



May 19, 2026,

Ultimar Three Condo Assoc
1560 Gulf Blvd
Clearwater Beach, FL 33767
Attn: Kristin Crockett

RE: Fire Sprinkler Head Repair Proposal.

Thank you for the opportunity to continue to provide your fire protection needs. We are pleased to present the following proposal to provide the requested scope of work.

Scope of Work:

1. Need to replace (34) sprinkler heads that failed tests.
Location:
See attached document with locations and unit costs.

Total Cost \$4,896.00

Clarifications

1. Due to the ongoing price increases from our equipment manufacturers as well as installation materials, our price will be good for 15 days. Upon acceptance of our proposal, UFP will review cost at that time to see if a price increase is necessary. We suggest placing the order for equipment asap to hold pricing with our manufacturers.
2. In the event UFP experiences increases in material cost during the project, the increases will be passed on to the customer.

Exclusions

- Additional devices not listed in this proposal
- Additional devices required by AHJ
- Patching and painting
- After-hours labor
- Firewatch

Sprinkler Inspections only
Non-Critical Deficiencies:



Please note that Non-Critical deficiencies must be corrected or repaired within 90 days of the inspection per new Florida Statutes.

Critical Deficiencies:

Please note that Critical deficiencies must be corrected or repaired within 30 days of inspection.

Impaired Deficiencies:

Please note that system impairments must be repaired within 72 hours of inspection and that we have to notify the AHJ within 72 hours of inspection.

Our price is good for 15 days from the date of this proposal.

Price does not include any unforeseen additional scope that may be found during the above listed approved scope.

Thank you for the opportunity to quote on this project. United Fire Protection's employees have over 50 years of experience in the field. We are a state licensed Class I Fire Suppression contractor and Alarm I (EF) Electrical contractor. Special Hazard systems are our business, not just a sideline. United Fire Protection provides the highest level of service, quality, and professionalism. If you have any questions concerning this, or any other project, feel free to call me at my office 727-471-0860 ext. 1021 or 727-215-1604 cell.

Thank you,

Dennis Mwaipola
Compliance Specialist

A handwritten signature in black ink that reads 'Kristin Crockett'. The signature is written in a cursive style and is positioned above a horizontal line.

Accepted By:

5/19/26

Date: _____



EMERGENCY TELEPHONE SERVICES AGREEMENT

THIS AGREEMENT is entered into by and between Kings III Emergency Communications, LLC, a Delaware LLC, 751 Canyon Drive, Suite 100, Coppell, TX 75019 (hereinafter "Kings III"), AND Ultimar 3 Condominium Association (hereinafter "Client").

INSTALLATION/SERVICE LOCATION: **BILLING INFORMATION:** (Same as Installation)
 Project / Building Name: Ultimar 3 Condo Project / Building Name: _____
 Street Address: 1560 Gulf Blvd Street Address: _____
 City: Clearwater State: FL ZIP: 34630 City: _____ State: _____ ZIP: _____
 Phone: 727-595-7900 Fax: (727)596-1631 Electronic Billing Email: ultimarthree@outlook.com

PURPOSE: The purpose of this Agreement is to establish the scope and terms of the installation, monitoring, repair and dispatch services selected by Client below, including: Help or Emergency telephone systems, Elevator Telephone Systems ("ETS Systems"), Elevator Video Monitoring Systems ("VMS Systems") and Area of Refuge Telephone Systems "AOR Systems"), collectively, the "Services" necessary for a code compliant emergency telephone ("ETS System") and video monitoring system, the ("VMS System").

1. SERVICES OPTIONS, SELECTION AND FEES

- 1.1 Equipment: Kings III agrees to provide the equipment detailed in Section 3.1 below, as part of the Services selected below. Further, should Client have their own compatible VMS System(s) in place at the time of execution of this Agreement and Client has selected a CabView Turnkey Service Option below or executed an applicable Services Addendum, Kings III agrees to repair or replace components of Client's VMS System to restore operation of same.
- 1.2 Services Selection and Associated Fees (All Fees are plus applicable tax):

Pricing Option	Connection Fee	Monthly Services Fee	Installation Fee
\$0 Down (+ applicable tax)	\$0.00	\$ 540.00	\$ 0.00

- 1.3 An installation fee may apply if turnkey service is available, which is dependent on the required specifications and manufacturer of the VMS System equipment. If applicable, this fee will be disclosed to the Client for its approval in writing prior to fulfillment.
- 1.4 Equipment or Quantity Variance Adjustments: If the equipment or quality detailed in Section 3 is found by Kings III to be either excessive or insufficient to satisfy the needs of the Service Location, Client hereby authorizes Kings III to make adjustments to meet the actual Service Location needs. Such incremental unit and monthly fee adjustments will be based on the Pricing Option table in Section 1.2.

2. TERMS OF THIS AGREEMENT

- 2.1 The primary term of this Agreement shall be for a period of One(1) Year from the date of the first billing ("Primary Term"). This Agreement shall automatically renew for a One(1) Year period at the end of such Primary Term ("Renewal Term") or any Renewal Term thereafter unless Client provides written notice to Kings III Thirty(30) Days before the end of any Primary or Renewal Term. An early termination fee of \$150.00 will apply for each phone cancelled within twelve (12) months of its installation date. For the CabView Turnkey Service Option only, an early termination fee of \$1,000.00 will apply for each VMS System unit.
- 2.2 Payments are to be payable Quarterly in advance. Connection Fees and Installation Fees are due upon completion of each installation.

3. EQUIPMENT

3.1 EQUIPMENT TO BE INSTALLED BY KINGS III

Product Name	Product Description	Quantity
CabView Turnkey	Client's VMS Equipment	4.00

Product Name	Product Description	Quantity

3.2 All Kings III installed equipment, including equipment installed by Kings III during repair or replacement of VMS System components, remains the exclusive property of Kings III and is to be returned to Kings III in the event of termination.

4. EMERGENCY NOTIFICATION LIST (At Least Two Contacts Required)

	Name	(Area Code) & Number	Email
Call 1 st :	<u>Kristen Crockett, Community Mgr Office</u> <i>(Recommend Entering Elevator Company's Name & Phone Number)</i>	<u>727-517-9500</u>	<u>ultimarthree@outlook.com</u>
Call 2 nd :	<u>Kristen Crockett, cell</u>	<u>727-481-1705</u>	<u>ultimarthree@outlook.com</u>
Call 3 rd :	<u>Luan Halilaj, Maint Manager</u>	<u>727-688-3923</u>	

Call 4th: Fire Rescue (Called 1st in event of emergency) (On file with Emergency Dispatch Center)

Onsite Installation Contact: Kristen Crockett, CAM 727-517-9500 ultimarthree@outlook.com

**Automated Testing Service Email (See Section 11.4): ultimarthree@outlook.com

i Listed above are persons designated by Client to be notified if Kings III receives a Monitored Call. We understand that Kings III will make every reasonable effort to notify one of these persons and will attempt notification in the order listed. Client is responsible for advising Kings III of any changes desired by Client to contact names, telephone numbers, or list order. Client is also responsible for any fees, fines, damages, or charges arising from Kings III's dispatching any party on the Notification List in response to a Monitored Call.

5. ADDITIONAL TERMS

5.1 Unless otherwise noted herein, necessary wire/cable runs, conduit installation, cut-outs for video display(s) or lobby signaling devices or similar, and trenching are specifically not provided by Kings III and such items/services are excluded from this Agreement. The provision of excluded items/services are the responsibility of Client.

Kings III will provide network (encrypted cellular) wired into elevator room for Video & Messaging System (VMS), with maintenance and lifetime warranty on phone and VMS system installed by elevator company.

6. CLIENT SELECTED SERVICES

6.1 Client desires and has contracted for only the equipment and services itemized on this Agreement. Additional services over and above that provided herein are neither expressed nor implied by Kings III.

7. WARRANTIES

7.1 Kings III makes no warranties, guaranties, representations, or promises of any kind—whether express, implied, statutory or otherwise—with regard to Kings III's response to unresponsive callers using the System nor the video feeds and footage provided by video equipment Manufacturer.

7.2 Kings III will use its best efforts to promptly carry out its duties set forth herein, but Kings III shall not be responsible for delays or failure to respond caused in any way by failure of the Manufacturer's cloud services or servers, reduced internet speed or other failure of necessary internet connections, busy telephone facilities, tampering with equipment by third parties, and/or any other conditions beyond the control of Kings III.

8. COVERED SERVICE & CHARGES

8.1 Kings III agrees to maintain and repair its equipment while installed at Client's location during the term of this Agreement. There will be no charge to the Client for repairs required due to faulty Kings III equipment performed during business hours. Covered Service will not apply to: (a) batteries, (b) wiring not provided by Kings III; (c) service need caused by acts beyond the control of Kings III such as accidents, power surges, misuse, neglect, unauthorized change, or acts of God (including but not limited to lightning, fires, earthquakes, tornadoes, hurricanes, floods, etc.). Should repairs be necessitated that are not Covered Service, such work shall be billed to Client based upon Kings III's rates for parts and labor in effect at the time of the service.

8.2 Any Services may be provided through Kings III's parent company, Kings III of America, LLC.

9. INCREASES IN SERVICE CHARGES

9.1 Kings III reserves the right to periodically increase the Services Fees provided for herein and its hourly service rates and trip charges as adjustment for increases in the costs associated with provision of the Services. Such increases shall be limited to one time per calendar year and shall be effective January 1.

10. INCREASES IN TAXES OR OTHER FEES

10.1 Client acknowledges that all charges for services set forth herein are based upon existing federal, state, and local taxes and utility charges, including telephone company line charges, if any. Kings III shall have the right, at any time to increase the monthly charges provided herein to reflect any additional taxes, fees or charges which hereafter may be imposed on Kings III by any utility or governmental agency relating to the service(s) provided under the terms of this Agreement and Client agrees to pay same.

10.2 Should Client enter into agreement(s) with third party service providers which purport to manage Client's vendor compliance documents and the costs of such services are billed to Kings III or require payment of membership fees by Kings III in order to remain an approved services provider to Client, Kings III reserves the right to pass through the direct costs of such services in the form of an increase in the Services Fees it charges Client and Client agrees to pay same.

11. CLIENTS DUTIES AS TO USE OF SYSTEM

11.1 The Client shall be responsible for carefully and properly test activating the ETS and/or VMS System on a monthly basis during the term of this Agreement. If any defect in the operation of The System develops, or in the event of a power failure, interruption of telephone service, or any other interruption at Client's premises, Client shall notify Kings III immediately.

11.2 Client shall notify Kings III of any remodeling or any other changes to the protected premises that may affect the operation of the VMS System.

11.3 Client shall cooperate with Kings III in the installation, operation, and maintenance of the VMS System and shall follow all instructions and procedures, which Kings III may prescribe for the operation and testing of the VMS System.

11.4 Automated Testing Service is included, but does not relieve Client of its duties under Section 11.1.

12. AUTHORIZED PERSONNEL

12.1 Client is responsible for and agrees to furnish forthwith a list of the names and telephone numbers of all persons to be notified in the event of Kings III's receipt of a Monitored Call (See Section 17). Client is responsible for providing all changes, revisions, and modifications to the above list to Kings III in a timely manner.

13. BUSINESS HOURS

13.1 It is mutually agreed that the work of installation, repair, and any other required service shall be performed during normal business hours (8:00am – 5:00pm local time). Kings III assumes no responsibility for limited disruption of Client's premises for service required during normal business hours. Kings III shall make needed repairs to its equipment within a reasonable amount of time after Kings III receives notice that the repairs are necessary

14. NO LIENS OR ENCUMBRANCES

14.1 Client agrees that it will not place any liens or encumbrances upon any of the equipment covered by this Agreement nor will it knowingly permit or cause such liens or encumbrances to be placed thereon by other persons; and in the event that any such liens or encumbrances are actually placed or permitted to be placed on such equipment, then Client, at his own cost and expense, shall take all legal steps necessary to have such liens or encumbrances removed forthwith or in lieu thereof, client shall, at its own cost and expense, furnish whatever bond is necessary to obtain the release and complete discharge of such equipment from liens and encumbrances. Client will not change or remove any insignia or lettering placed thereon by or at the request of Kings III.

15. ASSIGNMENT BY CLIENT

15.1 Client acknowledges that the sale or transfer of client's premises shall not relieve Client of duties and obligations under this Agreement unless Kings III agrees to the transfer of this Agreement.

16. ASSIGNEES AND/OR SUBCONTRACTORS

16.1 Kings III shall have the right to assign this Agreement in whole or part to any other person, firm, or corporation and shall have the further right to subcontract any monitoring, maintenance, or other services which it may perform. Client acknowledges that the Agreement shall inure to the benefit and are applicable to any assignees

and/or subcontractors of Kings III, and that they bind Client with respect to said assignees and/or subcontractors with the same force and effect as they bind Client to Kings III. Kings III will notify Client of assignment Thirty (30) Days prior to assignment.

17. CENTRAL STATION MONITORING SERVICE

17.1 Notification Responsibilities: Kings III's sole responsibility when receiving a call, initiated by a responsive caller from a telephone connected to the VMS System, a "Monitored Call", is to notify those individuals or organizations in the order listed and designated by Client in Section 4 of this Agreement unless local code requires prior notification of Emergency Services, i.e. police, fire rescue or EMS. In such cases, Kings III shall notify the appropriate Emergency Service prior to notifying those individuals or organizations listed and designated by Client on the Emergency Notification List. If a caller initiates a call from a telephone connected to the VMS System but does not respond to answering operator, Kings III will attempt to view the video feed as detailed in Section 18.2 below. If operator determines that elevator is occupied and occupant(s) need assistance, operator will initiate notifications as detailed in this Section.

