)

PAYMENT ID: 0JASJGQ7382KW
Cashier: KIMBERLY W.

THANK YOU FOR YOUR RECENT PURCHASE

SERVICE ADDRESS

Servicing Location:

mming, Kristine
 00 N Beach Rd
 glewood, FL 34223

Stanley Steemer Sarasota
 7340 Trade Court
 Sarasota, FL 34240
 (941) 907-6627

INVOICE DETAILS

Please Remit All Payments to:

ervice Date
 Invoice # 1849627
 ustomer # 1668370
 im/P.O. #
 Vehicle
 Crew

Stanley Steemer
 P.O. Box 608128
 Orlando, FL 32860

Qty	Item	Description	Unit Price	Amount
	Loveseat Furn Clean	(LS)	\$59.00	\$59
	Sofa Clean	(SF)	\$79.00	\$79
	Meet Minimum Clean		\$12.00	\$12

Subtotal:	\$150
Estimate:	\$0
Discount:	\$0
Tax:	\$0
Total:	\$150
Balance:	\$150

Deborah Feinsod

From: Shannon Moses <smoses@mosesconstruction.com>
Sent: Thursday, December 15, 2022 1:52 PM
To: Colleen Fletcher
Cc: Deborah Feinsod; davidfrustaci@aol.com
Subject: Re: Betty Ramming mitigation work and reimbursement

Follow Up Flag: Follow up
Flag Status: Flagged

Hello ,

There's no receipt for the table . They have not replaced .
The blind receipt was for the deposit only they have not paid the balance yet .

Shannon Moses
678-907-7211

On Dec 15, 2022, at 9:28 AM, Colleen Fletcher <colleen@sunstatemanagement.com> wrote:

Hello David,

Can you please provide me with the receipt requested?

Thank you,

Colleen Fletcher

Colleen Fletcher, CAM CMCA AMS
Senior Association Manager
Sunstate Association Management Group

From: Deborah Feinsod <deborah@sunstatemanagement.com>
Sent: Thursday, December 15, 2022 8:47 AM
To: davidfrustaci@aol.com; Colleen Fletcher <colleen@sunstatemanagement.com>
Cc: smoses@mosesconstruction.com
Subject: RE: Betty Ramming mitigation work and reimbursement

The receipts from this email were not complete.

I need receipts for:

Table 149.00

And the blinds receipt I received is for 181.90 not the 363.80 listed on the invoice.

Colleen, I need these to go with the reimbursement form for Betty Ramming you will be sending me.

Regards,

Shannon Moses Construction, Inc.
740 Hembree Pl
Roswell, GA 30076 US
smoses@mosesconstruction.com

Invoice



PL

BILL TO
RAMMY BETTY
2700 N BEACH RD
F102
ENGLEWOOD, FL 34223

Code Americans

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13120	10/07/2022	\$6,985.91	10/07/2022	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Construction	Revised mitigation Invoice	1	8,848.71	8,848.71
	credit	table	1	-149.00	-149.00
	credit	upholstery cleaning	1	-150.00	-150.00
	credit	blinds replacement	1	-363.80	-363.80
		PAYMENT			1,200.00
		BALANCE DUE			\$6,985.91

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.

PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5647

63-1572/670

12/19/2022

PAY TO THE ORDER OF Betty Ryan

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

Betty Ryan
2700 N Beach Rd #F107
Englewood, FL 34223

MEMO

Reimbursement

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5647

Betty Ryan

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/8/2022	Bill	Reimb 120822	500.00	500.00		500.00
					Check Amount	500.00

Centennial OP 8221 Reimbursement

500.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5647

Betty Ryan

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/8/2022	Bill	Reimb 120822	500.00	500.00		500.00
					Check Amount	500.00

Centennial OP 8221 Reimbursement

500.00

REQUEST FOR REIMBURSEMENT

SUBMIT FORM TO:
SUNSTATE MANAGEMENT GROUP
P.O. BOX 18809
SARASOTA, FL 34276
invoices@sunstatemanagement.com
941-870-4920

*ASSOCIATION: Pelican Landing Condominium Association

*DATE: 12/8/2022

*AMOUNT: 500.00 ✓

*Reason for reimbursement: (*Receipt must be attached*)
cost for remediation for water removal

REIMBURSEMENT INFORMATION:

*NAME: <u>Betty Ryan</u>
*PROPERTY ADDRESS: _____
*CITY/STATE/ZIP: _____

*MAILING ADDRESS : _____ (If different from property address)
*CITY/STATE/ZIP: _____

INTERNAL USE:

APPROVED BY: <u>Colleen Fletcher, CAM CMCA AMS</u>
COA #: <u>Building Reserves</u>

*Required Field

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Summary for Dwelling

Line Item Total	10,814.03
Material Sales Tax	84.82
	<hr/>
Replacement Cost Value	\$10,898.85
Less Deductible	(500.00)
	<hr/>
Net Claim	\$10,398.85
	<hr/> <hr/>

Greg Petty

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5648

63-1572/670

12/19/2022

PAY TO THE ORDER OF David Frustaci

\$ **691.48

Six Hundred Ninety-One and 48/100*****

DOLLARS

David Frustaci
20 Kenilworth Road
Worcester, MA 01602

MEMO

Reimbursement



SECURITY FEATURES INCLUDED. DETAILS ON BACK



AUTHORIZED SIGNATURE

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5648

David Frustaci

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/15/2022	Bill	121522-REIM	691.48	691.48		691.48
					Check Amount	691.48

Centennial OP 8221 Reimbursement

691.48

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5648

David Frustaci

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/15/2022	Bill	121522-REIM	691.48	691.48		691.48
					Check Amount	691.48

Centennial OP 8221 Reimbursement

691.48

REQUEST FOR REIMBURSEMENT

SUBMIT FORM TO:
SUNSTATE MANAGEMENT GROUP
P.O. BOX 18809
SARASOTA, FL 34276
invoicing@sunstatemanagement.com
941-870-4920

DEC 16 2022

*ASSOCIATION: Pelican Landing of Charlotte County

*DATE: 12/15/2022

*AMOUNT: *691.48

*Reason for reimbursement: (Receipt must be attached)

Purchase of lumber requested by John
Purchase of trash cans to replace those lost in hurricane \$156.50

Purchase of 2 portable A/C units for electric rooms building A + C
= 534.98

REIMBURSEMENT INFORMATION:

*NAME: <u>David Frustaci</u>
*PROPERTY ADDRESS: <u>2700 N. Beach Road Unit B-206</u>
*CITY/STATE/ZIP: <u>Englewood FL 34223</u>

*MAILING ADDRESS: <u>359 Cackle Shell Loop</u> (If different from property address)
*CITY/STATE/ZIP: <u>Apollo Beach FL 33572</u>

INTERNAL USE:

APPROVED BY: _____
COA #: _____

*Required Field



**How doers
get more done.**

12621 MCCAIL ROAD
PORT CHARLOTTE, FL 33981 (941)6923011

1855 0007 82904 11/29/22 08:36 PM
SALE CASHIER PATRICIA

0000-256-276 4X4-8 #2PI <A> 10.33
4X4-8FT #2 PT GC
071691532002 ROUGHNECK 45 <A>
ROUGHNECK 45GAL WHEEL TRASH CAN BLK
4@33.97 135.88

SUBTOTAL 146.26
SALES TAX 10.24
TOTAL \$156.50

XXXXXXXXXXXX6703 VISA USD\$ 156.50
AUTH CODE 046970/407294G 1A
Chip Read
AID A0000000031010 VISA CREDIT

1855 11/29/22 08:36 PM



1855 07 32904 11/29/2022 9106

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/27/2023

XX

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

(Opine en español)

www.homedepot.com/survey

User ID: W53 167952 166104
PASSWORD: 22579 166097

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

View order details

Order date	Dec 7, 2022
Order #	114-8375093-0463461
Order total	\$534.98 (2 items)

Shipment 1 of 2

Two-Day Shipping

Delivered

Delivery Estimate
Monday, December 12, 2022 by 8pm



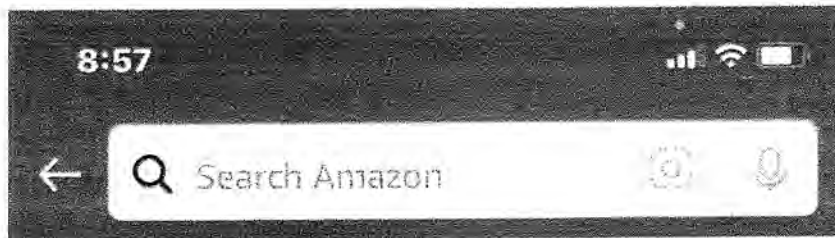
Rosewill Portable Air Conditioner 7000 BTU, AC Fan & Dehumidifier... \$249.99
 Qty: 1
 Sold By: Amazon.com Services LLC

X 2

Track shipment >

Buy it again >

Shipment 2 of 2



Payment information

Payment Method

Debit Card ending in 7131

Billing Address

20 KENILWORTH RD
WORCESTER, MA 01602-1810

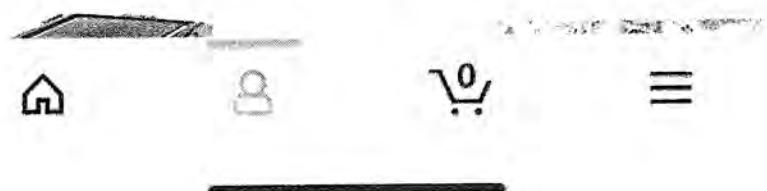
Shipping address

Kelle Frustaci
2700 N BEACH RD UNIT B206
ENGLEWOOD, FL 34223-9221
United States

Order Summary

Items:	\$499.98
Shipping & Handling:	\$0.00
Total Before Tax:	\$499.98
Estimated Tax Collected:	\$35.00
Order Total	\$534.98

Pick up where you left off



**PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.**
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5650

63-1572/670

12/19/2022

PAY TO THE ORDER OF Gasparilla Pools, Inc.