17.2 Telephone Transmission Facilities: Client acknowledges that unless Client has selected Services including Data and/or SkyLine Cellular services, Kings III will utilize telephone and data sources supplied by Client to transmit the signals and calls from the VMS System. In the event Client's telephone or network or data service is out of order, placed on vacation, or otherwise interrupted, signals from the VMS system will not be received by Kings III and the interruption will not be known to Kings III. Client further acknowledges and agrees that signals which are transmitted via telephone company facilities are wholly beyond the control and jurisdiction of Kings III and are maintained and serviced by the applicable telephone company. Client agrees, unless Client has selected Services including Data and/or SkyLine Cellular services, to furnish any necessary telephone service or data service at Client's own expense. Any and all telephone company charges shall be billed to Client's telephone bill. Any increased telephone company charges shall be borne by Client. If data and/or SkyLine Cellular service is supplied, Kings III shall be responsible for data/cellular service and airtime/usage charges. Client further acknowledges that the activation of the emergency communication system may interrupt and disconnect any telephone call in progress.

17.3 Condition beyond control of Kings III: Kings III will use its best efforts to carry out its duties hereunder promptly, but shall not be responsible for delays or failure to respond by means of busy telephone facilities, failure of telephone equipment, or failure of telephone lines due to weather or other conditions, or otherwise for any conditions beyond the control of Kings III.

17.4 False Alarms: In the event there are an excessive number of false calls through the carelessness of Client or Client's tenants or the malicious or accidental use of the monitoring system, or in the event Client shall in any manner misuse or abuse the monitoring system, it shall constitute a material breach of this Agreement on the part of the Client, and Kings III may, at its option, in addition to all other legal remedies, be excused from further performance upon the giving of five (5) days written notice to Client.

18. VIDEO MONITORING AND DATA CONNECTION

18.1 Data Connection Responsibilities - Kings III shall provide, if Client has selected a CabView Plan with Data and/or Skyline Cellular Service in 1.2 above, a cellular data connection via national cellular data transmission provider(s) facilities (hereinafter, the Cellular Provider Facilities") which will be used to transmit data comprising the video feed described in Video Monitoring Responsibilities herein. Client acknowledges that Cellular Provider Facilities are maintained and serviced by the owners of those facilities and beyond the control of Kings III. Kings III shall not be responsible for delays or interruptions or failure of Cellular Provider Facilities.

18.2 Video Monitoring Responsibilities – Client acknowledges that Kings III shall be responsible for viewing the video feed from inside an elevator—and Kings III's responsibilities set forth in this Agreement shall subsequently arise—IF AND ONLY IF: (1) a Non-Responsive Emergency Call is made from within the elevator; (2) the elevator's video equipment activates and a video feed from within the elevator is successfully established; and (3) the Manufacturer successfully provides access to the video feed to Kings III.

18.3 Kings III's sole responsibility when it receives access to a video feed identified in Section 19.2 is to notify the individuals or organizations in the order listed and designated by Client in the Emergency Notification List in Section 4 of the Agreement. However, where local code requires prior notification of Emergency Services (i.e. police, fire rescue or EMS), Kings III shall notify the appropriate Emergency Services prior to notifying those individuals or organizations listed by Client in the Emergency Notification List.

18.4 Client acknowledges that the video equipment is manufactured by another, unrelated party, who is solely responsible for maintaining and controlling access to video feeds and footage from the video monitoring equipment. Client also acknowledges that Kings III has no responsibility with regard to the proper functioning of the video feeds. Further, Kings III has no responsibility if Kings III cannot gain access to video feeds inside an elevator unless granted such access by Manufacturer or other responsible party. Therefore, Kings III is not in any way responsible for

ensuring that the video feeds and footage are properly established, maintained and provided to Kings III.

18.5 The Client agrees that unless authorized by Kings III, any alterations, removal, or tampering with the equipment, or the attaching of any device, contrivance, or apparatus to the System or any part thereof, shall operate to void any warranties provided herein. If any agency or bureau having jurisdiction, or Client by his/its own act shall require or make necessary any changes in the System as originally installed, Client agrees, on demand, to pay for the reasonable cost of such changes.

19. DEFAULT/TERMINATION

19.1 In the event (i) Client fails to pay any amount due for the VMS System, (ii) client fails to comply with any of the terms and conditions hereof, (iii) Client makes an assignment for the benefit of Creditors, (iv) an order for relief is entered against Client under any chapter of the National Bankruptcy Code, as amended, (v) a receiver or trustee is appointed for all or substantially all of the assets of Client, or (vi) there is a dissolution or termination of existence of Client, Kings III may pursue any one or more of the following remedies, which are cumulative and non-exclusive:

(a) Terminate all services subscribed for hereunder by giving (5) days written notice to Client and recover all amounts due Kings III.

(b) Take possession of all Kings III owned Equipment wherever situated and for such purpose enter upon your property without liability for doing so.

(c) By notice to Client, declare immediately due and payable all moneys to be paid by Client during the Primary Term, or if the Primary Term has then expired, declare immediately due and payable all monies to be paid during any Renewal Term (as provided in Paragraph 2.1 hereof) then in effect, and Client shall thereupon be obligated to pay such moneys to Kings III immediately. Client shall in any event remain fully liable for reasonable damages as provided by law and for all costs and expenses incurred by Kings III on account of such default including all court costs and reasonable attorney's fees. The waiver by Kings III of any breach of any obligation of Client shall not be deemed a waiver of such obligation or any subsequent breach of the same or any obligation. Kings III shall not deem the subsequent acceptance of payment hereunder by Kings III a waiver of prior existing breach regardless of Kings III's knowledge of such prior existing breach at the time of acceptance of such payments.

20. DELAYS OR INTERRUPTIONS

20.1 Kings III assumes no liability for delay in the installation of the VMS System or for the interruption of services due to strikes, riots, floods, storms, earthquakes, fire, power failures, insurrection, interruption or unavailability of telephone or cable service, act of God, or for any other cause beyond the control of Kings III, and will not be required to provide installation for or services to Client while interruption of services due to any cause may continue.

20.2 Kings III assumes no liability for delay of installation due to non-cooperation of the Client or his agents in providing access to that area of the premises where the equipment is to be located, or for the delays or interruptions of installation or service on any device or devices of the Client or others to which Kings III's equipment is attached.

21. TELEPHONE SERVICE

21.1 If Client selects any services option in Section 1.3 which requires data and or cellular services supplied by Client, Client agrees to furnish such services at Client's own expense. Any and all telephone charges shall be billed to Client's telephone bill.

22. ELECTRICAL CURRENT

22.1 Client agrees to furnish any necessary electrical service and current through Client's meter and at Client's sole expense.

23. TITLE CLAUSE

23.1 Paragraph titles used in this Agreement are for reference only and are not to be construed as governing the construction of the specific provisions of this Agreement.

24. PAYMENTS AND DELINQUENCIES

24.1 Payment shall be due as indicated on the front hereof. Kings III reserves the right to charge either Late Fees or Interest on all amounts more than thirty (30) days past due at the maximum allowable rate under applicable law. All payments shall be due and payable at Kings III's corporate offices first written above. If the Services are disconnected because of Client's past due balance, and if Client desires to have The Services reactivated, Client agrees to pay in advance to Kings III a reconnect charge to be fixed by Kings III at a reasonable amount.

25. ENTIRE AGREEMENT/MODIFICATION/WAIVER/MISCELLANEOUS/GOVERNING LAW

25.1 This writing is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof. This Agreement supersedes all prior representation, understandings or agreements of the parties, written or oral, and shall constitute the sole terms and conditions of the providing of all services detailed in Sections 1 and 3. This Agreement can be modified only in writing, signed by the parties or their duly authorized agent. No waiver or a breach of any term of this Agreement shall be construed to be a waiver of any succeeding breach.

25.2 If the Primary Term or the last Renewal Term has expired, but the Services are still being performed by Kings III on behalf of Client, then all terms and conditions set forth in this Agreement will remain in full force and effect until the Services are terminated by either party upon not less than thirty (30) days written notice from one party to the other.

25.3 The laws of the state of Texas govern the validity, enforceability, and interpretation of this Agreement.

26. SEVERABILITY

26.1 The provisions of this Agreement are intended to be severable. If any provision of this Agreement shall be held invalid or unenforceable in whole or in part in any jurisdiction, such provision shall, as to such jurisdiction, be ineffective to the extent of such invalidity or unenforceability without in any manner affecting the validity or enforceability thereof in any other jurisdiction or the remaining provisions hereof in any jurisdiction.

CLIENT FURTHER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTANDS ALL OF THIS AGREEMENT INCLUDING THE TERMS AND CONDITIONS ON THIS PAGE AND THE PRECEDING PAGES OF THIS AGREEMENT AND ANY EXHIBITS, SCHEDULES OR ADENDA OR AMENDMENTS AND ACKNOWLEDGES RECEIPT OF A TRUE COPY OF THIS AGREEMENT.

IN WITNESS WHEREOF, and intending to be bound hereby, the parties hereto have executed this Agreement this 27th day of ~~February~~ April, 2026

Client:

Kings III Emergency Communications, LLC

By:

By:

Name:

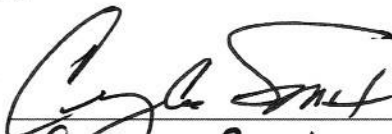
Name:

Title:

Title:

Date:

Date:



Craig Smith

President

4/27/26

This Agreement shall not be binding upon Kings III unless approved in writing by an authorized Manager of Kings III. In the event of non-approval, the sole liability of Kings III shall be to refund to Client the amount that has been paid to Kings III by Client upon execution of this Agreement.



CCC 1329780

April 17, 2026

Ultimar Three Condominium Association, Inc.
C/O Kristen Crockett
1560 Gulf Blvd.
Clearwater, Florida 33767

PROPOSAL: Ultimar 3 Maintenance 2026

We propose to furnish necessary labor, equipment and material to perform the following scope:

1. Full Roof Walkthrough and Inspection (All penetrations edge flashing and roof drains)
2. Clean and Pressure Wash all Roof areas with Simple Green Cleaner
3. Repair, caulk minor damage as needed, clean and inspect all roof drains
4. Check for opening around the ac stands, Pitch pans and all other penetrations
5. Any major repair needed will be documented and provided to the property manager
6. Document Annual Inspection

American Roofing and Sheet Metal, Inc. includes a 6-month workmanship guarantee depending on the quality of the existing roof.

Total for this proposal _____ **\$ 4,425.00**
(If proposed work is not approved, you may still be invoiced for temporary repairs made on site or time spent evaluating repairs \$N/A)

This quote only includes the specified scope of work above, any additional details not listed are the responsibility of the Client (painting, stucco work, etc.). Any additional work will result in an additional charge. Any additional labor will be at a discounted rate of \$92.50 per man per hour (Standard Rate \$115.50 per man hour)

Upon approval of quote, work will be scheduled. With property manager. Job will be invoiced upon completion and invoiced with Net 30 Days terms

Should you have any questions, please feel to call. Thank you for allowing us the opportunity quote this project.

Sincerely,

Albert Docobo
Service Manager

Approved By: Kristin Crockett Title manager

Signature of Approval: *Kristin Crockett* Date: 4/21/26



HURD
HAWKINS
MEYERS &
RADOSEVICH

Certified Public Accountants

2299 Tall Pines Drive
Largo, FL 33771-3881

January 1, 2026

To the Board of Directors
Ultimar Three Condominium Association, Inc.

We are pleased to confirm our acceptance and understanding of the services we are to provide monthly for Ultimar Three Condominium Association, Inc. for the year ending December 31, 2026.

- 1) We will provide you with the following bookkeeping services:
 - Reconcile accounts with bank statements. We will not review the cancelled checks or electronic copies of the checks for payees or endorsements.
 - Prepare and reconcile your payroll records, payroll tax returns, and payroll tax deposits.
 - Maintain your general ledger on a monthly basis
- 2) We will prepare the monthly financial statements of the Association which comprise the balance sheet and the related statement of revenues and expenses and perform a compilation engagement with respect to those financial statements.

The objective of the preparation and compilation portion of our engagement is to—

- prepare financial statements in accordance with accounting principles generally accepted in the United States of America based on information provided by you and
- apply accounting and financial reporting expertise to assist you in the presentation of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

We will conduct our compilation engagement in accordance with the Statements on Standards for Accounting and Review Services (SSARS) promulgated by the Accounting and Review Services Committee of the AICPA and comply with applicable professional standards, including the AICPA's *Code of Professional Conduct*, and its ethical principles of integrity, objectivity, professional competence, and due care, when performing the bookkeeping services, preparing the financial statements, and performing the compilation engagement.

We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion, conclusion, nor provide any assurance on the financial statements.

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities since performing those procedures or taking such action would impair our independence.

The financial statement preparation and compilation portion of the engagement to be performed is conducted on the basis that you acknowledge and understand that our role is to prepare financial statements in accordance with accounting principles generally accepted in the United States of America and assist you in the presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America. You have the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARS:

- a) The selection of accounting principles generally accepted in the United States of America as the financial reporting framework to be applied in the preparation of the financial statements.
- b) The preparation and fair presentation of financial statements in accordance with accounting principles generally accepted in the United States of America and the inclusion of all informative disclosures that are appropriate for accounting principles generally accepted in the United States of America.
- c) The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.
- d) The prevention and detection of fraud.
- e) To ensure that the Company complies with the laws and regulations applicable to its activities.
- f) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement.
- g) To provide us with—
 - access to all information of which you are aware is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - additional information that we may request from you for the purpose of the compilation engagement.
 - unrestricted access to persons within the Company of whom we determine it necessary to make inquiries.

As part of our engagement, we will issue a compilation report that will state that we did not audit or review the financial statements and that, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them. There may be circumstances in which the report differs from the expected form and content. If, for any reason, we are unable to complete the compilation of your financial statements, we will not issue a report on such statements as a result of this engagement.

Our Report

As part of our engagement, we will issue a report that will state that we did not audit or review the financial statements and that, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them. If, for any reason, we are unable to complete the compilation of your financial statements, we will not issue a report on such statements as a result of this engagement.