\$ ****1,622.00**

One Thousand Six Hundred Twenty-Two and 00/100*****

DOLLARS

Gasparilla Pools, Inc.
PO Box 1042
Boca Grande, FL 33921

MEMO

Inv 102330

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5650

Gasparilla Pools, Inc.

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	102330	1,622.00	1,622.00		1,622.00
					Check Amount	1,622.00

Centennial OP 8221 Inv 102330

1,622.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5650

Gasparilla Pools, Inc.

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	102330	1,622.00	1,622.00		1,622.00
					Check Amount	1,622.00

Centennial OP 8221 Inv 102330

1,622.00

GASPARILLA POOLS, INC.

P.O. BOX 1042
BOCA GRANDE, FL 33921

Invoice

DATE	INVOICE NO.
10/26/2022	102330

BILL TO
PELICAN LANDINGS ATTN: DEBRAH C/O SUN STATE MGMT GROUP P.O. BOX 18809 SARASOTA, FL 34276

PROPERTY ADDRESS
2700 NORTH BEACH ROAD MANASOTA KEY 34223

RECEIVED DEC 15 2022

TERMS
Due on receipt

DESCRIPTION	AMOUNT
HURRICANE REPAIRS - 1 HP SUPER MAX-E-PRO PUMP (\$1,375.00) JANDY REBUILD KIT (\$74.00) STENNER TUBE (\$42.00) THERMO WELL (\$36.00) SERVICE (\$95.00)	1,622.00
Total	\$1,622.00

Phone #	Fax #
941 964-1755	941 964-1875

AK

**PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.**
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5656

63-1572/670

12/19/2022

PAY TO THE ORDER OF Tam Bay Construction, Inc.

\$ **58,216.00

Fifty-Eight Thousand Two Hundred Sixteen and 00/100*****

DOLLARS

Tam Bay Construction, Inc.
PO Box 6099
Brandon, FL 33508

MEMO

Inv 1059 Bal due on \$89,380.00

SECURITY FEATURES INCLUDED. DETAILS ON BACK

AUTHORIZED SIGNATURE

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5656

Tam Bay Construction, Inc.

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	1059 Bal due	58,216.00	58,216.00		58,216.00
					Check Amount	58,216.00

Centennial OP 8221 Inv 1059 Bal due on \$89,380.00

58,216.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5656

Tam Bay Construction, Inc.

12/19/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	1059 Bal due	58,216.00	58,216.00		58,216.00
					Check Amount	58,216.00

Centennial OP 8221 Inv 1059 Bal due on \$89,380.00

58,216.00

Tam Bay Construction, Inc.
 PO Box 6099
 Brandon, FL 33508
 813.778.7311
 TamBayCon@Gmail.Com

Invoice 1059



DEC 19 2022

BILL TO
 Pelican Landing Condos
 2700 North Beach Road
 Englewood, FL 34223

DATE
 11/04/2022

PLEASE PAY
 \$58,216.00

DUPLICATE
 11/04/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Drywall Repairs	Unit A103	1	4,490.00	4,490.00
Drywall Repairs	Unit A104	1	4,820.00	4,820.00
Drywall Repairs	Unit A105	1	5,230.00	5,230.00
Drywall Repairs	Unit A106	1	4,560.00	4,560.00
Drywall Repairs	Unit A203	1	2,600.00	2,600.00
Drywall Repairs	Unit A204	1	2,440.00	2,440.00
Drywall Repairs	Unit A205	1	4,760.00	4,760.00
Drywall Repairs	Unit A206	1	1,910.00	1,910.00
Drywall Repairs	Unit B108	1	7,860.00	7,860.00
Drywall Repairs	Unit B208	1	2,800.00	2,800.00
Drywall Repairs	Unit D104	1	1,600.00	1,600.00
Drywall Repairs	Unit D105	1	2,470.00	2,470.00
Drywall Repairs	Unit E101	1	2,010.00	2,010.00
Drywall Repairs	Unit F102	1	10,800.00	10,800.00
Drywall Repairs	Unit F104	1	1,170.00	1,170.00
Drywall Repairs	Unit F105	1	4,920.00	4,920.00
Drywall Repairs	Unit F107	1	19,890.00	19,890.00
Drywall Repairs	Unit F108	1	1,440.00	1,440.00
Drywall Repairs	Unit F208	1	1,110.00	1,110.00
Drywall Repairs	Unit F202	1	2,500.00	2,500.00
Credit on account	A204 - owner requested no drywall repairs; credit on account	1	-2,440.00	-2,440.00

(CONTINUED ON NEXT PAGE)

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Credit on account	A206 - owner requested no drywall repairs; credit on account	1	-1,910.00	-1,910.00
Drywall Repairs	F201 - \$500 - no charge per DA	1	0.00	0.00

Thank you for your business. We accept ACH payments or checks mailed to Tam Bay Construction, PO Box 6099, Brandon FL 33508. To pay by credit card, please call the office Monday-Friday, 8am-5pm, at 813-778-7311 to complete your transaction.

PAYMENT	26,814.00 ✓
TOTAL DUE	\$58,216.00 ✓

THANK YOU.

Scope of work for each unit includes:
 Containment as needed to control dust
 Protect contents & flooring as needed
 Provide furring strips where needed
 Install insulation where removed
 Install 1/2" drywall where removed
 Tape joints & compound smooth finish ready for texture
 Labor & Materials

NOTE: Approved quote assumed ALL units listed above will be done without stoppage between. Should work cease and required remobilization, additional costs shall apply

Invoice balance due upon receipt



Restoration 1 of Tampa Bay
 PO Box 6099
 Brandon, FL 33508
 813.605.1624
 admin@resto1tb.com

Invoice 1865

DATE 10/25/2022	PLEASE PAY \$0.00	DUE DATE 10/25/2022
--------------------	----------------------	------------------------

BILL TO
 Pelican Landing Condos
 2700 North Beach Road
 Englewood, FL 34223

DEC 19 2022

SHIP TO
 Pelican Landing Condos
 2700 North Beach Road
 Englewood, FL 34223

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
Water Remediation_Sarasota Water Damage Remediation: Emergency service response PPE for technicians as needed Content manipulation as needed to access affected areas within each condo Containment as needed in each condo unit Protected condo owner contents with plastic during remediation as needed Protected flooring in condo units as needed Remove damaged baseboards Remove damaged drywall & inspect back side for additional damage* Remove wet insulation HEPA vacuum exposed substrate Apply anti microbial to affected area Encapsulation of affected building materials as needed Set, monitor and pick up drying equipment Remove debris to curb	1	2,590.00	2,590.00
Unit A-103			
Water Remediation_Sarasota Unit A-104	1	2,460.00	2,460.00
Water Remediation_Sarasota Unit A-106	1	2,440.00	2,440.00
Water Remediation_Sarasota Unit A-203	1	1,320.00	1,320.00
Water Remediation_Sarasota Unit A-204	1	950.00	950.00
Water Remediation_Sarasota Unit A-205	1	2,590.00	2,590.00
Water Remediation_Sarasota Unit A-206	1	2,390.00	2,390.00
Water Remediation_Sarasota Unit B-108	1	4,010.00	4,010.00
Water Remediation_Sarasota Unit B-208	1	3,420.00	3,420.00
Water Remediation_Sarasota Unit D-104	1	3,420.00	3,420.00
Water Remediation_Sarasota Unit D-105	1	1,380.00	1,380.00

PAID

(CONTINUED ON NEXT PAGE)

ACTIVITY	QTY	RATE	AMOUNT
Water Remediation_Sarasota Unit E-101	1	1,560.00	1,560.00
Water Remediation_Sarasota Unit F-104	1	1,110.00	1,110.00
Water Remediation_Sarasota Unit F-105	1	4,480.00	4,480.00
Water Remediation_Sarasota Unit F-106	1	1,760.00	1,760.00
Water Remediation_Sarasota Unit F-107	1	1,720.00	1,720.00
Water Remediation_Sarasota Unit F-108	1	2,820.00	2,820.00
Water Remediation_Sarasota Unit F-202	1	1,760.00	1,760.00
Water Remediation_Sarasota Unit F-208	1	2,700.00	2,700.00
Water Remediation_Sarasota Add on: Unit F-201 Removed damaged drywall, remediated as required, encapsulated and applied anti microbial; operated 1 air scrubber x 3 days \$500 - no charge per DA	1	0.00	0.00
Water Remediation_Sarasota Add on: Unit F-202 Operated 1 air scrubber and 1 dehumidifier for 3 days \$550 - no charge per DA	1	0.00	0.00

*If additional damage is discovered during remediation
expanding the scope of work, additional charges may apply

PAYMENT 44,880.00

TOTAL DUE \$0.00

Invoice due upon receipt

THANK YOU

SMG Invoices

From: Colleen Fletcher
Sent: Friday, December 16, 2022 12:55 PM
To: SMG Invoices
Subject: FW: Contractor's Agreement-Pelican Landing Condominium Association of Charlotte County
Attachments: Pelican Landing_WTR_Inv1865.2.PD.pdf; Pelican Landing_drywall repairs_Inv1059.2.pdf
Importance: High

Thank you,

Colleen Fletcher

Colleen Fletcher, CAM CMCA AMS
Senior Association Manager
Sunstate Association Management Group

From: Traci Berens <TraciB@resto1tb.com>
Sent: Friday, December 16, 2022 12:53 PM
To: admin@resto1tb.com; Sarasota Admin <Sarasota@resto1tb.com>; davidfrustaci@aol.com
Cc: hamesleroy@comcast.net; heidik911@aol.com; ejtow@aol.com; Colleen Fletcher <colleen@sunstatemanagement.com>
Subject: Re: Contractor's Agreement-Pelican Landing Condominium Association of Charlotte County
Importance: High

Attached is the invoice with the remaining balance due for the drywall installation in the affected units. Please note that we removed the two units that did not want drywall repairs from the original invoice (A204 and A206) and added in F201 that was added after the fact. We did not charge you for services completed in F201.

Also attached is your paid receipt for the water remediation in the affected units. We added the two units that were remediated after the fact (F201 and F202), but did not charge you for those services.

Please call the office (813-605-1624) when the check is ready for pick up.

It has been a pleasure working with you.

Merry Christmas and Happy New Year!

Sincerely,
Traci Berens

Restoration 1 of Tampa Bay

PO Box 6099

Brandon, FL 33508

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5657

63-1572/670

12/20/2022

PAY TO THE ORDER OF Shannon Moses Construction Inc.

\$ **16,134.91

Sixteen Thousand One Hundred Thirty-Four and 91/100 ***** DOLLARS

Absolute Fire and Flood
740 Hembree Place
Suite A
Roswell, GA 30076

MEMO

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5657

Shannon Moses Construction Inc.

12/20/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	F107	9,149.00	9,149.00		9,149.00
12/1/2022	Bill	F102	6,985.91	6,985.91		6,985.91
					Check Amount	16,134.91

Centennial OP 8221

16,134.91

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5657

Shannon Moses Construction Inc.

12/20/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	F107	9,149.00	9,149.00		9,149.00
12/1/2022	Bill	F102	6,985.91	6,985.91		6,985.91
					Check Amount	16,134.91

Centennial OP 8221

16,134.91

Scan &
email check
to Shanna
DO NOT MAIL

Shannon Moses Construction, Inc.
740 Hembree Pl
Roswell, GA 30076 US
smoses@mosesconstruction.com

Invoice



PL

BILL TO
RAMMY BETTY
2700 N BEACH RD
F102
ENGLEWOOD, FL 34223

Code Hurricane

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13120	10/07/2022	\$6,985.91	10/07/2022	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Construction	Revised mitigation Invoice	1	8,848.71	8,848.71
	credit	table	1	-149.00	-149.00
	credit	upholstery cleaning	1	-150.00	-150.00
	credit	blinds replacement	1	-363.80	-363.80

PAYMENT 1,200.00

BALANCE DUE **\$6,985.91**

✗

RECEIVED DEC 15 2022

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Insured: Betty Ramming
Property: 2700 N Beach Rd F102
Englewood, FL 34223

Claim Rep.: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Estimator: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Claim Number:

Policy Number:

Type of Loss:

Date Contacted: 10/7/2022 9:58 AM
Date of Loss: 9/28/2022 9:58 AM
Date Inspected: 10/10/2022 9:58 AM

Date Received: 10/7/2022 9:58 AM
Date Entered: 10/7/2022 9:54 AM

Price List: FLFM8X_OCT22
Restoration/Service/Remodel
Estimate: RAMMING1MIT

Absolute Fire and Flood

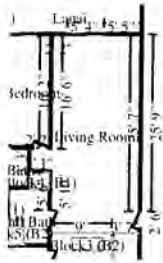
Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008

RAMMINGIMIT

Main Level

Main Level

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Single axle dump truck - per load - including dump fees	1.00 EA	222.86	0.00	222.86	0/NA	Avg.	NA	(0.00)	222.86
2. Apply anti-microbial agent to the floor	1,127.99 SF	0.31	4.51	354.19	0/NA	Avg.	0%	(0.00)	354.19
3. Disinfect building - fog / spray - per SF	1,127.99 SF	0.50	3.61	567.61	0/NA	Avg.	0%	(0.00)	567.61
Total: Main Level			8.12	1,144.66				0.00	1,144.66



Living Room

Height: 9'

703.33 SF Walls
 1085.27 SF Walls & Ceiling
 42.44 SY Flooring
 89.33 LF Ceil. Perimeter

381.94 SF Ceiling
 381.94 SF Floor
 76.75 LF Floor Perimeter

Missing Wall

9' X 9'

Opens into KITCHEN2

Missing Wall

3' 7" X 9'

Opens into FRONT_HALLWA

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
4. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water	348.00 SF	1.02	2.23	357.19	0/NA	Avg.	NA	(0.00)	357.19
5. Tear out wet carpet pad, cut/bag - Category 3 water	348.00 SF	0.96	2.23	336.31	0/NA	Avg.	NA	(0.00)	336.31
6. Tear out wet drywall, cleanup, bag - Cat 3	956.00 SF	1.63	16.06	1,574.34	0/NA	Avg.	NA	(0.00)	1,574.34
7. Tear out trim and bag for disposal - up to Cat 3 door casing	36.00 LF	1.10	0.63	40.23	0/NA	Avg.	NA	(0.00)	40.23
8. Tear out baseboard and bag for disposal - up to Cat 3	76.75 LF	1.10	1.35	85.78	0/NA	Avg.	NA	(0.00)	85.78
9. Tear out and bag wet insulation - Category 3 water	105.00 SF	1.38	0.67	145.57	0/NA	Avg.	NA	(0.00)	145.57
10. Dehumidifier (per 24 hour period) - Large - No monitoring	12.00 EA	79.96	0.00	959.52	0/NA	Avg.	0%	(0.00)	959.52
4 dehus- 3 DAYS									

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008

CONTINUED - Living Room

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
11. Air mover (per 24 hour period) - No monitoring	15.00 EA	25.75	0.00	386.25	0/NA	Avg.	0%	(0.00)	386.25
5- 3 days									
12. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	70.00	0.00	210.00	0/NA	Avg.	0%	(0.00)	210.00
13. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	196.79	14.60	211.39	0/NA	Avg.	0%	(0.00)	211.39
14. Content Manipulation charge - per hour	2.00 HR	48.99	0.00	97.98	0/NA	Avg.	0%	(0.00)	97.98
Totals: Living Room			37.77	4,404.56				0.00	4,404.56



Hall Bath

Height: 9'

255.00 SF Walls	54.42 SF Ceiling
309.42 SF Walls & Ceiling	39.41 SF Floor
-4.38 SY Flooring	32.83 LF Floor Perimeter
32.83 LF Ceil. Perimeter	

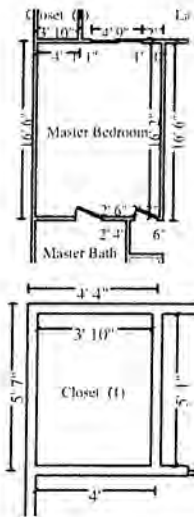
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15. Tear out wet drywall, cleanup, bag - Cat 3	81.00 SF	1.63	1.36	133.39	0/NA	Avg.	NA	(0.00)	133.39
16. Tear out trim and bag for disposal - up to Cat 3	7.00 LF	1.10	0.12	7.82	0/NA	Avg.	NA	(0.00)	7.82
door casing									
17. Tear out baseboard and bag for disposal - up to Cat 3	16.00 LF	1.10	0.28	17.88	0/NA	Avg.	NA	(0.00)	17.88
18. Vanity - Detach & reset	0.50 LF	75.60	0.00	37.80	0/NA	Avg.	0%	(0.00)	37.80
detach only									
19. Detach & Reset P-trap assembly - ABS (plastic)	0.50 EA	73.93	0.00	36.97	0/25 yrs	Avg.	0%	(0.00)	36.97
20. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00)	239.88
Dehu-3 days									

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008

CONTINUED - Hall Bath

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
21. Air mover (per 24 hour period) - No monitoring	6.00 EA	25.75	0.00	154.50	0/NA	Avg.	0%	(0.00)	154.50
2 fans-3days									
22. Content Manipulation charge - per hour	1.00 HR	48.99	0.00	48.99	0/NA	Avg.	0%	(0.00)	48.99
Totals: Hall Bath			1.76	677.23				0.00	677.23



Master Bedroom

Height: 8'

445.33 SF Walls	188.61 SF Ceiling
633.94 SF Walls & Ceiling	188.61 SF Floor
20.96 SY Flooring	55.67 LF Floor Perimeter
55.67 LF Ceil. Perimeter	

Subroom: Closet (1)

Height: 8'

142.67 SF Walls	19.49 SF Ceiling
162.15 SF Walls & Ceiling	19.49 SF Floor
2.17 SY Flooring	17.83 LF Floor Perimeter
17.83 LF Ceil. Perimeter	

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
23. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water	180.00 SF	1.02	1.15	184.75	0/NA	Avg.	NA	(0.00)	184.75
24. Tear out wet carpet pad, cut/bag - Category 3 water	180.00 SF	0.96	1.15	173.95	0/NA	Avg.	NA	(0.00)	173.95
25. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00)	239.88
1 dehu- 3 days									
26. Air mover (per 24 hour period) - No monitoring	6.00 EA	25.75	0.00	154.50	0/NA	Avg.	0%	(0.00)	154.50
2 fans*3 days									
27. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	70.00	0.00	210.00	0/NA	Avg.	0%	(0.00)	210.00

Absolute Fire and Flood

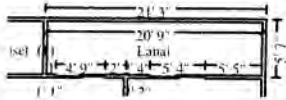
Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008

CONTINUED - Master Bedroom

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1 for 3 days								
28. Add for HEPA filter (for negative air exhaust fan)								
1.00	EA	196.79	14.60	211.39	0/NA	Avg.	0%	(0.00) 211.39
29. Content Manipulation charge - per hour								
2.00	HR	48.99	0.00	97.98	0/NA	Avg.	0%	(0.00) 97.98
Totals: Master Bedroom		16.90	1,272.45				0.00	1,272.45

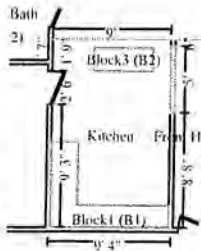
Lanai

Height: 8'