You agree to include our accountant's compilation report in any document containing financial statements that indicates that we have performed a compilation engagement on such financial statements and, prior to the inclusion of the report, to obtain our permission to do so.

Other Relevant Information

You agree that our liability hereunder for damages, regardless of the formal action, shall not exceed the total amount paid to us. This shall be your exclusive remedy. You further agree that we will not be liable for any lost profits, or any claim or damage against you by any other party. In no event will we be liable for consequential damages.

Our fees for these services will be \$590 and will be billed as the work progresses. There will be an additional \$60 charge for extra reports. Invoices will be mailed monthly and are due when received.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you acknowledge and agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Hurd Hawkins Meyers + Radosevich PA

Hurd, Hawkins, Meyers & Radosevich, PA

C. B. Smith US Pres

Ultimar Three Condominium Association, Inc.

Title: *President*



Job Number #: 241042

Date: January 13, 2026

Kalos Services, Inc.

236 Hatteras Ave.
Clermont, FL 34711

Phone: (352) 243-7099

Fax: (352) 404-6907

Email: office@kalosflorida.com

Web: www.kalosflorida.com

Client Information

Kristin Crockett

Ultimar Three Condominium
Association
ultimarthree@outlook.com
Site Address: 1560 Gulf Blvd,
33767 Clearwater

Prepared By

Michael Diaz

office@kalosflorida.com
(352) 243-7099

Services

Description	Qty	Unit Price	Total
Quote to replace the warrantied grounded compressor, warrantied failed inverter board and warrantied strainer on CU1. Price includes all labor and material costs to complete the repairs.	1	\$5000.00	\$5000.00
Quote to replace both warrantied EEV valve bodies and heads on CU2. We will have to recharge this unit with refrigerant which will be \$55/lb up to 15 pounds and \$45/lb for everything over that. This price does not include refrigerant. This price is only available if the proposal for CU1 is approved as well.	1	\$2400.00	\$2400.00
		Subtotal	\$7400.00
		Grand Total	\$7400.00

Agreement Terms

Agreement Duration:

53 days (ending on February 13, 2026)

Quote Validity:

53 days from proposal date

Signatures

Proposed by:

Michael Diaz
Kalos Services, Inc.

Accepted by:

Kristin Crockett
Ultimar Three Condominium
Association



approved by president 3/5/26

Signature

Date: January 13, 2026

TERMS AND CONDITIONS

Kalos Services, Inc. ("Kalos") warrants to the Purchaser that all services provided will be in conformance with this Agreement. Kalos agrees to furnish and install the equipment and materials as described above on the terms and conditions provided herein and Purchaser hereby accepts the equipment and services described above and agrees to pay Kalos the price shown above upon completion of the installation. Materials and work in addition to that described herein will be furnished only on Purchaser's authorization and will be paid by Purchaser as an extra charge.

Failure to pay any sums due hereunder, Purchaser agrees to pay Kalos interest at the rate of one and one-half percent (1 1/2% %) per month or the maximum permitted by law (whichever is less) on all outstanding balances. In the event that there is any controversy or claim arising out of or relating to this Agreement, or to the interpretation, breach, or enforcement thereof, and any action or proceeding is commenced to enforce the provisions of this Agreement, Kalos shall be entitled to reasonable attorney's fee, costs, and expenses. Any reversal or dispute of charges with a bank, credit card, or financing company will be considered a breach of this agreement, and all warranty obligations will be null and void and payment will be sent to collections and a lien placed on the property according to Florida law.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 850-487-1395, 1940 NORTH MONROE ST., TALLAHASSEE, FLORIDA 32399

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

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

Purchaser shall permit Kalos reasonable access to the property on which equipment is to be installed. Title to all provided equipment remains with Kalos until all amounts due thereon are paid in full, whether such equipment is affixed to the realty or not, and shall remain personal property and be deemed severable without injury to the freehold.

Purchaser shall indemnify and hold harmless Kalos from and against all claims, damages, losses, and expenses arising out of or resulting from acts or omissions of Kalos, Kalos representatives and subcontractors, or otherwise arising out of the performance of services by Kalos. Further, Purchaser agrees to hold harmless Kalos, its employees, managers, and leadership of all claims related to viruses, bacteria, and fungus past, present, and future.

If performance of this Agreement or any obligation under this Agreement is prevented, restricted, or interfered with by causes beyond Kalos' reasonable control ("Force Majeure"), and if Kalos is unable to carry out its obligations, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions, fire, explosion, vandalism, storm, or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages.

Once the equipment is connected at Purchaser's property, Purchaser assumes all risk of loss or damage to such equipment and shall ensure the same fully to protect all interests of Kalos Services cost of insurance to be paid by Purchaser.

There are no warranties, expressed or implied, for existing equipment, ductwork, or other materials not installed by Kalos. Except as provided herein Kalos Services makes no other representations or warranties, either express or implied, including, but not limited to, any implied warranties of merchantability or fitness for a particular purpose Kalos expressly disclaims all other warranties. Kalos' maximum liability hereunder shall consist of refunding all monies paid to it by Purchaser hereunder subject to removal and return to Kalos of all equipment provided hereunder. Under no circumstances will Kalos be liable to Purchaser or any other person for any damages, including, without limitation, any indirect, incidental, special, or consequential damages, expenses, cost, profits, lost savings or earnings, lost or corrupted data, or other liability arising out of or related to this agreement, or the services or equipment provided hereunder.

This agreement is the complete and exclusive statement of the agreement between Purchaser and Kalos and it supersedes all prior oral and written proposals and any prior or subsequent communications pertaining to the subject matter hereof. Kalos Services Inc. reserves the right to terminate this Agreement in whole or in part, at any time.

This proposal is good for thirty (30) days from the date hereof but may be accepted at any later date at the sole discretion of Kalos Services Inc.

LICENSE # EC0001523, CBC057190, CAC1814620



East-West Electric
 2150 Range Road
 Clearwater, FL 33765
 www.East-WestElectric.com
 EC0001444
 (727) 771-9403

BILL TO

Ultimar Three Condominium Association
 1560 Gulf Boulevard
 Clearwater, FL 33767 USA

ESTIMATE 49755747	ESTIMATE DATE Feb 20, 2026
-----------------------------	--------------------------------------

JOB ADDRESS

Ultimar Three Condominium Association
 1560 Gulf Boulevard
 Clearwater, FL 33767 USA

Job: 20584

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Scope of work	Furnish and install a total of 8 LED 2200K, 12,350 Lumen flood lights. Two fixtures will be mounted on north and south walls of both towers. Furnish and install wiring, surface mounted conduit and photocell off of existing circuit to towers. Lighting design EXCLUDES illumination of front walls of both towers.	1.00	\$0.00	\$0.00
EST1016	Furnishing of lighting fixture package as proposed	1.00	\$1,288.00	\$1,288.00
MISC	Miscellaneous materials. Wiring, conduit, boxes, photocells, strapping and hardware	1.00	\$1,556.00	\$1,556.00
LABOR2000	Service Van w/ Lead and Apprentice - One Hour	1.00	\$6,649.00	\$6,649.00
DEPOSIT	A 25% deposit is required before work can be started on jobs over \$5,000. Please provide a check for \$2373.25	1.00	\$0.00	\$0.00
EXCLUDED	****SPECIFICALLY EXCLUDED FROM THIS ESTIMATE**** Permit, Drawings, Painting, Trash Removal, Utility Fees, Roof Repair, Fence, Sod, Landscape, Irrigation, Sidewalk, Curb, Parking Lot, Brick and Paver Repair, Drywall, Trim, Wood, Tile, Ceiling Tile, Ceiling Grid, Stone, Cable, Concrete, Court Protection, Any Damages or Liability Rising From Delays Caused By Supply Chain Constraints. Repair By Others if needed.	1.00	\$0.00	\$0.00

SUB-TOTAL \$9,493.00

TOTAL \$9,493.00

Thank you for choosing East-West Electric, Inc.

CUSTOMER AUTHORIZATION

Terms and Conditions for Electrical Contracting Services

1. Definitions

"Contractor" refers to East-West Electric, Inc., the business providing electrical contracting services.

"Client" refers to the individual or organization receiving the electrical services.

"Services" refers to all electrical work, installation, maintenance, or repairs provided by the Contractor as outlined in the service agreement.

2. Scope of Work

The Contractor agrees to provide electrical services as per the specifications in the agreed-upon contract, proposal, or work order.

Any changes to the original scope of work must be agreed upon by both the Contractor and the Client in writing.

3. Fees and Payment

Payment terms will be outlined in the service agreement or proposal and will typically include a deposit before work begins and final payment upon completion.

Invoices will be issued upon completion of the work for residential jobs, and payment is due within 30 days from the date of the invoice for commercial jobs, unless otherwise specified.

Late payments may incur interest charges at a rate of 1.5 percent per month or 18 percent annual.

4. Scheduling and Delays

The Contractor will provide an estimated schedule for the completion of services.

Delays due to unforeseen circumstances, including but not limited to weather, supply chain issues, or emergency work, will be communicated promptly to the Client.

The Contractor is not responsible for delays caused by the Client, including failure to provide necessary access or information.

5. Safety and Compliance

The Contractor agrees to perform all services in accordance with local and state electrical codes and safety standards.

The Client must ensure that the work area is accessible and free from hazards that may interfere with the electrical work.

The Contractor will take all necessary precautions to protect property but is not responsible for damage to surrounding areas not under their control.

6. Warranties and Guarantees

The Contractor warrants that all work will be performed in a professional and workmanlike manner.

Any defects in materials or workmanship will be corrected within 90 days of the Client's notification, provided the issue is not due to misuse, neglect, or external factors beyond the Contractor's control. We offer a one-year warranty on labor and materials we provide from the date installed.

Manufacturer warranties for materials or equipment used in the work will be passed on to the Client, where applicable.

7. Client Responsibilities

The Client agrees to provide timely access to the work site, including any required permits or approvals.

The Client must notify the Contractor of any hazards or risks present at the work site before work begins.

The Client must ensure that any existing electrical systems or installations are clearly identified and disclosed to the Contractor before work starts.

8. Insurance and Liability

The Contractor maintains appropriate insurance coverage, including general liability and workers' compensation insurance, as required by law.

The Contractor will not be held liable for any damage caused by the Client's failure to maintain or repair existing systems or equipment.

The Client agrees to indemnify and hold harmless the Contractor from any claims, damages, or liabilities arising out of the Client's failure to comply with their responsibilities under these Terms.

9. Termination

Either party may terminate the agreement with written notice if the other party fails to comply with these terms.

Upon termination, the Client will be responsible for payment for any work completed up to the date of termination. Deposits will be refunded less any restocking fees or labor costs.

10. Dispute Resolution

Any disputes arising out of or relating to these Terms and Conditions shall first be attempted to be resolved through informal negotiations between the parties.

If the dispute cannot be resolved informally, the parties agree to mediation or arbitration in accordance with the laws of the state of Florida.

11. Confidentiality

The Contractor agrees to keep any sensitive information regarding the Client's business or property confidential and will not disclose such information to third parties unless required by law.

12. Governing Law

These Terms and Conditions are governed by the laws of the State of Florida. Any legal action must be brought within this jurisdiction.

13. Amendments

The Contractor may update these Terms and Conditions at any time. Any changes will be communicated to the Client, and continued use of the Contractor's services after the changes are made will constitute acceptance of those changes.

14. Force Majeure

The Contractor will not be liable for any failure or delay in performance due to causes beyond their reasonable control, including but not limited to acts of God, natural disasters, strikes, or other unforeseen circumstances.

15. Energized Maintenance

Due to the nature of energized maintenance work, there is a possibility of accidental power outages during this task. The Contractor shall not be liable and shall be held harmless for any accidental loss of power during tasks.

16. NFPA 70B Compliance

Compliance is not guaranteed. The Contractor will provide compliance documents to the best of their ability. The code is robust and can be interpreted differently. The Contractor will provide the client with documents to produce compliance to the best of their ability. The code references manufacturer recommendations and does not allow the code recommendations to supersede the manufacturer recommendations. It is the responsibility of the Customer to provide the Contractor any specific manufacturer documents if they wish to follow manufacturer recommendations and not the recommendations put forward in the code.

Sign here 

Date 2/27/26

(written approval obtained from president, Craig Smith)



MARKETING SERVICES CONTRACT

CLIENT: Ultimar 3

SOLITSOCIAL: Contact: Russ Widger, russ@solitsocial.com 727-637-2610

SOLITSOCIAL SCOPE OF WORK:

Rebuild current website on WIX platform,
Complete ongoing website management tasks such as:
Post documents and information, as directed by client
Connect current domain name, ultimar3.com, to new site
Manage ongoing document updates, photos, announcements, events, etc.

CLIENT RESPONSIBILITIES:

- provide any necessary documents or links, photos or other updates
- simply email tasks, documents, etc. with expected timeline for completion
- Ultimar 3 will always maintain access to website, with ability to update and edit.

FEES & BILLING: \$900 per year, billed upfront in January each year
\$399 one-time fee for building of site on Wix.
\$400-\$500 upfront payment to WIX for hosting (covers 3 years)
Additional services available, can be charged separately

CONTRACT: 12 month minimum.

AGREEMENT:

Russ Widger

Signature, Solitsocial, LLC

Kristen Crockett

Signature, Ultimar 3

1/14/26

Date



WEISS & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS, PA

📞 727.523.8762 | 📞 727.523.8764

14020 Roosevelt Boulevard, Suite 801
Clearwater, 33762

WEISSCOMPANYCPA.COM

December 18, 2025

Board of Directors
Ultimar Three Condominium Association, Inc.
Clearwater, Florida

We are pleased to confirm our understanding of the service we are to provide for Ultimar Three Condominium Association, Inc. for the year ended December 31, 2025.

We will audit the financial statements of Ultimar Three Condominium Association, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements (the financial statements). The document we submit to you will include supplementary information about future major repairs and replacements required by the Financial Accounting Standards Board (FASB). Although we will apply certain limited procedures with respect to the required supplementary information, we will not audit the information and will not express an opinion on it.

Audit Objective

The objective of our audit is the expression of an opinion about whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our audit of Ultimar Three Condominium Association, Inc.'s financial statements. Our report will be addressed to the Board of Directors of Ultimar Three Condominium Association, Inc. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add an emphasis-of-matter or other-matter paragraph. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

Audit Procedures

Our procedures will include test of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of certain assets and liabilities by correspondence with selected owners, creditors and financial institutions. We may also request written representations from your attorneys as part of the engagement. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Association or to acts by management or employees acting on behalf of the Association.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our audit will include obtaining an understanding of the Association and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information.

Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Other Services

We will prepare the Association's federal income tax return for the year ended December 31, 2025, based on information provided by you.

We will perform the services in accordance with applicable professional standards, including the *Statements on Standards for Tax Services* issued by the American Institute of Certified Public Accountants. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. We will advise management with regard to tax positions taken in the preparation of the tax return, but management must make all decisions with regard to those matters.

Management Responsibilities

You are responsible for designing, implementing, and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles. You are also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the association from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Association involving (1) management, (2) employees who have significant roles in internal control, and

(3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Association received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the Association complies with applicable laws and regulations.

Engagement Administration, Fees, and Other

We understand that your personnel will prepare all cash, receivables, and other confirmations we request and will locate any documents selected by us for testing.

Frank Weiss is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on acceptance of the engagement letter and issue our report no later than February 13, 2026.

We estimate that our fees will be \$5,000. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Weiss & Company, CPAs, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Ultimar Three Condominium Association, Inc.



Management Signature: _____

Title: Manager

Date: 12/18/25

GENERATORS
SWITCHGEAR
ENGINES



PUMPS
CONTROLS
MOTORS

Oct 13, 2025

ULTIMAR III
ULTIMAR THREE CONDO ASSOCIATION
1560 GULF BLVD.
CLEARWATER, FL 33767

Attn: KRISTIN CROCKETT

EST #9783 EMERGENCY GENERATOR WATER PUMP AND FAN BELTS REPLACEMENT

At our most recent PM inspection of the emergency generator, our technician found the engine fan belts and water pump belt are beginning to look worn and in need of replacement. Failure to address this issue could lead to the engine over-heating if a belt were to break when the unit is in operation.

The following is a description of the work to be performed in this estimate:

To be performed with December 2025 PM service. Set unit to OFF. Remove fan guards and fan as necessary. Loosen off on fan belt tensioner to remove fan belts. Remove water pump belt and replace with new belt. Install new fan belts and reinstall fan. Tighten fan belt tensioner and check all belts for proper tension. Reinstall fan guards and run unit to ensure proper operation. Leave unit in Auto.

BELT, FAN CUMMINS NTA 855
BELT, WATER PUMP CUMMINS NTA 855
SHOP SUPPLIES
GENERATOR LABOR
10% SERVICE CONTRACT DISCOUNT (- \$80.03)

We Estimate the Cost including Parts and Labor to be **\$720.27**

In the event we find additional Parts or Labor are required, you will be notified prior to the completion of Work and provided an additional Estimate. Please note if paying with Credit Card a 3% Service Charge will added to invoices exceeding \$2000.00

Please Sign and Date this Document below. If you have any questions, please contact me at our Office. Thank you for the opportunity to provide this Estimate, we look forward to Completing the needed Repairs.

FOB ULTIMAR III
Terms Net 30 Days

Good Thru 11/12/25

Name and Title of Approving Individual:

Coastal Service and Supply Inc.

Kristin Crockett Date: 12/15/25

Bryce Jennings General Manager

8080 Ulmerton Rd, Suite D. Largo, FL 33771-3922
Office: (727)-536-5078 Fax: (727)-530-5078
State License #CFC057735



Manuel Lizardo
Japhet Lizardo
8312 W Pochontas Ave, Tampa, FL 33615
CRC1333077
813-335-3417
813-597-9935
lisoconst@gmail.com

Proposal

Proposal Submitted to Ultimar III HOA
Address: 1560 Gulf to Bay Blvd
Clearwater, FL 33767
Job site address: 1560 Gulf to Bay Blvd
Clearwater, FL 33767
Tel: 856-265-4069
Job Name: Hallway Ceiling Tile

11/22/2025

Job description

We hereby submit specifications and estimate for labor and materials:

Hallway Ceiling Tile:

- Patch ceiling access doors
- Removal of 72" x 48" portion of drywall ceiling
- Installation of 72" x 48" new ceiling tile
 - White frame
 - 24" x 24" ceiling tile
- Relocation of ceiling can light

All materials included

Total materials and labor

\$1,100.00

Job description

We propose hereby to furnish labor completely in accordance with the specifications for the sum of:

(One thousand one hundred dollars and no cents)
(100% upon completion)
(Cash, Check)

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, And will become an extra charge over and above the estimate.

Respectfully submitted by:

Japhet Lizardo

Note: This proposal may be withdrawn
By us if not accepted within 30 days.



Manuel Lizardo
Japhet Lizardo
8312 W Pochontas Ave, Tampa, FL 33615
CRC1333077
813-335-3417
813-597-9935
lisoconst@gmail.com

Proposal

Proposal Submitted to Ultimar III HOA
Address: 1560 Gulf to Bay Blvd
Clearwater, FL 33767
Job site address: 1560 Gulf to Bay Blvd
Clearwater, FL 33767
Tel: 856-265-4069
Job Name: Hallway Ceiling Tile

11/22/2025

MANDATORY PROVISIONS

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

- (2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.
- (b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.
- (c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.



Manuel Lizardo
Japhet Lizardo
8312 W Pocahontas Ave, Tampa, FL 33615
CRC1333077
813-335-3417
813-597-9935
lisoconst@gmail.com

Proposal

Proposal Submitted to Ultimar III HOA
Address: 1560 Gulf to Bay Blvd
Clearwater, FL 33767
Job site address: 1560 Gulf to Bay Blvd
Clearwater, FL 33767
Tel: 856-265-4069
Job Name: Hallway Ceiling Tile

11/22/2025

Acceptance of proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.
We are authorized to do the work as specified. Payments will be made as outlined above.
We may only work between the hours of Monday through Friday, 8:00 am to 5:00 PM EST.
We take care of the trash
We are pet friendly, but we are not responsible for escaping pets.

Lester Crockett

Signature: _____

Signature: _____

Date of acceptance: 12/15/25

Date of acceptance: _____

ESTIMATE

Del Mar Palms and Landscaping
LLC
19850 SW 392nd St.
Homestead, FL 33034

DelMarPalmsAndLandscaping@gmail.com
+1 (727) 484-4449
DelMarPalms.com



DEL MAR PALMS AND LANDSCAPING

Ultimar HOA

Bill to
1520 Gulf Blvd
Clearwater
FL
33767
USA

Estimate details

Estimate no.: 1234
Estimate date: 11/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Landscaping	<p>Scope of work for the upstairs planter bed includes the following:</p> <p>Removing and disposing of current ground cover in a 600 square foot bed on the third floor.</p> <p>The installation of a commercial grade weed barrier with 6 inch staples.</p> <p>The installation of a 25 gallon triple Robolini palm, 4-5ft in overall height.</p> <p>The delivery and installation of 1 pallet of Cypress mulch.</p> <p>Drop cloths and or tarps will be utilized as well.</p> <p>See photograph for area to have work completed.</p> <p>It's believed there is no current working irrigation in the current Landscaping bed.</p>	1	\$3,500.00	\$3,500.00
2.	Irrigation	Irrigation work is to be determined.	1	\$0.00	\$0.00

12/6/25

Total
Kristen Crockett

\$3,500.00

Accepted date

Accepted by

Thompson Fire & Safety

<https://thompson-safety.com/>

(877) 506-4291



Thompson Fire & Safety

Service Proposal

Fire Extinguisher Service

Prepared for

Ultimar Three Condominium
ultimarthree@outlook.com

Site

1560 Gulf Blvd, Clearwater, FL 33767, USA

Prepared by: Brittany Roberson

Contact: broberson@thompson-safety.com

Phone: (877) 506-4291

Date: 24th Nov 2025

Valid until: 31st Dec 2025

Service Quote

SQ-1040



THOMPSON

FIRE PROTECTION & SAFETY

Property:

P-7476 Ultimar Three
Condominium
1560 Gulf Blvd, Clearwater, FL
33767, USA

Client:

Ultimar Three Condominium

Issued by:

Brittany Roberson

Valid to:

31st December 2025

Scope of works

Fire Extinguisher Service

Required Works

Product	Qty	Unit price	Subtotal
Fire Parts & Service Charge Fire Parts & Service Charge	1.00	\$40.00	\$40.00
Fire Extinguisher Annual Maint Fire Extinguisher Annual Maint	46.00	\$7.50	\$345.00
5lb ABC - 6YR Internal Maintenance 5lb ABC - 6YR Internal Maintenance/Recharge	44.00	\$32.50	\$1,430.00
10lb ABC - 6YR Internal Maintenance 10lb ABC - 6YR Internal Maintenance/Recharge	2.00	\$42.50	\$85.00
5lb ABC - Hydrostatic Test 5lb/10lb ABC - 12YR Hydrostatic Test	0.00	\$15.00	\$0.00
		Subtotal	\$1,900.00
		Tax	\$0.00
		Total	\$1,900.00

11/24/25

Terms and Conditions

Above is our pricing. Total cost of your service will vary depending on the quantity of services due to be rendered on site.

NET30

FIRE SAFETY, INC.

A Fire Sprinkler Co. _____ 2721 Roosevelt Boulevard - Clearwater, FL 33760-2502 (727) 523-1843, 523-8595 fax

Proposal

To: Kristin Crockett

From: Matthew Mousa

E-mail: UltimarThree@Outlook.com

Phone: (727) 481-1705

Pages: 2

Fax

Date: 9/18/2025

Re: Ultimar 3 Fire Sprinkler Head Replacements in Parking Garage Proposal

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments: Service Proposal**

If you have any questions, please call,
(727) 523-1843
Thank you,



FIRE SAFETY, INC.

A Fire Sprinkler Co. _____ 2721 Roosevelt Boulevard - Clearwater, FL 33760-2502 (727) 523-1843, 523-8595 fax

Project Name **Ultimar 3 Condos**
Project Address **1560 Gulf Blvd.**
Clearwater, FL 33767

SCOPE

- ❖ This proposal is based on the existence of a certified fully operational Fire Sprinkler System throughout.
- ❖ **Fire Safety, Inc. proposes to:**
 - **Remove and replace (50) SR Brass, 155 deg. Wax Coated Upright Fire Sprinkler Heads in the parking garage.**
- ❖ **Any additional work required will be sent in a separate proposal.**
- ❖ Work shall be done on normal working days and hours; Monday through Friday, 7:00am to 3:30pm.
- ❖ All areas must be readily accessible for the technician to perform the proposed work upon his arrival. If work is delayed other charges may be added.
- ❖ Fire Safety, Inc. shall not be held responsible or liable for any of the following:
 - Cutting, patching, or replacing any type of ceilings, flooring, walls, blocks, etc.
 - Repairing or replacing any and all furniture, fixtures, tables, or machines.
 - Repairing or replacing any and all office equipment or appliances.
 - Re-imbursment for any damage resulting from items indicated above.

WORK, APPARATUS, AND ITEMS DETAILED AS FOLLOWS TO BE FURNISHED AND INSTALLED OR PERFORMED BY THE BUYER. THIS PROPOSAL EXCLUDES:

- Any additional fire sprinkler work beyond what is stated in the scope of the proposal.
- Any alarm and/or electrical wiring or devices
- Permit and shop drawings, fees, permit revision fees, any additional fees for permitting/submittals.
- Underground valve, or any of its underground companion parts
- Relocating, raising, or any other modification of existing branch lines or fire mains.
- Removal of any material - that is not trade related - from proposed project' site.
- Shut down or any other fees.
- In-adequacy of the water supply.
- Failure of any existing fire sprinkler systems during proposed work, or damage as a result thereof
- All fireproofing, masonry work, carpenter work, ceiling work.
- Removal and/or replacement of ceiling tiles.
- Fire extinguishers or extinguisher cabinets.
- Unforeseen obstructions.
- Performance Bond, Payment Bond, Bid Bond, or Extended Warranty.
- Temporary Fire Protection: temp fire pumps, etc. or Fire Watch.
- Patching, Redecorating, Painting, preparing for painting, cleaning of pipe, or covering of heads.
- Cutting, patching, or replacing any type of ceiling or flooring.
- Patching or replacing of any type of concrete or asphalt.
- Replacement of any type of landscaping, sod, soil, brushes, scrubs, or trees
- Repairing or replacing any and all furniture or fixtures.
- Repairing or replacing any and all office equipment or appliances.
- Pressure Testing.
- After hours, nights, or weekend work.