413.33 SF Walls	105.48 SF Ceiling
518.81 SF Walls & Ceiling	105.48 SF Floor
11.72 SY Flooring	51.67 LF Floor Perimeter
51.67 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
30. Content Manipulation charge - per hour								
2.00	HR	48.99	0.00	97.98	0/NA	Avg.	0%	(0.00) 97.98
31. Dehumidifier (per 24 hour period) - No monitoring								
6.00	EA	57.62	0.00	345.72	0/NA	Avg.	0%	(0.00) 345.72
2 --3 days								
Totals: Lanai		0.00	443.70				0.00	443.70



Kitchen

Height: 8'

265.33 SF Walls	127.50 SF Ceiling
392.83 SF Walls & Ceiling	119.63 SF Floor
13.29 SY Flooring	32.33 LF Floor Perimeter
37.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor
 Missing Wall

5' X 6' 8"
 9' X 8"

Opens into FRONT_HALLWA
 Opens into LIVING_ROOM

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
32. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00)	239.88
1 dehu #3 days									
33. Air mover (per 24 hour period) - No monitoring	6.00 EA	25.75	0.00	154.50	0/NA	Avg.	0%	(0.00)	154.50
2 fans-3days									
Totals: Kitchen			0.00	394.38				0.00	394.38



Front Hallway

Height: 8'

222.00 SF Walls	50.76 SF Ceiling
272.76 SF Walls & Ceiling	50.76 SF Floor
5.64 SY Flooring	26.92 LF Floor Perimeter
31.92 LF Ceil. Perimeter	

Missing Wall

3' 7" X 8'

Opens into LIVING_ROOM

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into KITCHEN2

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
34. Tear out non-salv floating floor & bag - Category 3 water	10.00 SF	3.19	0.07	31.97	0/NA	Avg.	NA	(0.00)	31.97
35. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00)	239.88
1#3 days									
Totals: Front Hallway			0.07	271.85				0.00	271.85



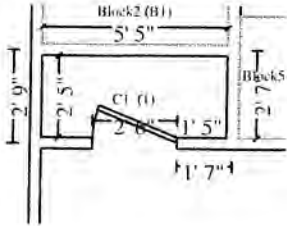
Bedroom 1

Height: 8'

382.67 SF Walls	142.92 SF Ceiling
525.58 SF Walls & Ceiling	142.92 SF Floor
15.88 SY Flooring	47.83 LF Floor Perimeter
47.83 LF Ceil. Perimeter	

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008



Subroom: C1 (1)

Height: 9'

141.00 SF Walls	13.09 SF Ceiling
154.09 SF Walls & Ceiling	13.09 SF Floor
1.45 SY Flooring	15.67 LF Floor Perimeter
15.67 LF Ceil. Perimeter	

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
36. Dehumidifier (per 24 hour period) - Large - No monitoring								
3.00	EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00) 239.88
1 fan *3 days								
Totals: Bedroom 1		0.00	239.88				0.00	239.88
Total: Main Level		64.62	8,848.71				0.00	8,848.71
Line Item Totals: RAMMINGIMIT		64.62	8,848.71				0.00	8,848.71

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

3,362.72 SF Walls	1,160.35 SF Ceiling	4,523.07 SF Walls and Ceiling
1,127.99 SF Floor	125.33 SY Flooring	407.17 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	429.75 LF Ceil. Perimeter
1,127.99 Floor Area	1,255.72 Total Area	3,362.72 Interior Wall Area
1,381.40 Exterior Wall Area	149.33 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

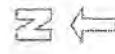
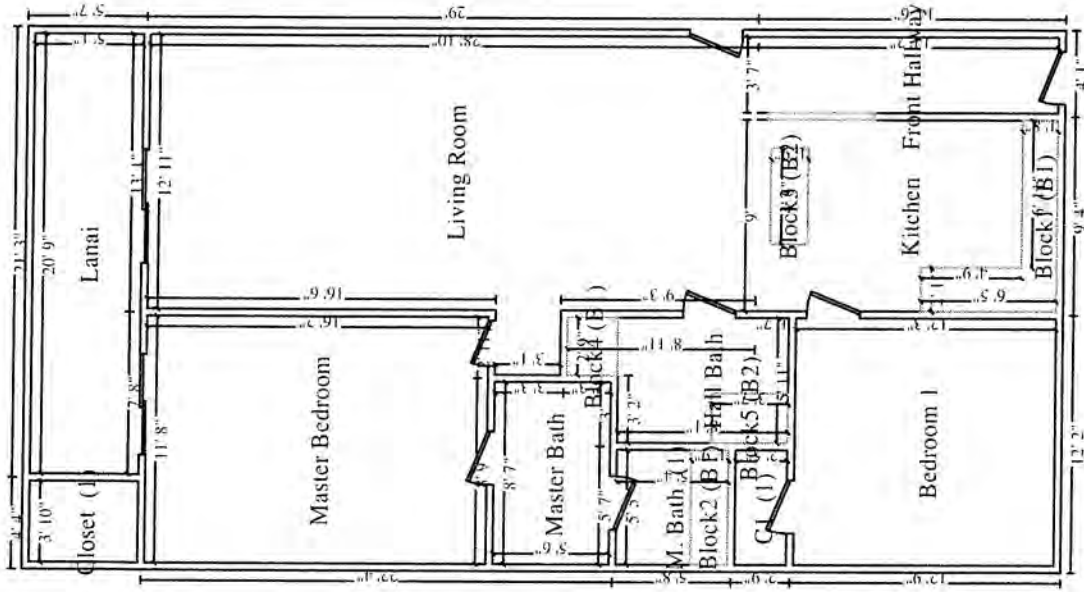
Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Summary for Dwelling

Line Item Total	8,784.09
Material Sales Tax	64.62
Replacement Cost Value	\$8,848.71
Less Deductible	(1,200.00)
Net Claim	\$7,648.71

Greg Petty



Deborah Feinsod

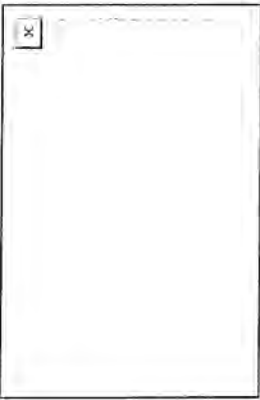
From: smoses@mosesconstruction.com
Sent: Wednesday, December 14, 2022 3:25 PM
To: davidfrustaci@aol.com; Deborah Feinsod; Colleen Fletcher
Subject: RE: Betty Ramming mitigation work and reimbursement

I will email you a final invoice with credits applied.

It would be great if you could pay online, we have issues with receiving checks in mail.

We still have not received Isaac check.

Thank you,



Shannon Moses

Absolute Fire & Flood Restoration
Division of Moses Construction

☐ 678-907-7211
☐ smoses@mosesconstruction.com
☐ <https://absolutefireandflood.com/>

From: davidfrustaci@aol.com <davidfrustaci@aol.com>
Sent: Wednesday, December 14, 2022 3:11 PM
To: deborah@sunstatemanagement.com; colleen@sunstatemanagement.com
Cc: smoses@mosesconstruction.com
Subject: Betty Ramming mitigation work and reimbursement

OK let's give this a try.

I have attached the invoice from Absolute Flood & Fire for work done on F-102 Ramming totaling \$8,848.71. They have given Betty credit for \$1,200.00 she paid toward to start the project creating a net payment due them of \$7,648.71. After further negotiation have have agreed to a \$480.90 reduction in the bill for items Betty had to have cleaned caused by their workers.

They have asked us to reduce their payment to \$7,167.81. If we do so, we will need to reimburse Betty \$1,200.00 plus \$480.90 (2 receipts attached plus reimbursement of \$149.00 for piece of furniture damaged.) totaling \$1680.90.

Can we make this happen. Colleen, you may have to fill out a reimbursement form for Betty.

Dave

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5657

63-1572/670

12/20/2022

PAY TO THE ORDER OF Shannon Moses Construction Inc.

\$ **16,134.91

Sixteen Thousand One Hundred Thirty-Four and 91/100 ***** DOLLARS

Absolute Fire and Flood
740 Hembree Place
Suite A
Roswell, GA 30076

MEMO

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5657

Shannon Moses Construction Inc.

12/20/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	F107	9,149.00	9,149.00		9,149.00
12/1/2022	Bill	F102	6,985.91	6,985.91		6,985.91
Check Amount						16,134.91

Centennial OP 8221

16,134.91

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5657

Shannon Moses Construction Inc.

12/20/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/1/2022	Bill	F107	9,149.00	9,149.00		9,149.00
12/1/2022	Bill	F102	6,985.91	6,985.91		6,985.91
Check Amount						16,134.91

Centennial OP 8221

16,134.91

Scan &
email check
to Shanna
DO NOT MAIL

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Insured: Betty Ryan
Property: 2700 N Beach Rd F107
Englewood, FL 34223

Claim Rep.: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Estimator: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Claim Number:

Policy Number:

Type of Loss:

Date Contacted: 10/7/2022 9:58 AM

Date of Loss: 9/28/2022 9:58 AM

Date Inspected: 10/10/2022 9:58 AM

Date Received: 10/7/2022 9:58 AM

Date Entered: 10/7/2022 9:54 AM

Price List: FLFM8X_OCT22
Restoration/Service/Remodel
Estimate: BETTYRYAN

Absolute Fire and Flood

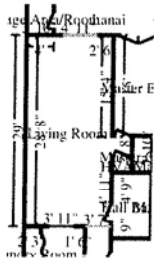
Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

BETTYRYAN

Main Level

Main Level

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Haul debris - per pickup truck load - including dump fees	4.00 EA	182.16	0.00	728.64	0/NA	Avg.	NA	(0.00)	728.64
2. Apply anti-microbial agent to the floor	1,149.12 SF	0.31	4.60	360.83	0/NA	Avg.	0%	(0.00)	360.83
3. Disinfect building - fog / spray - per SF	1,149.12 SF	0.50	3.68	578.24	0/NA	Avg.	0%	(0.00)	578.24
Total: Main Level			8.28	1,667.71				0.00	1,667.71



Living Room

Height: 9'