PROPOSAL BASE PRICE

Seller proposes to furnish material and labor in accordance with the above specifications for the sum of:

Two Thousand Three Hundred and Eighty-Five Dollars
\$2,385.00

Sincerely,

Matthew Mousa

Kristen Crockett
Proposal Accepted _____

Sign & Print Name

manager

Title _____

Date _____

9/26/25

ESTIMATE



Prepared For

Kristin Crockett Ultimar # 3
1560 Gulf Blvd
Clearwater Beach, FL 33767
(727) 481-1705

Dominion Kitchen & Bath - Dominion Home Services
Smithstone and Elias LLC (CGC1518126)

Estimate # 7741
Date 08/05/2025
Business / Tax # 46-1352010

2840 W Bay Dr. # 239
Belleair Bluffs, Florida 33770
Phone: (727) 560-4682
Email: erick@dominionhomeservices.com
Web: www.dominionhomeservices.com

Description	Total
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Ultimar #3 Game Room #2	\$7,350.00
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Scope of work includes:
Remove all existing access panels
Create a new 6' x 8' drop ceiling tile area for better accessibility to HVAC system for service and repairs
Removal of drywall and framing as needed
Install new dropped ceiling framing and tiles
Repair damage drywall
Skim coat entire ceiling and re-texture (option of orange peel or knockdown) Approximately 750 to 800 sq ft
Primer and paint
Contractor to cover and protect carpet, furniture, etc.
Cleanup and debris removal
Price includes labor and materials
Job duration approximately 7 days per room
Any additional access panel installation will be charged extra (labor and materials)

Subtotal	\$7,350.00
<hr/>	
Total	\$7,350.00
<hr/>	
Deposit Due	\$3,675.00

Payment Schedule

Deposit (50%)	\$3,675.00
Balance due at completion (50%)	\$3,675.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Kristin Crockett

08/07/25

Kristin Crockett Ultimar # 3

approved at the direction of the president, Craig Smith.

ESTIMATE

Prepared For



Kristin Crockett Ultimar # 3
1560 Gulf Blvd
Clearwater Beach, FL 33767
(727) 481-1705

Dominion Kitchen & Bath - Dominion Home Services
Smithstone and Elias LLC (CGC1518126)

Estimate # 7722
Date 08/04/2025
Business / Tax # 46-1352010

2840 W Bay Dr. # 239
Belleair Bluffs, Florida 33770
Phone: (727) 560-4682
Email: erick@dominionhomeservices.com
Web: www.dominionhomeservices.com

Description

Total

Ultimar #3 Game Room #1	\$7,350.00
-------------------------	------------

Scope of work includes:

Remove all existing access panels

Create a new 6' x 8' drop ceiling tile area for better accessibility to HVAC system for service and repairs

Removal of drywall and framing as needed

Install new dropped ceiling framing and tiles

Repair damage drywall

Skim coat entire ceiling and re-texture (option of orange peel or knockdown) Approximately 750 to 800 sq ft

Primer and paint

Contractor to cover and protect carpet, furniture, etc.

Cleanup and debris removal

Price includes labor and materials

Job duration approximately 7 days per room

Any additional access panel installation will be charged extra (labor and materials)

Subtotal	\$7,350.00
<hr/>	
Total	\$7,350.00
<hr/>	
Deposit Due	\$3,675.00

Payment Schedule

Deposit (50%)	\$3,675.00
Balance due at completion (50%)	\$3,675.00

Notes:

Good evening Kristin,
Please take a look at the quote and let me know if you have any questions.
My apologies for the delay.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Kristin Crockett 08/06/25

Kristin Crockett Ultimar # 3

approved at the direction of the president, Craig Smith.



PO Box 12017
St Petersburg, FL 33733
P: (727) 573-1481
F: (727) 545-2668
E: office@floridachemicalpools.com
Gas License: #28656

PROPOSAL 08/06/2025

ULTIMAR 3 INDOOR SPA
1560 Gulf Blvd, Clearwater, FL 33767
ultimarthree@outlook.com

SPA PUMP REPAIR

- Install bearings and seal in 1.5hp spa circulation pump.
- Includes use of loaner pump.

\$345.00

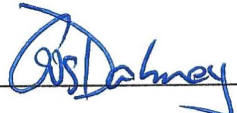
We hereby propose to furnish labor - complete in accordance with the above specifications, with payment to be made as follows: **30 days**. All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within **30 DAYS** and is void thereafter at the option of the undersigned.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

ACCEPTED: 
Signature: _____

Date: 8/6/25

Authorized Signature:  _____



July 14, 2025

Ultimar Three Condominium Association Inc.
1560 Gulf Blvd.
Clearwater, Florida 33767

Dear Board of Directors,

Thank you for considering Felten Property Assessment Team for your property inspection needs. Enclosed in this proposal package you will find the following items for your review:

- Agreement to Provide Services
- FPAT Liability Insurance Information & Signed W-9

Below is a breakdown of your cost estimate based upon the information that was provided to us. If the information provided differs from what is noted the cost estimate is subject to change. Please complete the attached Agreement and either Email, Fax, or Mail back to us. Upon receiving the signed agreement, we will make contact to schedule an inspection of the properties. This proposal includes the following reports:

- WIND MITIGATION UPDATE - MUD

The Description of Work and cost breakdown for the above selected services is as follows:

(1) 18-Story Residential Building

Total Service Fee: Five Hundred Dollars and No Cents (\$500.00)

When you return the signed Agreement please be sure to include the following contact information:

- Person to assist us with scheduling appointments
- Person who will assist us in gaining access during the inspection process

We thank you for the opportunity to present this proposal.

Sincerely,

Brad Felten
Managing Member
Felten Property Assessment Team

Felten Professional Adjustment Team, LLC.
dba Felten Property Assessment Team
143 8th Ave N
Safety Harbor, FL 34695



AGREEMENT TO PROVIDE SERVICES

The pricing terms and conditions included in this Agreement were prepared on July 14, 2025 and shall be guaranteed from one hundred eighty (180) days of this date.

I. PARTIES

This Agreement is made and entered into by and between:

- a. Felten Professional Adjustment Team, LLC., of 143 8th Ave N, Safety Harbor, FL 34695 ("FPAT"), and
- b. Ultimar Three Condominium Association Inc. of 1560 Gulf Blvd. , Clearwater, Florida 33767 ("Customer").

II. DESCRIPTION OF WORK

FPAT agrees to provide and pay for all materials, equipment and labor required for the timely performance of the following services:

Windstorm Mitigation Verification Inspection: all eligible items listed below will be inspected thoroughly for windstorm mitigation features. For Type I (3 stories or less) buildings, FPAT will complete the OIR-B1-1802 affidavit. For Type II & III (4 stories and up) buildings, FPAT will complete the MIT-BT II & III affidavit and the OIR-B1-1802 affidavit. If the Customer fails to provided access to the buildings listed below, it may result in a "No attic access" certification on the appropriate affidavit. FPAT will NOT go "door knocking" for attic access without being accompanied by an association representative. If FPAT has to make multiple visits to the property to gain attic access, additional fees may apply.

FPAT agrees to perform the above selected services located at Ultimar Three Condominium of 1560 Gulf Blvd., Clearwater, Florida 33767 ("Property") for the following items:

- (1) 18-Story Residential Building

III. PROFESSIONAL RESPONSIBILITY

Customer understands that:

1. This agreement does not create any employee/employer relationship between FPAT and Customer.
2. It is the parties' intention that FPAT will be an independent contractor and not the Customer's employee or agent for any purposes.
3. The fulfillment of the terms of this Agreement is not contingent upon producing or reporting any predetermined results.
4. FPAT has no present or prospective interest in the subject property of this report.
5. FPAT has no bias with respect to the subject property of this report or to the parties involved.
6. FPAT's compensation is not contingent on any action or event resulting from this report.

IV. PRIMARY DUTIES

Customer agrees to provide the following but not limited to:

1. to provide FPAT with accessibility to all and any building(s), properties and areas necessary to complete the above listed services including arranging interior access with unit owners;
2. to provide FPAT with building plans if available and requested;
3. to provide FPAT with previous and existing insurance documents;
4. to provide FPAT with requested association documents if applicable;
5. to provide FPAT with deferred maintenance documentation.

V. LIABILITY

FPAT and Customer agree:

1. Customer has not assumed liability of any FPAT representative or employee during performance of services listed in this Agreement.
2. FPAT carries appropriate insurance required to perform the above services. All insurance documentation is available upon request (see attached).
3. The report provided by FPAT is to be used solely for the purposes contained within the published report. FPAT does not assume any liability arising from the unauthorized or improper use of the information provided in its report.

VI. TERMS OF PAYMENT

1. Customer agrees to pay FPAT the total sum of **Five Hundred Dollars and No Cents (\$500.00)** plus any necessary outside services incurred (e.g. copies of building plans, building department fees for permits and building plans, etc.)
2. Customer agrees to provide payment before the report is released to the customer.

VII. HOLD HARMLESS

CUSTOMER agrees that Service is being performed for CUSTOMER'S sole and exclusive benefit and use. The Service, including any written report provided to CUSTOMER, is not intended to benefit any person or entity not a party to this Agreement. FPAT does not assume any liability arising from the unauthorized or improper use of the information provided in its reports. If CUSTOMER allows or causes any written report or a portion thereof to be distributed to any third party, CUSTOMER agrees to defend and hold FPAT harmless for any claims or actions made based upon the report or this Agreement brought by any third party.

VIII. VENUE AND JURISDICTION

The laws of the State of Florida shall govern the construction and interpretation of this agreement. Any action brought to enforce the terms and conditions of this Agreement shall be brought in the Sixth Judicial Circuit in and for Pinellas County, Florida.

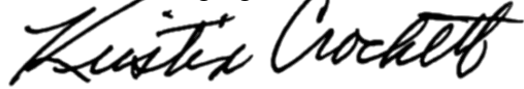
IX. ENTIRE AGREEMENT

This Agreement contains the entire agreement between FPAT and Customer Any modifications or alterations to this Agreement are void unless in writing and executed by both parties to this Agreement.

BY SIGNING BELOW, CUSTOMER HEREBY AGREES TO PAY THE TOTAL PRICE INDICATED ABOVE FOR PERFORMANCE OF THE SERVICE ON THE PROPERTY. CUSTOMER ACKNOWLEDGES AND AGREES THAT SHE/HE/IT HAS READ, UNDERSTANDS, AND AGREES TO ALL THE TERMS AND CONDITIONS OF THIS AGREEMENT INCLUDING BUT NOT LIMITED TO THE HOLD HARMLESS AND LIMITATION ON LIABILITY CLAUSES.

SIGNED: 

Brad Felten, Managing Member

ACCEPTED BY:  7/29/25

Signature Date

Kristin Crockett 7274811705
Name (Please Print) Phone Number

ultimarthree@outlook.com

Email

CONTACT PERSON
IF DIFFERENT
FROM ABOVE:

Name (Please Print) Phone Number

REPORT DELIVERY METHOD: Email Delivery - Included at no additional fee.

RESERVE STUDY PROPOSAL: Congratulations! By executing this service agreement this property qualifies for a discount on our Reserve Study Services. If you would like to receive a proposal, simply check "Yes" below.*
 No, we are not interested
 Yes, please email us a proposal
*A reserve study is a separate service and does not change the price of this service agreement, which is clearly stated in Section VI. This discount does **NOT** apply to Reserve Study Updates.

sedgwick⁺ valuation services division

Insurance Appraisals ✓ Reserve Studies ✓ Wind Mitigation ✓ SIRS ✓ Milestone ✓ Engineering Services ✓

July 17, 2025

Ms. Crockett,

Enclosed is the Insurance Appraisal proposal and expedite fee you have requested. We appreciate your request for this proposal and are looking forward to working with you to help meet your insurance appraisal and or reserve study needs.

If you have any questions please email me at Lisa.Stafford@Sedgwick.com. Once the signed document is returned, (please send entire proposal back in PDF) a copy will be sent to our scheduling department. An appraiser will contact you within 4 weeks to schedule an on-site inspection. Total turnaround time is 10 weeks from payment received.

Our website is www.sedgwick.com/valuation-services. This provides an opportunity to go online to view our sample reports. This site is designed to provide answers to many questions you might have.

Due to the unprecedented increase in construction costs, a current appraisal assures that your property is not underinsured.

Sincerely,

Lisa Stafford
Insurance Appraisal Contract Coordinator
Ofc 800.248.3376
Cell 727.992.4978 | Lisa.Stafford@sedgwick.com

sedgwick⁺

Insurance Appraisals ✓ Reserve Studies ✓ Wind Mitigation ✓ SIRS ✓ Milestone ✓ Engineering Services ✓

Kristin Crockett
Ultimar Three Condominium Association
1560 Gulf Boulevard
Clearwater, FL 33767

RE: New Insurance Appraisal Proposal for Ultimar Three Condominium Association

Scope of Work

New Insurance Appraisal

Structures and Improvements to be Appraised

This signed appraisal will be for structures listed. If structures are not correct, please contact me before signing. Additional structures not listed on this signed proposal you would like included on the report will be charged separately.

(1) 17 Story 100 Unit Residential Building
Indoor Spa Type text here
(4) Elevators

Company Profile

For over a century, Sedgwick's Valuation Services Division has achieved excellence in quality of service, product and personnel to our clients throughout the United States, Canada, Mexico and the Caribbean. Our Insurance Appraisal, Reserve Study, and Content Appraisal department constantly strive to maintain this high quality of excellence. Our approach to servicing our clients is to understand and address the needs of each individual client. This approach has allowed us to win acceptance with our clients and ensures they receive consistent and quality service that meets or exceeds their expectations.

Our company has a proven history of stability, financial strength and respect in the marketplace. We will be there when you need us. Sedgwick Valuation Services Division have extensive experience in providing our services for virtually every type of property. Our appraisal division consists only of tenured estimators in the construction estimating industry.

Methodology and Procedures

Sedgwick Valuation Services Division estimated replacement cost values are derived through several methods. While our division has licenses for Corelogic, Value 360 and XACT Ware software, our primary valuation software is Sage Estimating software, the gold standard used by most construction, engineering and architectural companies in the United States.

Appraisal Exclusions

In addition to the structures and improvements listed previously, the appraisal will not include land, uninsurable land improvements, landscaping, contents in the structures, and any furniture, fixtures or equipment.

Updates/Changes

It is the responsibility of the subject property representative to relay all changes that might affect the value of the improvements. Examples include renovations, expansion of existing structures, or additions of buildings/improvements.