744.06 SF Walls	379.20 SF Ceiling
1123.26 SF Walls & Ceiling	379.20 SF Floor
42.13 SY Flooring	81.00 LF Floor Perimeter
89.50 LF Ceil. Perimeter	

Missing Wall

3' 7" X 9'

Opens into FRONT_HALLWA

Missing Wall - Goes to Floor

4' 11" X 6' 8"

Opens into LANAI

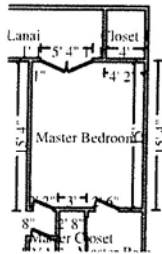
	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
4. Tear out wet drywall, cleanup, bag - Cat 3	1,123.26 SF	1.63	18.87	1,849.78	0/NA	Avg.	NA	(0.00)	1,849.78
5. Tear out trim and bag for disposal - up to Cat 3	131.00 LF	1.10	2.31	146.41	0/NA	Avg.	NA	(0.00)	146.41
SHOE MOLDING AND CASING									
6. Tear out baseboard and bag for disposal - up to Cat 3	81.00 LF	1.10	1.43	90.53	0/NA	Avg.	NA	(0.00)	90.53
7. Tear out and bag wet insulation - Category 3 water	61.00 SF	1.38	0.39	84.57	0/NA	Avg.	NA	(0.00)	84.57
8. Dehumidifier (per 24 hour period) - Large - No monitoring	12.00 EA	79.96	0.00	959.52	0/NA	Avg.	0%	(0.00)	959.52
4- 3 DAYS									
9. Air mover (per 24 hour period) - No monitoring	12.00 EA	25.75	0.00	309.00	0/NA	Avg.	0%	(0.00)	309.00
4-3DAYS									
10. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	70.00	0.00	210.00	0/NA	Avg.	0%	(0.00)	210.00

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008

CONTINUED - Living Room

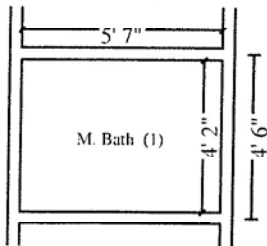
QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
11. Add for HEPA filter (for negative air exhaust fan)								
1.00 EA	196.79	14.60	211.39	0/NA	Avg.	0%	(0.00)	211.39
12. Content Manipulation charge - per hour								
2.00 HR	48.99	0.00	97.98	0/NA	Avg.	0%	(0.00)	97.98
Totals: Living Room		37.60	3,959.18				0.00	3,959.18



Master Bedroom

Height: 8'

426.67 SF Walls	175.00 SF Ceiling
601.67 SF Walls & Ceiling	175.00 SF Floor
19.44 SY Flooring	53.33 LF Floor Perimeter
53.33 LF Ceil. Perimeter	



Subroom: M. Bath (1)

Height: 8'

156.00 SF Walls	23.26 SF Ceiling
179.26 SF Walls & Ceiling	23.26 SF Floor
2.58 SY Flooring	19.50 LF Floor Perimeter
19.50 LF Ceil. Perimeter	

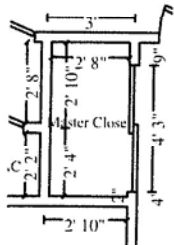
QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
13. Tear out wet non-salvageable carpet, cut/bag - Cat 3 water								
198.26 SF	1.02	1.27	203.50	0/NA	Avg.	NA	(0.00)	203.50
14. Tear out wet carpet pad, cut/bag - Category 3 water								
198.26 SF	0.96	1.27	191.60	0/NA	Avg.	NA	(0.00)	191.60
15. Tear out wet drywall, cleanup, bag - Cat 3								
291.33 SF	1.63	4.89	479.76	0/NA	Avg.	NA	(0.00)	479.76
16. Tear out trim and bag for disposal - up to Cat 3								
30.00 LF	1.10	0.53	33.53	0/NA	Avg.	NA	(0.00)	33.53
CASING								
17. Tear out baseboard and bag for disposal - up to Cat 3								
72.83 LF	1.10	1.28	81.39	0/NA	Avg.	NA	(0.00)	81.39
18. Tear out and bag wet insulation - Category 3 water								
61.00 SF	1.38	0.39	84.57	0/NA	Avg.	NA	(0.00)	84.57

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

CONTINUED - Master Bedroom

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
19. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00)	239.88
1- 3 DAYS									
20. Air mover (per 24 hour period) - No monitoring	9.00 EA	25.75	0.00	231.75	0/NA	Avg.	0%	(0.00)	231.75
3- 3 DAYS									
21. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	70.00	0.00	210.00	0/NA	Avg.	0%	(0.00)	210.00
22. Add for HEPA filter (for negative air exhaust fan)	1.00 EA	196.79	14.60	211.39	0/NA	Avg.	0%	(0.00)	211.39
23. Content Manipulation charge - per hour	2.00 HR	48.99	0.00	97.98	0/NA	Avg.	0%	(0.00)	97.98
Totals: Master Bedroom			24.23	2,065.35				0.00	2,065.35



Master Closet

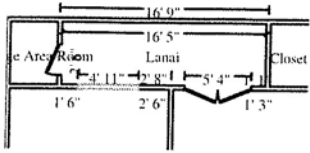
Height: 8'

125.33 SF Walls	13.78 SF Ceiling
139.11 SF Walls & Ceiling	13.78 SF Floor
1.53 SY Flooring	15.67 LF Floor Perimeter
15.67 LF Ceil. Perimeter	

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
24. Tear out wet drywall, cleanup, bag - Cat 3	139.11 SF	1.63	2.34	229.09	0/NA	Avg.	NA	(0.00)	229.09
25. Tear out trim and bag for disposal - up to Cat 3	35.67 LF	1.10	0.63	39.87	0/NA	Avg.	NA	(0.00)	39.87
SHOE MOLDING AND CASING									
26. Tear out baseboard and bag for disposal - up to Cat 3	15.67 LF	1.10	0.28	17.52	0/NA	Avg.	NA	(0.00)	17.52
27. Content Manipulation charge - per hour	1.00 HR	48.99	0.00	48.99	0/NA	Avg.	0%	(0.00)	48.99
Totals: Master Closet			3.25	335.47				0.00	335.47

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008



Lanai

Height: 8'

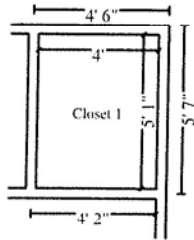
311.22 SF Walls	83.45 SF Ceiling
394.67 SF Walls & Ceiling	83.45 SF Floor
9.27 SY Flooring	38.08 LF Floor Perimeter
43.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 11" X 6' 8"

Opens into LIVING_ROOM

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
28. Content Manipulation charge - per hour	2.00	HR	48.99	0.00	97.98	0/NA	Avg.	0%	(0.00)	97.98
29. Dehumidifier (per 24 hour period) - No monitoring	6.00	EA	57.62	0.00	345.72	0/NA	Avg.	0%	(0.00)	345.72
2 --3 days										
Totals: Lanai			0.00	443.70				0.00	443.70	



Closet 1

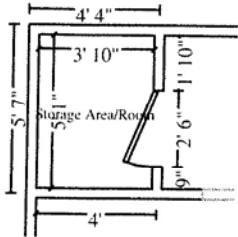
Height: 8'

145.33 SF Walls	20.33 SF Ceiling
165.67 SF Walls & Ceiling	20.33 SF Floor
2.26 SY Flooring	18.17 LF Floor Perimeter
18.17 LF Ceil. Perimeter	

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV	
30. Tear out wet drywall, cleanup, bag - Cat 3	137.00	SF	1.63	2.30	225.61	0/NA	Avg.	NA	(0.00)	225.61
31. Tear out trim and bag for disposal - up to Cat 3	15.00	LF	1.10	0.26	16.76	0/NA	Avg.	NA	(0.00)	16.76
32. Tear out baseboard and bag for disposal - up to Cat 3	18.17	LF	1.10	0.32	20.31	0/NA	Avg.	NA	(0.00)	20.31
33. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00	EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00)	239.88
1 - 3 days										
Totals: Closet 1			2.88	502.56				0.00	502.56	

Absolute Fire and Flood

Absolute Fire And Flood
 740 Hembree Place Suite A
 Roswell, Ga 30076
 o- 678-366-2008



Storage Area/Room

Height: 8'

142.67 SF Walls	19.49 SF Ceiling
162.15 SF Walls & Ceiling	19.49 SF Floor
2.17 SY Flooring	17.83 LF Floor Perimeter
17.83 LF Ceil. Perimeter	

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
34. Tear out wet drywall, cleanup, bag - Cat 3	137.00 SF	1.63	2.30	225.61	0/NA	Avg.	NA	(0.00)	225.61
35. Tear out trim and bag for disposal - up to Cat 3	15.00 LF	1.10	0.26	16.76	0/NA	Avg.	NA	(0.00)	16.76
36. Tear out baseboard and bag for disposal - up to Cat 3	17.83 LF	1.10	0.31	19.92	0/NA	Avg.	NA	(0.00)	19.92
37. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	79.96	0.00	239.88	0/NA	Avg.	0%	(0.00)	239.88
1 - 3 days									
Totals: Storage Area/Room			2.87	502.17				0.00	502.17



Front Hallway

Height: 8'

231.67 SF Walls	50.76 SF Ceiling
282.43 SF Walls & Ceiling	50.76 SF Floor
5.64 SY Flooring	28.33 LF Floor Perimeter
32.08 LF Ceil. Perimeter	

Missing Wall

3' 7" X 8'

Opens into LIVING_ROOM

Missing Wall - Goes to Floor

3' 9" X 6' 8"

Opens into KITCHEN

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
38. Dehumidifier (per 24 hour period) - No monitoring	3.00 EA	57.62	0.00	172.86	0/NA	Avg.	0%	(0.00)	172.86
Totals: Front Hallway			0.00	172.86				0.00	172.86
Total: Main Level			79.11	9,649.00				0.00	9,649.00
Line Item Totals: BETTYRYAN			79.11	9,649.00				0.00	9,649.00