Fee Structure

This fee is inclusive of all related expenses to complete the final updated appraisal. Invoice will be issued upon delivery of signed proposal. Fees will be honored for **60 days** from the date indicated on this proposal. There are two appraisal service choices listed below:

Please Choose One:

- NEW WITH INSPECTION**
 \$1,350.00 New Insurance Appraisal with Inspection 1 x Only (**Paid in Advance**)
- \$1,150.00 New Insurance Appraisal with Inspection, Four-year Annual Program. Plus Three Annual Reports at \$650.00 Per Report. **Best Value** includes first Initial Inspection and report, (**Paid in advance**) with Three subsequent updated Annual Reports (1 per year). Annual reports must be paid in advance prior to each yearly report. An invoice will be sent in advance before each report. Cancellation fee of \$650.00 will be charged for early termination of the update program agreement.

\$400.00 Expedite Fee (Please mark Yes or No)

Without expedite reports will take 10 weeks from payment received.

With expedite fee checked report turn around will be 3 Weeks from payment received.

Client request report to be completed by: _____(mm/dd/yyyy)

Respectfully submitted,

Stephen L. Auld

Stephen L. Auld
Director Valuations | Reserve Studies

ACCEPTED BY: *Kristin Crockett*

7/17/25

SIGNATURE

DATE

Kristin Crockett

manager

NAME (PLEASE PRINT)

TITLE

ultimarthree@outlook.com

7274811705

EMAIL ADDRESS (PLEASE PRINT)

PHONE

Annual Update Program

Sedgwick Valuation Services Division is pleased to offer our clients a service to provide automatic annual updates to their valuations. Customers enjoy a discount on the original appraisal with a site visit, and for a pre-determined annual fee, are guaranteed three subsequent appraisals, one per year, for a minimum of three years. We designed the program to address requests from those clients that realized the importance, peace of mind, and value of having current estimated replacement costs automatically provided to them each year. More than 80% of our clients have taken advantage of our Annual Update Program.

Benefits to the Property

- An annual update Insurance Appraisal provides current estimated replacement costs, which can help guide owners/board members in their determination of proper insurance coverage.
- The cost of your new appraisal is reduced when you enroll in the Annual Update Program.
- The fee for each annual update report is fixed for three years.
- We automatically send the report to you each year. The original appraisal is re-generated through our valuation software, providing up-to-date construction and labor costs in the valuation.
- Obtaining an annual update demonstrates due diligence on the part of owners, board members and property managers.

(Note: The Annual Update Program is valid only if there are no changes to the property, i.e. new construction, major upgrades, etc. Changes to the property within the three-year Annual Update Program period would require a re-inspection of the property at a higher fee.)

Here's How the Program Works

- Select the second fee option – (Insurance Appraisal Program with Inspection, plus Three Annual Reports) on your bid.
- We will complete your on-site appraisal this year with an invoice for that report only.
- In one year, we will automatically update your appraisal report and send it to you with an invoice for the updated report fee. (If you wish your updated report to be sent on a different date, just let us know.)
- We will continue to send annual updates and invoices each year for a total of three years. (It is your responsibility to advise us if changes are made to the property during this period.)
- After the third update, we will contact you to discuss renewing the program and/or re-inspecting your property.
- Sign up for your Annual Update Program and Sedgwick Valuation Services Division will do the rest for you! Please call us if you have any questions or need additional information.



Kalos Services

236 Hatteras Ave., Clermont, FL 34711

Email: office@kalosflorida.com

Phone: (352) 243-7088

Fax: (352) 404-6907

25-224414 Unit 4A Repairs

Client Information

- **Client Name:** Kristin Crockett
- **Client Company:** Ultimar Three Condominium Association
- **Client Contact Email:** ultimarthree@outlook.com

Scope of Work

- Replace the warranty blower motor (part # 0131M00272S), warranty PCB board (part # 2P561243-1S) with capacity chip (part # 164625J), for unit 4A (Model FXTQ60TAVJUAAB, Serial 1811115488).

Not to Exceed (NTE) Amount

- **Maximum Labor Cost:**
 - **Total Labor Cost: \$1,000**

This quote is based on regular work hour rates, which are 8:00 AM to 5:00 PM, Monday to Friday. Any work required outside of these hours will be subject to additional charges and will require prior approval.

Additional Work Authorization

If any additional work is required beyond the scope of this quote or outside the standard working hours, Kalos will notify the client and seek written approval before proceeding.

Terms and Conditions

- This quote is based on the information provided and may be subject to change if the project scope is altered.
- Kalos guarantees that the project will not exceed the labor estimate without prior client approval.
- Any unforeseen issues or additional requests will be discussed with the client before proceeding.

Authorization and Approval

By signing below, the client acknowledges the terms of this Not to Exceed (NTE) quote and authorizes Kalos to perform the outlined scope of work within the stated labor time.

Client Signature:  Date: 7/14/25

Kalos Representative: Roman Baugh, Director of Commercial HVAC

OTIS

DATE: April 7, 1998

TO:
ULTIMAR THREE CONDOMINIUM ASSN. INC.
1560 GULF BLOULEVARD
CLEARWATER, FL 34630

FROM:
Otis Elevator Company
1212 West Cass Street
Tampa, FL 33606

TAN 05044

EQUIPMENT LOCATION:
ULTIMAR THREE
1560 GULF BOULEVARD
CLEARWATER, FL 34630

PROPOSAL NUMBER: TAN00646

EQUIPMENT DESCRIPTION:

Number of Units	Manufacturer	Type of Units	Machine Numbers
FOUR	OTIS	GEARED PASSENGER	507428-431

OTIS EXTENDED COVERAGE MAINTENANCE

We propose to furnish Otis Extended Coverage Maintenance on the equipment ("Units") described above. Otis Extended Coverage Maintenance is a comprehensive preventive maintenance service intended to protect your investment, extend equipment life, and provide optimum performance and reliability.

OTIS MAINTENANCE MANAGEMENT SYSTEMSM

We will use the Otis Maintenance Management SystemSM preventive maintenance program to deliver service tailored to your specific building needs. Equipment type, component life, equipment usage, and building environment will be taken into account by the OMMS[®] scheduling system, which will be used to plan maintenance activities in advance. The Units will be provided with devices to monitor equipment usage. We will use OMMS[®] standard work processes developed and continuously improved by Otis.

OTIS EXTENDED COVERAGE MAINTENANCE



Under this Contract, we will maintain the Units on the following terms and conditions:

PERFORMANCE

MAINTENANCE

We will examine the Units using trained personnel directly employed and supervised by us. The examinations will include inspection, lubrication, adjustment, cleaning, and, if conditions or usage warrant, repair or replacement of the following parts:

- Controllers, selectors and dispatching equipment, relays, solid-state components, transducers, resistors, condensers, power amplifiers, transformers, contacts, leads, dashpots, timing devices, computer and microcomputer devices, steel selector tapes, mechanical and electrical driving equipment, signal lamps, and position indicating equipment.
- Door operators, car door hangers, car door contacts, door protective devices, load weighing equipment, car frames, car safety mechanisms, platforms, car and counterweight guide shoes including rollers and gibs, and emergency car lighting.
- Hoistway door interlocks and hangers, bottom door guides, and auxiliary door closing devices.
- Machines, worms, gears, thrust bearings, drive sheaves, drive sheave shaft bearings, brake pulleys, brake coils, contacts, linings, and component parts.
- Motors, motor generators, motor windings, rotating elements, commutators, brushes, brush holders, and bearings.
- Governors, governor sheaves and shaft assemblies, bearings, contacts, governor jaws, deflector or secondary sheaves, car and counterweight buffers, car and counterweight guide rails, car and counterweight sheave assemblies, top and bottom limit switches, governor tension sheave assemblies, and compensating sheave assemblies.
- Pumps, pump motors, operating valves, valve motors, leveling valves, plunger packings, exposed piping, above ground plungers and cylinders, and hydraulic fluid tanks.
- Escalator handrails, handrail drive chains, handrail brush guards, handrail guide rollers, alignment devices, steps, step treads, step wheels, step chains, step axle bushings, comb plates, floor plates, tracks, external gearing, and drive chains.
- Escalator upper drives, upper drive bearings, tension sprocket bearings, upper newel bearings and lower newel bearings, demarcation lights, and comb lights.

In addition, we will replace all wire ropes as often as necessary to maintain an appropriate factor of safety. As conditions, usage, or code warrants, we will equalize the tension on hoisting ropes, resocket ropes for drum machines, and repair or replace conductor cables and hoistway and machine-elevator wiring.

This Contract includes emergency minor adjustment callback services during our regular working hours.

EQUIPMENT PERFORMANCE STANDARDS, OTIS UNITS

We will make adjustments to the Otis Units in accordance with the original Otis specifications to maintain the original contract speed, the original performance time, including acceleration and deceleration, as designed and installed by Otis, and perform the adjustments required to maintain the original door opening and closing times, or as otherwise mutually agreed within limits of applicable codes.

We will check the group dispatching systems and make tests to determine if circuits and time settings are properly adjusted, and we will make adjustments as necessary for the system to perform as designed and installed by Otis, or as otherwise mutually agreed within limits of applicable codes.

During the term of this Contract, for Units with Otis microprocessor controllers, we will install controller software upgrades developed and released for general distribution since the installation of the existing controller hardware.

EQUIPMENT PERFORMANCE STANDARDS, NON-OTIS UNITS

We will perform an initial equipment performance survey and compare the results with Otis performance standards for non-Otis equipment. The better of the two will be used to establish performance standards for the non-Otis Units. We will make adjustments to the non-Otis Units in accordance with the established standards to maintain the contract speed, performance time, including acceleration and deceleration, and perform the adjustments required to maintain the established door opening and closing times, or as otherwise mutually agreed within limits of applicable codes.

We will check the group dispatching systems and make tests to determine if circuits and time settings are properly adjusted, and we will make adjustments as necessary for the system to perform as established, or as otherwise mutually agreed within limits of applicable codes.



RELIABILITY

PARTS INVENTORY

We will during the term of this Contract maintain, either in the elevator machine room or as part of our examiner's mobile inventory, a supply of frequently used replacement parts and lubricants selected by Otis to meet the specific requirements of the Units. Any parts replaced under this Contract will be with new parts manufactured or selected by Otis or with parts refurbished to Otis standards. Replacement parts stored in the machine room remain our property until installed in the Units. We will furnish replacement parts in exchange for the parts replaced. We further agree to maintain a supply of replacement parts in our local parts warehouse inventory and/or the Otis Service Center, available for express delivery in case of emergencies.

MAJOR COMPONENT INVENTORY

We will maintain a supply of genuine Otis major components available for emergency replacement in our warehouse inventory. This inventory includes, but is not limited to, generator rotating elements, motor rotating elements, brake magnets, solid state components, selector tapes, and door operator motors. Major components will be in our warehouse inventory or available from facilities located throughout North America.

QUALITY CONTROL

We will perform an annual survey of the Units to verify that the Units conform to Otis requirements. We will periodically conduct field audits of our personnel to maintain quality standards. Otis field engineers will provide technical assistance, technical information, and code consultation to support our maintenance organization.

EQUIPMENT AVAILABILITY

We will correct any malfunction that takes any Unit out of service within two (2) regular Otis work days from the day we receive notification of the malfunction. If the Unit is not back in service by such time, as your exclusive remedy, you may request that we credit you in the following month the amount of the monthly maintenance payment allocable to the Unit, prorated for the period the Unit was out of service. This provision shall not apply to prescheduled component replacements or repairs, repairs delayed for any cause excused elsewhere in this Contract, and repairs to any item or resulting from any cause excluded elsewhere in this Contract.

RESPONSIVENESS

24-HOUR DISPATCHING

We will provide you with our OTISLINE® 24-hour, year-round dispatching service. In the event a Unit malfunction occurs between regular examinations, our OTISLINE® customer service representative will, at your request, dispatch an examiner to perform emergency minor adjustment callback service.

RESPONSE TIME

We will, after a call for service is received by our OTISLINE® dispatching center, have an examiner on your premises on average within the times set forth below. For the purposes of this provision, such averages will be calculated annually on an aggregate basis for all Units for all such calls received during the 12-month period between any two consecutive anniversary dates of the contract.

The average response time during our regular business hours will be **Two** hours.

The average response time outside of our regular business hours will be **Three** hours.

If during any such 12-month period the average response time exceeds that set forth above, as your exclusive remedy you may request that we credit you in the month following such 12-month period an amount of \$500 per gearless elevator Unit, \$300 per escalator Unit and geared elevator Unit, and \$150 per hydraulic elevator Unit.

GROUP DISPATCHING EVALUATION

We will, at your request and at mutually agreed times, provide you with an evaluation of your elevator system's response to traffic for Units which are controlled by a group dispatching system. The evaluation will include statistical data on average waiting times per elevator bank and per floor during the course of a normal workday in your building.

COMMUNICATION

CUSTOMER REPRESENTATIVE

We will assign a representative to your account who will periodically visit your building and will be available for consultation in any matter relating to the maintenance of the Units. Our representative will be available to discuss with



you your elevator needs in the areas of modernization, traffic handling ability, recommendations and requirements of code authorities, proper use and care of the Units, and the OMMS® program.

REPORTS

We will use the OMMS® program to plan and record completion of maintenance procedures. We will, at your request, provide you with a copy of our standard customer OTISLINE® report of equipment improvements, repairs, tests and service calls for the Units, which were received by our OTISLINE® dispatching center.

ON-LINE ACCESS

We will, at your request, provide OTIS CONNECT™ service to allow direct access to the OTISLINE® system from a personal computer that is compatible with OTIS CONNECT™. You will be able to place a service call and review the status of the service call directly from your personal computer. You will also be able to directly access repair and service call history for the Units. We will provide OTIS CONNECT™ communication software, toll-free access, hardware compatibility requirements, and instructions on how to use the system. You will provide a working personal computer equipped with a modem and a phone line.

SAFETY AND ENVIRONMENT

SAFETY TESTS – TRACTION ELEVATORS

We will periodically examine safety devices and governors of the Units. We will conduct an annual no load test and perform at each fifth year a full load, full speed test of safety mechanisms, overspeed governors, and car and counterweight buffers. If required, the governor will be recalibrated and sealed for proper tripping speed, and elevator car balances will be checked.

SAFETY TESTS – HYDRAULIC ELEVATORS

We will conduct an annual no load test and annual pressure relief valve test.

SAFETY TESTS - ROPED HYDRAULIC ELEVATORS

We will periodically examine safety devices and governors of the Unit. We will conduct an annual no load test, annual pressure relief valve test, and perform at each fifth year a full load, full speed test of safety mechanisms, overspeed governors, and car buffers. If required, the governor will be recalibrated and sealed for proper tripping speed.

FIREFIGHTERS' SERVICE TEST

If those elevator Units provided with firefighters' service are required by code to be tested monthly, you assume responsibility for performing and keeping a record of such tests.

SAFETY TRAINING

We will instruct our personnel to use appropriate personal protection equipment and follow safe work practices.

ENVIRONMENTAL PROTECTION

Otis endeavors to reduce generation of waste materials, to minimize risks to the environment, customers, the general public and Otis employees, and to comply with all federal and state environmental laws and regulations. We will properly dispose of waste materials generated in the normal servicing of the Units. This service is limited to the disposal of lubricants, cleaning materials, paints and absorbents collected in routine maintenance. Material Safety Data Sheet (MSDS) Manuals are available for review at your request.

SHARED RESPONSIBILITY

You agree to provide us unrestricted ready and safe access to all areas of the building in which any part of the Units are located and to keep all machine rooms and pit areas free from water, stored materials, and debris. You agree to provide a safe work place for our personnel, and to remove and remediate any waste or hazardous materials not associated with the servicing of the Units in accordance with applicable laws and regulations.

If any Unit is malfunctioning or is in a dangerous condition, you agree to immediately notify us using the 24-hour OTISLINE® service. Until the problem is corrected, you agree to remove the Unit from service and take all necessary precautions to prevent access or use.

Escalator Units are designed only for transporting passengers. For escalator Units, you agree to take all necessary measures to prevent other items from being conveyed, so that features designed to protect passengers and prevent property damage are not damaged.

You agree to properly post, maintain, and preserve any and all instructions or warnings to passengers in connection with the use of any Units.



WORK SCHEDULE

NORMAL HOURS

All maintenance procedures and repairs will be performed during our regular working hours of our regular working days for the examiners who perform the service. All lamp and signal replacements will be performed during regular examinations.

OVERTIME

If overtime examinations, repairs or emergency minor adjustment callback services are later requested by you, you agree to pay extra for the overtime bonus hours at our regular billing rates. There will be no extra charge for the straight time portion.

OWNERSHIP AND LICENSES

WIRING DIAGRAMS

During the term of this Contract, we will maintain original wiring diagrams for Otis Units. Current wiring diagrams reflecting all previously made changes for non-Otis Units covered by this Contract will be provided by you and will remain your property.

OTIS SERVICE EQUIPMENT

Any counters, meters, tools, remote monitoring devices, or communication devices which we may use or install under this Contract remain our property, solely for the use of Otis employees. Such service equipment is not considered a part of the Units. You grant us the right to store or install such service equipment in your building and to electrically connect it to the Units. You will restrict access to the service equipment to authorized Otis personnel. You agree to keep the software resident in the service equipment in confidence as a trade secret for Otis. You will not permit others to use, access, examine, copy, disclose or disassemble the service equipment or the software resident in the service equipment for any purpose whatsoever. If the service is terminated for any reason, we will be given access to your premises to remove the service equipment, including the resident software, at our expense.

OTIS SOFTWARE

If any part of the Units delivered or installed under this agreement incorporates computer software, you agree that the transaction is not a sale of such software but a license to use such software solely for operating the Units for which such part was provided. You agree to keep such software in confidence as a trade secret for Otis. Under each license, we authorize you to do only the following: make a backup or archival copy of the software, provided you reproduce the copyright notice and any other legend of ownership on the copy. You may not otherwise copy, display, transfer, adapt, modify, distribute, reverse assemble, reverse compile, or otherwise translate the software code. You may not sublicense or assign the license for the software nor may you lease the software or any copy of it. You will not transfer possession of such part or equipment except as part of a transfer of ownership of the Units together with an assignment and assumption of rights and obligations under this agreement by the transferee providing that the transferee will be bound by these terms. Assignment will be subject to prior written permission of Otis (which will not be unreasonably withheld).

NON-OTIS SOFTWARE

You retain your rights to any non-Otis software while contained in the Units covered under the Contract, and agree to allow Otis to make one backup or archival copy for you.

THE UNITS

It is agreed that we do not assume possession or control of the Units, that such Units remain yours solely as owner and operator, lessee, or agent of the owner or lessee, and that you are solely responsible for all requirements imposed by any federal, state, or local law, code, ordinance or regulation.

CLARIFICATIONS

This Contract does not cover car enclosures (including, but not limited to, wall panels, door panels, car gates, plenum chambers, hung ceilings, lighting, light diffusers, light tubes and bulbs, handrails, mirrors and floor coverings), rail alignment when affected by building compression or shifting, hoistway enclosures, hoistway gates, hoistway inserts and brackets, mainline disconnect switches, doors, door frames, sills, swing door hinges and closing devices, below ground or unexposed hydraulic cylinders and plungers, buried or unexposed piping, escalator balustrades, escalator lighting or wedge guards. Without affecting our obligation to provide service under this Contract, you agree to permit us to train our personnel on the Units. This Contract does not cover computer and microcomputer devices, such as terminal keyboards and display units, that are not exclusively dedicated to the elevator system. This Contract does not cover



telephones, intercoms, heat sensors, smoke sensors, communications equipment, or safety signaling equipment not installed by Otis, or instructions or warnings in connection with use by passengers.

We will not be required: (i) to make any tests other than that as specifically set forth herein, (ii) to make any replacements with parts of a different design or type, (iii) to make any changes in the existing design of the Units, (iv) to alter, update, modernize or install new attachments to any Units, whether or not recommended or directed by insurance-companies or by governmental authorities, (v) to make repairs or replacements necessitated by failures detected during or due to testing of buried or unexposed hydraulic cylinders or piping. We will not be required to make any replacements, renewals, or repairs necessitated by reason of any cause beyond our control (except ordinary wear and tear) including, but not limited to, fire, explosion, theft, floods, water, weather, earthquake, vandalism, misuse, abuse, mischief, or repairs by others.

We will not be liable for any loss, damage or delay due to any cause beyond our reasonable control including, but not limited to, acts of government, labor disputes, strikes, lockouts, fire, explosion, theft, floods, water, weather, earthquake, riot, civil commotion, war, vandalism, misuse, abuse, mischief, or acts of God.

Notwithstanding any other agreement or provision to the contrary, under no circumstances will we be liable for any indirect, special or consequential damages of any kind including, but not limited to, fines or penalties, loss of profits, loss of rents, loss of good will, loss of business opportunity, additional financing costs, or loss of use of any equipment or property, whether in contract, tort, including negligence, warranty or otherwise.

SPECIAL PROVISIONS

Productivity-Gain Sharing

Otis Elevator Company will make a long term investment in service tools and methods, process improvements and the Otis Maintenance Management SystemSM preventive maintenance program. We agree to share expected productivity gains with you in the manner described below. You agree to assist in managing scheduled maintenance interruptions to allow for completion of work tasks and other productivity improvements.

We agree to apply a Productivity Gain Sharing discount of two percent (2%) per year for the duration of the initial five year Contract Term. We will reduce the adjusted Contract Price by two percent (2%) per year beginning April 1, 1998 and at the time of the first annual price adjustment after the Commencement Date and ending at the time of the last annual price adjustment of the initial five year Contract Term.

Extended Term

Beginning on the Effective Date, the Term of this Contract will be extended as selected below, and we will apply a discount to the Contract Price.

<u>Extended</u> <u>Contract Term</u>	<u>Extended Term</u> <u>Discount</u>	<u>Selection</u>
Ten (10) Years	7%	<input checked="" type="checkbox"/>

The Contract will automatically renew at the expiration of the Extended Contract Term for successive periods equal to the initial Extended Contract Term. Either party may terminate the Contract at the end of the initial Extended Contract Term or at the end of any subsequent Extended Contract Term by giving the other party at least ninety (90) days written notice prior to the end of the then current Term.

At the end of the initial Extended Contract Term, or at the end of any subsequent Extended Contract Term, you may elect to have the subsequent terms reduced to five (5) year periods by giving us at least ninety (90) days written notice prior to such election. If such notice is given, the Extended Term Discount will be discontinued upon the subsequent automatic renewal date of this agreement.

The provisions set forth above pertaining to the Term of the Contract and procedures for renewal and termination supersede the corresponding provisions set forth in the Terms of the Contract.



CONTRACT PRICE AND TERM

CONTRACT PRICE

One Thousand Six Hundred Twenty Six Dollars (\$1626.00) per month

PRICE ADJUSTMENT

The Contract Price will be adjusted annually on the anniversary of the commencement of service to reflect increases or decreases in material and labor costs.

A. Material

Two Hundred Twenty Two Dollars (\$222.00)

of the original Contract Price will be increased or decreased by the percent of increase or decrease shown by the index of "Producer Commodity Prices for Metals and Metal Products" published by the U. S. Department of Labor, Bureau of Statistics for the price adjustment month compared with the index on 02/01/1998 which was 130.2.

B. Labor

One Thousand Four Hundred Four Dollars (\$1,404.00)

of the original Contract Price will be increased or decreased by the percent of increase or decrease in the straight time hourly labor cost for the price adjustment month compared with such straight time hourly labor cost on 04/03/1998 which was \$ 28.295 . The phrase "straight time hourly labor cost" means the sum of the straight time hourly labor rate plus the hourly cost of fringe benefits paid to elevator examiners in the locality where the equipment is to be maintained.

TERM

The Commencement Date will be April 1, 1998 . The Term of this Contract will be for five (5) years beginning on the Commencement Date. The Contract will automatically be renewed at each fifth anniversary for an additional five (5) year term unless terminated by either party by giving written notice to the other party at least ninety (90) days prior to the end of the then current five (5) year term.

PAYMENTS

Payments will be made on a quarterly basis, due on or before the last day of the month prior to the billing period, beginning on the Commencement Date.

The method of payment will be electronic direct debit. To enable us to process direct debit payments, you agree to provide a copy of a voided check from your business bank account.

The work shall be performed for the agreed price plus any applicable sales, excise or similar taxes as required by law. In addition to the agreed price, you shall pay to us any future applicable tax imposed on us, our suppliers or you in connection with the performance of the work described.

You agree to pay a late charge from the date such sums become due of one and one-half percent (1.5%) per month, or the highest legally permitted rate, whichever is less, on any balance past due for more than thirty (30) days, together with all costs (including, but not limited to, attorneys' fees) incurred by us to collect overdue amounts.

Failure to pay any sum due by you within sixty (60) days will be a material breach. We may at our option declare all sums due or to become due for the unexpired term immediately due and payable as liquidated damages, and until the same are paid be discharged from further obligations under the contract.

ACCEPTANCE

This proposal, when accepted by you below and approved by our authorized representative, will constitute the entire and exclusive contract between us for the services to be provided and your authorization to perform as outlined herein. All prior or contemporaneous oral or written representations or agreements not incorporated herein will be superseded. Any purchase order issued by you in connection with the services to be provided will be deemed to be issued for your administrative or billing identification purposes only, and the parties hereto intend that the terms and conditions



contained herein will exclusively govern the services to be provided. We do not give up rights under any existing contract until this proposal is fully executed. This Contract may not be changed, modified, revised or amended unless in writing signed by you and an authorized representative of Otis. Further, any manual changes to this form will not be effective as to Otis unless initialed in the margin by an authorized representative of Otis.

THIS QUOTATION is valid for ninety (90) days from the proposal date.

Submitted by: Ron Bosley
Ron Bosley

Accepted in Duplicate

CUSTOMER

Approved by Authorized Representative

Date: APRIL 14, 1998

Signed: X T. Goliasit

Print Name: THOMAS J. GOLIASIT

Title: DIRECTOR

Name of Company: ULTIMA III CONDOMINIUM

OTIS ELEVATOR COMPANY

Approved by Authorized Representative

Date: 7/15/98

Signed: Thomas R. Vining

Print Name: Thomas R. Vining

Title: Regional General Manager
Florida / Caribbean Region

Principal, Owner or Authorized Representative of Principal or Owner

Agent _____
(Name of Principal or Owner)

OTIS EXTENDED COVERAGE MAINTENANCE



contained herein will exclusively govern the services to be provided. We do not give up rights under any existing contract until this proposal is fully executed. This Contract may not be changed, modified, revised or amended unless in writing signed by you and an authorized representative of Otis. Further, any manual changes to this form will not be effective as to Otis unless initialed in the margin by an authorized representative of Otis.

THIS QUOTATION is valid for ninety (90) days from the proposal date.

Submitted by: Ron Bosley
Ron Bosley

Accepted in Duplicate

CUSTOMER

Approved by Authorized Representative

Date: APRIL 10 1998

Signed: X T. Goliasz

Print Name: THOMAS J. GOLIASZ

Title: DIRECTOR

Name of Company: _____

OTIS ELEVATOR COMPANY

Approved by Authorized Representative

Date: _____

Signed: _____

Print Name: _____

Title: _____

Principal, Owner or
Authorized Representative of Principal or Owner

Agent _____
(Name of Principal or Owner)

OTIS EXTENDED COVERAGE MAINTENANCE





ELEVATOR MODERNIZATION CONSULTING PROPOSAL



“RESTORING LONGEVITY TO THE ELEVATOR INDUSTRY ONE ELEVATOR AT A TIME.”