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Grand Total Areas:

3,826.74 SF Walls	1,149.12 SF Ceiling	4,975.86 SF Walls and Ceiling
1,149.12 SF Floor	127.68 SY Flooring	464.27 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	485.18 LF Ceil. Perimeter
1,149.12 Floor Area	1,255.72 Total Area	3,826.74 Interior Wall Area
1,373.00 Exterior Wall Area	149.33 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Summary for Dwelling

Line Item Total	9,569.89
Material Sales Tax	79.11
Replacement Cost Value	\$9,649.00
Less Deductible	(500.00)
Net Claim	\$9,149.00

Greg Petty

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5661

63-1572/670

1/6/2023

PAY TO THE ORDER OF Kathy Isaac

\$ **1,000.00

One Thousand and 00/100*****

DOLLARS

Kathy Isaac
2700 N. Beach Road
Unit A 105
Englewood, FL 34223

MEMO Reimbursement

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5661

Kathy Isaac

1/6/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/3/2023	Bill	Reimb 010323	1,000.00	1,000.00		1,000.00
					Check Amount	1,000.00

Centennial OP 8221 Reimbursement 1,000.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5661

Kathy Isaac

1/6/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/3/2023	Bill	Reimb 010323	1,000.00	1,000.00		1,000.00
					Check Amount	1,000.00

Centennial OP 8221 Reimbursement 1,000.00

REQUEST FOR REIMBURSEMENT

SUBMIT FORM TO:
SUNSTATE MANAGEMENT GROUP
P.O. BOX 18809
SARASOTA, FL 34276
invoices@sunstatemanagement.com
941-870-4920

RECEIVED JAN 03 2022

*ASSOCIATION: Pelican Landing Condominium Association

*DATE: 01/03/2022

*AMOUNT: 1000.00 ✕

*Reason for reimbursement: (Receipt must be attached)

insurance deductible

REIMBURSEMENT INFORMATION:

*NAME: Kathy Issac

*PROPERTY ADDRESS: 2700 N. Beach Rd Unit A 105

*CITY/STATE/ZIP: Englewood, FL

*MAILING ADDRESS :

(If different from property address)

*CITY/STATE/ZIP:

INTERNAL USE:

APPROVED BY: Colleen Fletcher, CAM CMCA AMS

COA #: hurricane

*Required Field

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Insured: Catherine Isaac
Property: 2700 N. Beach Rd A105
Englewood, FL 34223

E-mail: pandk10842@yahoo.com

Claim Rep.: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Estimator: Greg Petty
Business: 740 Hembree Pl Suite A
Roswell, GA 30076

Business: (404) 446-8569
E-mail: gpetty@mosesconstruction.com

Claim Number:

Policy Number:

Type of Loss: Water Damage

Date Contacted: 10/8/2022 3:34 PM
Date of Loss: 9/28/2022 3:34 PM
Date Inspected: 10/8/2022 3:34 PM

Date Received: 10/8/2022 3:34 PM
Date Entered: 10/8/2022 8:06 AM

Price List: FLFM8X_OCT22
Estimate: Restoration/Service/Remodel
ISSAC

Absolute Fire and Flood

Absolute Fire And Flood
740 Hembree Place Suite A
Roswell, Ga 30076
o- 678-366-2008

Summary for Dwelling

Line Item Total	2,568.76
Material Sales Tax	12.48
Replacement Cost Value	\$2,581.24
Less Deductible	(1,000.00)
Net Claim	\$1,581.24

Greg Petty

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5672

63-1572/670

2/3/2023

PAY TO THE ORDER OF Belkay Construction

\$ **12,050.00

Twelve Thousand Fifty and 00/100*****

DOLLARS

Belkay Construction
1288 Falconcrest Blvd
Apopka, FL 32712

MEMO

Inv 888 Change orders 1 & 2

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5672

Belkay Construction

2/3/2023

Date Type Reference
1/1/2023 Bill 888 CO's

Original Amt.
12,050.00

Balance Due
12,050.00

Discount

Payment
12,050.00
12,050.00

Check Amount

Centennial OP 8221 Inv 888 Change orders 1 & 2

12,050.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5672

Belkay Construction

2/3/2023

Date Type Reference
1/1/2023 Bill 888 CO's

Original Amt.
12,050.00

Balance Due
12,050.00

Discount

Payment
12,050.00
12,050.00

Check Amount

Centennial OP 8221 Inv 888 Change orders 1 & 2

12,050.00



Date: 12/29/2022

Invoice NO. 888

Belkay Construction LLC

581 N Park rd
Suite 2274
Apopka Fl 32712
(561)7566730

Property address

Pelican condominium Port Charlotte

DESCRIPTION	Equipment	Materials	Labor	Total
Change order 1				\$3850.00
Change order 2				\$8,200.00

SubTotal \$12,050.00

DF

**50 % payment due
Upon final inspection**

Remarks, notes: payment made in /wire transfer (check)

Company Signature
Belkay Construction LLC

Client Signature

Belkay construction LLC
1288 Falconcrest Blvd
Apopka, FL 32712
Ph 5617566730
Fax 8887187860
License # CGC1515148

CHANGE ORDER

Project address: Pelican Landing condominium

Scope of work: drip edge repair

- 1) attach drip edge to fascia by adding membrane underneath and adding
Screws @ 12" o.c
At building B north gable end and Bldg F west gable end

\$3,850.00

1. Per contract all change orders need to be approved by both the owner and contractor
2. Contractor shall provide all necessary materials and labor for change order completion

Belkay construction LLC
1288 Falconcrest Blvd
Apopka, FL 32712
Ph 8617566730
Fax 8687187860
License # CGC1515148

CHANGE ORDER

Project address: Pelican Landing condominium

Scope of work: drain pipe/gutter connections

- 1) add drain pipe to end of downspout
At building B
Pipe will be 4" to match existing
Add straps

\$3,750.00

- 2) remove end plate for gutter and attach gutter with extension, add sealant to all buildings

\$4,450.00

- 1. Per contract all change orders need to be approved by both the owner and contractor
- 2. Contractor shall provide all necessary materials and labor for change order completion

Owner Daniel L. Swinton Treasurer

Contractor _____

SMG Invoices

From: davidfrustaci@aol.com
Sent: Tuesday, January 31, 2023 6:06 PM
To: SMG Invoices
Subject: Re: PL payment RE: PL signed Belkay Contract

Categories: Deb

Deborah:

The second change order is for $\$3,750 + 4,460 = \$8,210$.
Your copy is blurry.

DA

-----Original Message-----

From: SMG Invoices <invoices@sunstatemanagement.com>
To: davidfrustaci@aol.com <davidfrustaci@aol.com>
Sent: Tue, Jan 31, 2023 4:13 pm
Subject: RE: PL payment RE: PL signed Belkay Contract

David,
I have in hand one change order for \$3,850.00 and one for \$8,200.00
Since the figures in your email are slightly different I want to confirm before payment.
I have attached the two change orders I have here.

Regards,

Deborah Feinsod
Accounts Payables
Sunstate Association Management Group
P: 941-870-4920 ext. 214 | F: 941-870-9652
www.sunstatemanagement.com

This e-mail is a PRIVATE communication from management and may not be used for the associations use as a legal opinion.

From: davidfrustaci@aol.com <davidfrustaci@aol.com>
Sent: Tuesday, January 31, 2023 1:49 PM
To: SMG Invoices <invoices@sunstatemanagement.com>
Subject: Re: PL payment RE: PL signed Belkay Contract

Deborah:

Please put the Belkay Change order 1 (\$3,750) and change order 2 (\$8,310) in for payment with the end of the month payment run. I believe you call them to pick up the check.

Thanks

Dave

-----Original Message-----

From: davidfrustaci@aol.com
To: invoices@sunstatemanagement.com <invoices@sunstatemanagement.com>

**PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.**
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5676

63-1572/670

2/3/2023

PAY TO THE ORDER OF **New Life Well and Pump, Inc**

\$ ****275.00**

Two Hundred Seventy-Five and 00/100*****

DOLLARS

New Life Well and Pump, Inc.
6520 Beedla Street
North Port, FL 34291

MEMO

Inv 7604-5

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5676

New Life Well and Pump, Inc

2/3/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/12/2023	Bill	7604-5	275.00	275.00		275.00
					Check Amount	275.00

Centennial OP 8221 Inv 7604-5

275.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5676

New Life Well and Pump, Inc

2/3/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/12/2023	Bill	7604-5	275.00	275.00		275.00
					Check Amount	275.00

Centennial OP 8221 Inv 7604-5

275.00



New Life Well and Pump, Inc
941-375-1065
6520 Beedla Street
North Port, Florida
34291
United States

FEB 01 2023

Billed To
Pelican Landing
2700 N Beach Rd
2700 N Beach Rd
Englewood, Florida
United States

Date of Issue
01/12/2023

Due Date
01/12/2023

Invoice Number
7604-5

Amount Due (USD)
\$275.00

Description	Rate	Qty	Line Total
1.25" Check Valve pvc	\$55.00	2	\$110.00
Labor Labor	\$100.00	1	\$100.00
Service Call	\$65.00	1	\$65.00
	Subtotal		275.00
	Tax		0.00
	Total		275.00
	Amount Paid		0.00
	Amount Due (USD)		\$275.00

Notes

Found broken pipes from skid loader running through area where wells are located. Also found broken check valve from pump short cycling, irrigation clocks need to have start times coincide- contacted property mgr. on 1-11-2023 to explain plan of action and details of service call.

Pelican landing- manasota key

**PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.**
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

5679

63-1572/670

2/7/2023

PAY TO THE ORDER OF Belkay Construction

\$ **29,900.00

Twenty-Nine Thousand Nine Hundred and 00/100*****
DOLLARS

Belkay Construction
1288 Falconcrest Blvd
Apopka, FL 32712

MEMO

Inv 888 Change orders3 & 4

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5679

Belkay Construction

2/7/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/7/2023	Bill	888 CO's 3&4	29,900.00	29,900.00		29,900.00
					Check Amount	29,900.00

Centennial OP 8221 Inv 888 Change orders3 & 4 29,900.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5679

Belkay Construction

2/7/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/7/2023	Bill	888 CO's 3&4	29,900.00	29,900.00		29,900.00
					Check Amount	29,900.00

Centennial OP 8221 Inv 888 Change orders3 & 4 29,900.00



RECEIVED FEB 06 2023

Date: 02/07/2022

Invoice NO. 888

Belkay Construction LLC

Property address

581 N Park rd
Suite 2274
Apopka FL 32712
(561)7566730

Pelican condominium Port Charlotte

DESCRIPTION	Equipment	Materials	Labor	Total
Change order 3				\$12,250.00
Change order 4				\$9,250.00
				\$8,400.00

SubTotal **\$29,900.00**



**50 % payment due
Upon final inspection**

Remarks, notes: payment made in /wire transfer (check)

Company Signature
Belkay Construction LLC

Client Signature

Belkay construction LLC
1288 Falconcrest Blvd
Apopka, FL 32712
Ph 5617566730
Fax 8887187860
License # CGC1515148

RECEIVED FEB 08 2022

CHANGE ORDER 3

Project address: Pelican Landing condominium

Scope of work: drip edge repair

- 1) attach drip edge to fascia by adding membrane underneath and adding
Screws @ 12 " o.c
At building A east west
Building C east west
Building D North
Building E east west

\$12,250.00

1. Per contract all change orders need to be approved by both the owner and contractor
2. Contractor shall provide all necessary materials and labor for change order completion

Owner: Daniel J. V. ... Treasurer

Contractor _____

Page 2 of change order #3.
Contract amount \$12,250.00

Belkay construction LLC
1288 Falconcrest Blvd
Apopka, Fl 32712
Ph 5617566730
Fax 8887187860
License # CGC1515148

CHANGE ORDER 4

Project address: Pelican Landing condominium

Scope of work: drip edge repair

- 1) Attach drip edge to fascia by adding membrane underneath and adding
Screws @ 12 " o.c
Elevator (6)

24 window bump out

\$9,250.00

- 2) Reinforce gutters @ dormers (24)
\$8,400.00

Page 2 of 2

1. Per contract all change orders need to be approved by both the owner and contractor
2. Contractor shall provide all necessary materials and labor for change order completion

Owner: David A. Frustain

Contractor _____

Authorization for Change Order #4 - 2/1/23

5685

63-1572/670

2/24/2023

**PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.**
PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

PAY TO THE ORDER OF Welch Tennis Courts, Inc.

\$ **9,417.00

Nine Thousand Four Hundred Seventeen and 00/100***** DOLLARS

Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
PO Box 7770
Sun City, FL 33586

MEMO

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5685

Welch Tennis Courts, Inc.

Date	Type	Reference	Original Amt.	Balance Due	2/24/2023 Discount	Payment
2/23/2023	Bill	5389-App #1	6,367.00	6,367.00		6,367.00
2/23/2023	Bill	5390-App #1	3,050.00	3,050.00		3,050.00
					Check Amount	9,417.00

Centennial OP 8221

9,417.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5685

Welch Tennis Courts, Inc.

Date	Type	Reference	Original Amt.	Balance Due	2/24/2023 Discount	Payment
2/23/2023	Bill	5389-App #1	6,367.00	6,367.00		6,367.00
2/23/2023	Bill	5390-App #1	3,050.00	3,050.00		3,050.00
					Check Amount	9,417.00

Centennial OP 8221

9,417.00

RECEIVED FEB 28 2023



Welch Tennis Courts, Inc.
4501 Old US Hwy 41 S
P.O. Box 7770
Sun City FL 33586
(813) 641-7787

Invoice 5390

Application: 1
Period: 02/23/2023
Job Number: 230057

Bill to: Pelican Landing of Charlotte County
2700 North Beach Road
Englewood FL 34223

Job Location: Pelican Lndg Fence Rep
2700 North Beach Road
Englewood FL 34223

	Scheduled Plus Changes	Previous Complete	Current Complete	Total Complete	Balance Contract
Scheduling Deposit	3,050.00	0.00	3,050.00	3,050.00	0.00
Due on Completion	3,050.00	0.00	0.00	0.00	3,050.00
Totals:	6,100.00		3,050.00	3,050.00	3,050.00

Sales Tax: 0
Net Due 3,050.00

Description of Work

FENCING: The Contractor shall, replace the fencing on courts by completing the following:

- a. Remove and replace two ten-foot-high line posts. All line posts will be 2½-inch PC-40 Ameristar Permacoat pipe.
- b. Replace two ten-foot tension bars on the southwest corner of the court.
- c. Provide and install new tyrapts where needed.
- d. Remove the gate on the western side of the court. Fence fabric will be 1¾-inch #9-gauge vinyl mesh on all fencing.

Thank you for your business!

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH. THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID FOR IN FULL. THERE WILL BE AN ADDITIONAL 4% PROCESSING FEE FOR ANY INVOICE PAID BY CREDIT CARD.

5687

63-1572/670

3/3/2023

**PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.**

PO BOX 18809
SARASOTA, FL 34276

STONEGATE BANK

PAY TO THE ORDER OF Dalton's Landscaping Service, LLC

\$ **1,794.38

One Thousand Seven Hundred Ninety-Four and 38/100***** DOLLARS

Dalton's Landscaping Service, LLC
PO Box 1473
Englewood, FL 34295

MEMO

AUTHORIZED SIGNATURE

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5687

Dalton's Landscaping Service, LLC

3/3/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/28/2023	Bill	15534	1,294.38	1,294.38		1,294.38
3/1/2023	Bill	15586	500.00	500.00		500.00
Check Amount						1,794.38

Centennial OP 8221

1,794.38

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5687

Dalton's Landscaping Service, LLC

3/3/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/28/2023	Bill	15534	1,294.38	1,294.38		1,294.38
3/1/2023	Bill	15586	500.00	500.00		500.00
Check Amount						1,794.38

Centennial OP 8221

1,794.38

Dalton's Landscape Service
PO Box 1473
Englewood, FL 34295
(941)626-5589
daltonlandscapeservice@gmail.com



INVOICE

MAR 01 2023

BILL TO

Sunstate Association Management
Group/Pelican Landing
Pelican Landing
c/o Sunstate Management Group
P.O. Box 18809
Sarasota, Florida 34276 USA

INVOICE # 15586
DATE 03/01/2023
DUE DATE 03/31/2023
TERMS Net 30

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Sales removal of dead palms on Bay side of property to include stump grinding due to damage from Hurricane Ian	1	500.00	500.00

Your invoice is attached. Please remit payment within 15 days to avoid late fees.

Thank you for your business - we appreciate it very much.

Sincerely,
Dalton's Landscape Service

BALANCE DUE

\$500.00



PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.
PO BOX 18809
SARASOTA, FL 34276

CENTENNIAL

5706

4/5/2023

PAY TO THE ORDER OF Waterproofing Contractors of Florida

\$ **27,300.00

Twenty-Seven Thousand Three Hundred and 00/100***** DOLLARS

Waterproofing Contractors of Florida LLC
4527 South Old Peachtree Rd
Norcross GA 30071

MEMO
Inv 2022.018.01

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5706

Waterproofing Contractors of Florida

4/5/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/1/2023	Bill	2022.018.01	27,300.00	27,300.00		27,300.00
					Check Amount	27,300.00

Centennial OP 8221 Inv 2022.018.01

27,300.00

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5706

Waterproofing Contractors of Florida

4/5/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/1/2023	Bill	2022.018.01	27,300.00	27,300.00		27,300.00
					Check Amount	27,300.00

Centennial OP 8221 Inv 2022.018.01

27,300.00

Waterproofing Contractors of Florida, LLC



4475 Northgate Court
Sarasota, FL 34234

REMIT TO: 4527 South Old Peachtree Road
Norcross, GA 30071

Invoice #	2022.018.01
Date	2/6/2023
Our Order #	2022.018.60
Your Order #	Contract

MAR 31 2023

Sold To: Mr. Bill Kissner
Pelican Landing
2700 North Beach Road
Englewood Fl, 34223

Email:

Location: **Pelican Landing - Roof Dormer Repairs**

Terms: Net Due

Description	TOTAL	Total
TO INVOICE PER PROPOSAL DATED NOVEMBER 18,2022 ACCEPTED ON NOVEMBER 28,2022	Base Contract -	\$ 27,300.00

Less Previous Pay Applications \$ -

PAYMENT DUE

df
\$ 27,300.00

BALANCE TO COMPLETION

(current contract minus total to date)

\$ -

Thank you for allowing Waterproofing Contractors of FL, LLC
TO BE OF SERVICE.....

Questions: Contact Stephany Padilla (770) 449-5552

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO.
C/O SUNSTATE MANAGEMENT GROUP, INC.

PO BOX 18809
SARASOTA, FL 34276

CENTENNIAL

5713

4/28/2023

PAY TO THE ORDER OF Oracle Elevator

\$ **10,704.23

Ten Thousand Seven Hundred Four and 23/100***** DOLLARS

Premier Oracle Elevator
2850 Scherer Dr N
Suite 550
St. Petersburg FL 33716

MEMO

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5713

Oracle Elevator

4/28/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/12/2023	Bill	Est O-072015 Dep	7,992.93	7,992.93		7,992.93
4/12/2023	Bill	Est O-072012 Dep	2,711.30	2,711.30		2,711.30
Check Amount						10,704.23

Centennial OP 8221

10,704.23

PELICAN LANDING CONDO ASSN OF CHARLOTTE CO. C/O SUNSTATE MANAGEMENT GROUP, INC.

5713

Oracle Elevator

4/28/2023

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/12/2023	Bill	Est O-072015 Dep	7,992.93	7,992.93		7,992.93
4/12/2023	Bill	Est O-072012 Dep	2,711.30	2,711.30		2,711.30
Check Amount						10,704.23

Centennial OP 8221

10,704.23



RECEIVED APR 28 2023

REPAIR PROPOSAL

Date: April 12, 2023		
Estimate: O-072015	SN: 36227, 36228, 36229, 36230, 36231, 36232	Oracle Elevator Company
Account: A-04187		Leticia Tambasco CSA 2850 Scherer Dr N, Suite 550 St Petersburg, FL 33716
Pelican Landing A-F 2700 N Beach Rd Englewood, FL 34223		Tel: (727) 346-6777 E-mail: leticia.tambasco@premier-oracleelevator.com
Telephone: (941) 870-3375 E-mail: david@sunstatemanagement.com		

Scope of Work

Oracle Elevator will provide the necessary labor and materials to perform the following work.

- Team to secure pit and remove water damaged packings from six (6) elevators.
- Team to install new packings on all six (6) elevators.
- Return elevators to service.

Contract Price: \$15,985.85

(Fifteen thousand nine hundred eighty-five dollars and 85/100)

50% Deposit \$7,992.93 ⁴⁴

**Note: Oracle Elevator is not responsible for any additional liquids or excess debris found in the pit after clearing the original debris cited for removal. The property owner/agent is responsible for verifying that all work has been satisfactorily performed prior to the technician(s) departure from the property. Any excess water or debris found in the pit after departure is not covered under the terms of this agreement. If water continues to ingress into the pit, this may be indicative of a leak in the building foundation/pit wall. Oracle Elevator is not responsible for locating and/or repairing any foundational elements of the building. The customer will be responsible for contracting and performing said repair in such an instance.*

TAXES, PERMITS, TESTING, AND FEES

We included taxes where applicable, permits, testing requirements and testing fees.

WORKING HOURS

All work is based on the normal working hours of the elevator trade and no overtime hours are considered.

PAYMENT SCHEDULE**50% Due Upon Acceptance****50% Due Upon Completion****ACCEPTANCE**

A returned copy of the proposal, properly signed, dated and approved by Oracle Elevator shall constitute the contract between us and will be our authorization* to order materials and schedule the work.

*If a down payment is required (see payment schedule) no work will be scheduled or parts ordered until payment is received.

CONTACT

Please direct any questions or areas of concern to the undersigned.

It is understood that Oracle Elevator (the "Company") will arrange to install the material necessary to complete your job and shall be upon you or your authorized representative signing the final acceptance that the installation is satisfactory and complete. You agree to pay the Company the amount specified above which will cover the costs of labor and materials. Should it become necessary to collect any of the money due us under this agreement with you, through an attorney, then you shall pay all cost of collections, including a reasonable attorney's fee. Any changes made by you in the above specifications necessitating additional labor or materials shall not be included or covered by this proposal, but shall be provided for in a separate and additional signed agreement by both parties. There shall be no liability for delays due to causes beyond our control. Accounts in arrears thirty (30) days will be assessed a monthly service charge of 1.5% this proposal and payment agreement shall be the whole agreement between the parties and shall not be altered except by written agreement. In consideration of the performance of the services and the furnishing of the materials, it is expressly understood that the Company assumes no liability for accidents, injuries to persons or damage to property occurring on or near any part of the elevator system which is the subject of this Agreement regardless of the cause of any such accident, bodily injury or property damage and regardless of any negligence upon the part of the Company, its employees or officers. You agree to indemnify, defend, and hold harmless the Company, its officers, agents and employees from and against any and all claims, demand, suits and proceedings brought against the Company or its officers, directors, or employees of any nature whatsoever, including but not limited to claims and lawsuits for losses of any kind, property damage, personal injury or death that are alleged to have arisen from or alleged to be connected with the presence, use misuse, maintenance, installation, removal, manufacture, design, operation or condition of the equipment covered by this Agreement, specifically including claims or losses alleged or proved to have arisen from the partial or sole negligence of the Company or its officers, directors, or employees. You expressly agree to name Oracle Elevator as an additional named insured on your liability insurance policies. It is understood that the elevator, at all times, is owned by you and that you are solely responsible for its safe operation.

Proposed by:*Leticia Tambasco*

X

(Signature)

Leticia Tambasco
CSA
Oracle Elevator Company

Authorized Signed Acceptance:

Signature:

David Frustraci

Name:

DAVID FRUSTACI

Title:

Treasurer

Date:

4/21/23



REPAIR PROPOSAL

RECEIVED APR 28 2023

Date: April 12, 2023	
Estimate: O-072012 SN: 36227, 36228, 36229, 36230, 36231, 36232	Oracle Elevator Company
Account: A-04187	Leticia Tambasco CSA 2850 Scherer Dr N, Suite 550 St Petersburg, FL 33716
Pelican Landing A-F 2700 N Beach Rd Englewood, FL 34223	Tel: (727) 346-6777 E-mail: leticia.tambasco@premier-oracleelevator.com
Telephone: (941) 870-3375 E-mail: david@sunstatemanagement.com	

Scope of Work

Oracle Elevator will provide the necessary labor and materials to perform the following work.

- Team to secure pit to remove any excess water, oil, sludge and debris from six (6) pits.
- Hazardous waste disposal included.
- Schedule reinspection of all elevators.
- Return elevators to service.

50% Deposit \$2,711.30 ⁹⁸

Contract Price: \$5,422.60
(Five thousand four hundred twenty-two dollars and 60/100)

**Note: Oracle Elevator is not responsible for any additional liquids or excess debris found in the pit after clearing the original debris cited for removal. The property owner/agent is responsible for verifying that all work has been satisfactorily performed prior to the technician(s) departure from the property. Any excess water or debris found in the pit after departure is not covered under the terms of this agreement. If water continues to ingress into the pit, this may be indicative of a leak in the building foundation/pit wall. Oracle Elevator is not responsible for locating and/or repairing any foundational elements of the building. The customer will be responsible for contracting and performing said repair in such an instance.*

TAXES, PERMITS, TESTING, AND FEES

We included taxes where applicable, permits, testing requirements and testing fees.

WORKING HOURS

All work is based on the normal working hours of the elevator trade and no overtime hours are considered.

PAYMENT SCHEDULE
50% Due Upon Acceptance
50% Due Upon Completion

ACCEPTANCE

A returned copy of the proposal, properly signed, dated and approved by Oracle Elevator shall constitute the contract between us and will be our authorization* to order materials and schedule the work.

*If a down payment is required (see payment schedule) no work will be scheduled or parts ordered until payment is received.

CONTACT

Please direct any questions or areas of concern to the undersigned.

It is understood that Oracle Elevator (the "Company") will arrange to install the material necessary to complete your job and shall be upon you or your authorized representative signing the final acceptance that the installation is satisfactory and complete. You agree to pay the Company the amount specified above which will cover the costs of labor and materials. Should it become necessary to collect any of the money due us under this agreement with you, through an attorney, then you shall pay all cost of collections, including a reasonable attorney's fee. Any changes made by you in the above specifications necessitating additional labor or materials shall not be included or covered by this proposal, but shall be provided for in a separate and additional signed agreement by both parties. There shall be no liability for delays due to causes beyond our control. Accounts in arrears thirty (30) days will be assessed a monthly service charge of 1.5% this proposal and payment agreement shall be the whole agreement between the parties and shall not be altered except by written agreement. In consideration of the performance of the services and the furnishing of the materials, it is expressly understood that the Company assumes no liability for accidents, injuries to persons or damage to property occurring on or near any part of the elevator system which is the subject of this Agreement regardless of the cause of any such accident, bodily injury or property damage and regardless of any negligence upon the part of the Company, its employees or officers. You agree to indemnify, defend, and hold harmless the Company, its officers, agents and employees from and against any and all claims, demand, suits and proceedings brought against the Company or its officers, directors, or employees of any nature whatsoever, including but not limited to claims and lawsuits for losses of any kind, property damage, personal injury or death that are alleged to have arisen from or alleged to be connected with the presence, use misuse, maintenance, installation, removal, manufacture, design, operation or condition of the equipment covered by this Agreement, specifically including claims or losses alleged or proved to have arisen from the partial or sole negligence of the Company or its officers, directors, or employees. You expressly agree to name Oracle Elevator as an additional named insured on your liability insurance policies. It is understood that the elevator, at all times, is owned by you and that you are solely responsible for its safe operation.

Proposed by:

Leticia Tambasco

X _____
(Signature)

Leticia Tambasco
CSA
Oracle Elevator Company

Authorized Signed Acceptance:

Signature: *David Frustan*

Name: DAVID FRUSTAN

Title: Treasurer

Date: 4/21/23

Deborah Feinsod

From: davidfrustaci@aol.com
Sent: Thursday, April 27, 2023 11:54 AM
To: Deborah Feinsod
Subject: Fwd: Oracle signed proposals
Attachments: Scan_20230421.png; Scan_20230421 (2).png; Scan_20230421 (3).png; Scan_20230421 (4).png

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

-----Original Message-----

From: davidfrustaci@aol.com
To: david@sunstatemanagement.com <david@sunstatemanagement.com>
Cc: heidik911@aol.com <heidik911@aol.com>; bviti54@gmail.com <bviti54@gmail.com>; tmiller375@yahoo.com <tmiller375@yahoo.com>; ejtow@aol.com <ejtow@aol.com>; paulchasesr@gmail.com <paulchasesr@gmail.com>; fjsaracino58@gmail.com <fjsaracino58@gmail.com>
Sent: Fri, Apr 21, 2023 5:05 pm
Subject: Oracle signed proposals

David:

Attached are the signed proposals from Oracle. The first is for the cleaning of the pits for \$5,422.60 and the second is for the removal of the damaged packings and the installation of new packings on all elevators for \$15,985.85.

Please forward the contracts along with a 50% deposit to Oracle at your earliest convenience.

Please notify me when the payment has been sent.

Thanks

Dave.