June 3, 2024

Rise Elevator Services, LLC. (“RES Elevator Consulting”) is pleased to provide your organization with the following proposal:

**RES MODERNIZATION CONSULTING
PROPOSAL # : M-24001-FL**

ULTIMAR III (3)
1560 Gulf Blvd.
Clearwater, Florida 33767

Proposal Presented to:

Kristen Crockett
Property Manager
1560 Gulf Blvd.
Clearwater, Florida 33767
Email Address: ultimarthree@outlook.com
Phone: 727.481.1705

Rise Elevator Services, LLC.
3305 Mariner Blvd. Spring Hill, Florida 34609
Phone: [352.515.9275](tel:352.515.9275) | **Email:** RiseElevatorServices@Outlook.com
Website: www.RESelevator.com

Proposed Elevator Modernization Consulting Services

RES Vertical Transportation Consulting is offering to provide Elevator Consulting services throughout the elevator modernization process pursuant to the terms of this agreement (“Agreement”)

Our modernization consulting services will include a comprehensive review of the following vertical transportation components:

Stage I

RES Existing Equipment Review/Assessment

Stage I – Fee / Down Payment

- *Stage I fee/down payment as stated below, is required prior to commencement of consulting services.*
- *RES Elevator Consulting will schedule the existing equipment review/assessment following the receipt of the down payment.*

Existing Equipment Review/Assessment	\$2,950.00
---------------------------------------------	-------------------

Stage I Fee Total = \$2,950.00

Our existing equipment review/assessment will include reviewing the existing equipment longevity & overall condition. Our stage I consulting services will include reviewing the following vertical transportation components:

Elevator Machine Room(s) & Hoistways

- Elevator controllers.
- Traction Geared and/or Gearless Hoist Machines.
- Deflector Sheave Assemblies.
- Overspeed Governor, Governor Cable, and Tail Sheave Assemblies.
- Selector Systems.
- Compensation Rope, Chain & Sheave Assemblies.
- Elevator Cab Guide Assemblies.
- Overall machine room / equipment condition(s).
- Elevator lobbies including the hall push buttons and entrance exterior finishes.
- Elevator cab shell, sling, car top, door operator and car top controls.
- Elevator hoistway equipment including the hoistway door equipment, sills, guide rails, and wiring.
- Elevator pit equipment including: buffers, supports, and pit access.
- Elevator cab interior finishes, cab push buttons, cab ventilation and door protection.

Additionally, our equipment review/assessment will include a brief review of:

- Elevator system related building life safety systems.
- Any building security systems associated with elevator operation. *(Existing or future provisions)*
- Building electrical systems related to the elevator machine room, equipment room and the elevator pit equipment.
- The existing elevator maintenance agreement *(when provided by the Owner)* to determine the remaining duration/obligations of the maintenance agreement. Our consulting specialist may provide commentary &

recommendations regarding coverage, exclusions, and cancellation terms. Any/all notices of cancelation to the incumbent/existing maintenance provider shall always remain the responsibility of the Owner.

Following the completion of the "RES" equipment review/assessment our team will provide the Owner / Owner Representative with a brief overview/summary of our findings and whether or not a modernization of the equipment is warranted. NOTE: The modernization study summary is NOT the modernization specification program and must not be used for soliciting bids. The Modernization Specification Program will be created/provided during Stage II of Modernization Consulting Services as stated.

All information collected during the "Stage I" services will be utilized by RES Elevator Consulting to determine which equipment can be: Removed, Retained, Refurbished, or Replaced w/ New during the modernization of the vertical transportation equipment. Our team will then use this information as the basis for the creation of a custom Modernization Specification Program & Maintenance Agreement for your property.

Stage II

Elevator Modernization Specification & Bid Package Creation

Stage II – Elevator Modernization Spec. & Bid Package Creation Fees

- *Stage II Fees are due upon Owner's receipt of the modernization specification program "DRAFT" documents.*

Elevator Modernization Specification Bid Package & Maintenance Agreement Creation	\$7,650.00
Stage II Fee Total = \$7,650.00	

Following our consulting specialist's onsite "Stage I" equipment review/assessment; the RES Consulting team will create a custom modernization specification & bid package outlining a complete modernization project. The modernization specification & bid package will include the following:

RES Elevator Specification Program & Bid Documents Will Include the Following:

- a. Elevator contractor bid submission form (*Excel format*) including project specific bid alternates.
- b. Building specific requirements including but not limited to: building rules/regulations, and property specific insurance requirements.
- c. An outline of **B**uilding **R**elated **W**ork ("BRW") required for code compliance, etc. during the modernization(s) that will require work to be completed by trades other than the elevator Contractor. (Note: The "Building Related Work" section of the specifications only identifies elevator related repairs/upgrades required during the equipment modernization and will not specify equipment type/model or the means in which the work is performed.)
- d. Specified requirements for the elevator control systems that will be permitted to be installed.
- e. Specified requirements for the elevator signal fixtures that will be permitted to be installed.
- f. Specified requirements for hoistway door equipment & associated work.
- g. Specified/detailed cab interior upgrades as provided by the Owner or Owner Representative.
- h. An outline of "project specific" component upgrades that will be included with the modernization.
- i. Equipment performance standards will be outlined including: noise, equipment speed & ride quality.
- j. Applicable National & State Elevator related code requirements will be identified. Note: This does not include verifying additional local fire marshal requirements/preferences that supersede the requirements elevator modernization related code alterations/requirements.

- k. Modernization project procedures will be outlined including: equipment submittals, project scheduling, equipment inspections & testing.

Custom Maintenance Agreement: In addition, RES Elevator Consulting will include a customized elevator maintenance agreement with the modernization consulting bid package. The customized proactive maintenance agreement includes but is not limited to: Building rules/regulations, equipment specific preventative maintenance procedures, maintenance task requirement checklists, pricing provisions including limited escalation terms, maintenance agreement durations/terms including fair cancelation terms, negotiated agreement billing rates, Key Performance Indicators "KPI's", emergency phone monitoring service coverage, code required testing / witnessing and, Insurance & Indemnification requirements.

Stage III

RES Elevator Modernization Consulting Services

Stage III – Ongoing Elevator Modernization Consulting Service Fees:	
<ul style="list-style-type: none"> <i>Stage III Fees will be invoiced / due upon the completion of each of the following services throughout the elevator modernization process.</i> 	
RFP (Bid) Management, Evaluation & Recommendations	\$825.00
Equipment (Shop Drawing) Submittal Review(s)	\$750.00
Modernization "Kick-Off" Meeting – One (1) Included	\$1,100.00
Modernization onsite Component/Part Inventory Confirmation	\$650.00
Modernization Progress Review Meetings – Sixteen (16) Included or Four (4) Per Elevator <ul style="list-style-type: none"> <u>Modernization Progress Review fees will be invoiced @ \$1,100.00 following each of the monthly progress reviews, and payment is due upon Owner receipt of the invoice. Up to Sixteen (16) total progress reviews.</u> <u>In the event Sixteen (16) progress reviews are not required, the Owner will not be invoiced for unnecessary progress reviews.</u> <u>In the event the modernization project exceeds the Sixteen (16) included modernization progress reviews, the Owner will have the option to approve additional modernization progress reviews (as needed).</u> 	\$17,600.00
Modernization Final Review - One (1) Included (to be performed upon completion of last modernized elevator.)	\$2,950.00
Post Modernization "Deficiency List" Follow-Up Review - One (1) Included	\$1,100.00
Modernization Closeout Document Review – One (1) Included	\$500.00
Stage III Fee Total = \$25,475.00	

Project Bid Assistance:

- i. Following the approval of the modernization specification & bid documents, our elevator consulting specialist(s) will provide the project specification & bid documents to only RES pre-approved elevator contractors via email in electronic format. (Note: In the event the Owner has a relationship with an elevator contractor that is not on our “pre-approved” list; RES will add this elevator contractor to the bidders list only upon request of the Owner.)
- ii. Upon receipt of all the invited elevator contractor bids, RES will provide the following bidding assistance services:
 - All bid exceptions, clarifications, and voluntary alternate offerings will be reviewed.
 - All bids will be evaluated for specification bid document conformance/compliance.
 - Following the review of all bid offerings, RES will provide the Owner with a detailed outline in the form of a spreadsheet which will list: each of the vendors project pricing, offerings.
 - RES will provide the Owner with a recommendation of the modernization award to the Contractor best suited to perform the modernization.

Project Award & Contract Assistance: Once the Owner/Owner Representative has selected an elevator contractor for award of the equipment modernization, RES will assist the Owner/Owner Representative with reviewing the final equipment modernization contract as supplied by the Owner/Owner Representative. Additionally, RES will review the supplied contract documents for discrepancies related to project specifications, clarifications and building specific terms previously negotiated & agreed to by all parties. RES will provide all consultant identified changes to the Owner/Owner Representative. (Note: RES does not negotiate Insurance & Indemnification terms. All contract negotiations regarding building/property Insurance & Indemnification are the sole responsibility of the Owner/Owner Representative, and the selected elevator modernization contractor.)

Equipment Submittal / Shop Drawing Review: Following the modernization award, contract execution, and the elevator Contractor’s receipt of down payment, RES will review all the elevator Contractor equipment submittals or drawings that include, but are not limited to the: elevator controllers, hydraulic pumping units, signal fixture drawings, door equipment, hoist machines, safeties, overspeed governors, guide assemblies, and buffers for compliance with the equipment modernization specification & bid documents. (Note: RES will provide the Owner/Owner Representative with electronic copies of the signal fixture submittals via email for “final approval” of material selections or design changes before sending submittals back to the elevator Contractor for fabrication)

Modernization Kick-Off Meeting: RES will perform **One (1)** modernization “Kick Off” meeting approximately One (1) month prior to the commencement of your modernization project. The purpose of the “Kick Off” meeting is to: have face-to-face introductions of all involved parties, discuss site rules/regulations, contract specific requirements, equipment storage, onsite daily points of contacts, etc. The “kick Off” meeting is also intended to ensure suitable or mutually agreeable project coordination between all parties involved during the modernization process.

Modernization onsite Component/Part Inventory Confirmation: An RES Elevator Consulting representative will schedule a date with the Contractor to meet onsite to inventory all major equipment related to the modernization of your elevator(s). The purpose of inventorying the Contractors materials is to ensure there are no major delays after the project has begun due to “missing parts/components”. In the event all components are not present during the inventory, the Contractor will not be permitted to begin the modernization until they have confirmed all parts/components are present.

Modernization Progress Review Meetings: Throughout the elevator modernization process, RES has included Sixteen (16) elevator modernization progress reviews to inspect & confirm all work being completed by the Contractor is being completed in accordance with the modernization specification program including confirmation of equipment compliance to the approved bid submittals.

- **Note 1:** Any/all additional Progress Reviews exceeding the included progress reviews will require approval from the Owner / Owner Representative and will be billed at \$1,100.00 per Owner requested additional reviews.
- **Note 2:** In the event the elevator modernization project duration does not require Sixteen (16) progress reviews; the Owner/Owner Representative will not be invoiced by RES for any/all un-used progress review meetings.

Following each progress review meeting, RES will provide a report outlining the percent (%) of materials that are on site, an estimated accounting of the percent (%) to date of the work that has been completed by the Contractor and a list of items noted during each review including ride quality assessments that may not comply with the modernization project requirements. RES will also include progress photos of the equipment during each visit.

Upon request by the Owner/Owner representative, RES will review and provide comments on the elevator Contractor's payment applications. The RES payment application review(s) & comments will be based on the work personally confirmed completed by RES during each of the scheduled progress reviews.

Modernization Final Review: Upon completion of the last elevator to be modernized as a part of this elevator modernization specification, RES has Included One (1) final review to be performed upon the completion of the last modernized elevator once the Elevator Contractor has confirmed via email correspondence, they have completed the modernization, and they are ready for the Consultant's final review. The purpose of the Final Review is to determine if the elevator Contractor has completed all aspects of the modernization work to the modernization specifications, previously approved clarifications, and approved submittal documentation. The final review will include but is not limited to comprehensive assessments of: machine room(s), hoistway equipment, car/cab equipment, pit equipment, signal fixture installation, wall finishes, and the overall performance of each elevator will be measured ensure compliance to specification requirements and/or industry standards.

Following the on-site "final review", RES will provide all project involved parties with a "Final Review" report that will include comments on the completed modernization work. This report will also include a punch list of consultants noted deficient items that may not follow the specification requirements and will require correction by the contractor before the modernization project will be considered "compliant" or "complete". The final review report will also include photos with descriptions taken at the time of the final review.

Modernization Final Review (Follow Up Review): When required RES will provide One (1) follow up review of the elevator modernization "Final Review" to determine if the previously noted deficient items identified during the consultant final review have been satisfactorily corrected by the elevator contractor to the modernization project requirements. Upon completion of the follow up review, RES will provide all parties with an updated deficiency list indicating the status of each item (*completed or not completed*) originally identified during the final review.

Modernization Closeout Document Review: Once all of aspects of the modernization have been satisfactorily completed by the elevator contractor, RES will review all modernization close out documentation including warranties, permit close-out documents, project or equipment specific books, service manuals, wiring diagrams, engineering documentation and specification required Owner keys. Once accepted, RES will forward all records to the Owner/Owner Representative for their records.

Elevator Modernization Consulting Fee(s)

Equipment to be Modernized:

Type of Elevators: Traction

Number of Elevators: Four (4)

Total Proposed RES Elevator Modernization Consulting Fees will be as follows:

Proposed Modernization Consulting Services (Combined)	Modernization Consulting Fee(s)
Stage I – Existing Equipment Review/Assessment – * Down Payment Required *	\$2,950.00
Stage II - Elevator Modernization Specification & Bid Package Creation	\$7,650.00
Stage III – Elevator Modernization Consulting Services:	
• RFP (Bid) Management, Evaluation & Recommendations - <i>(Site Visit Not Required)</i>	\$825.00
• Equipment (Shop Drawing) Submittal Review(s) - <i>(Site Visit Not Required)</i>	\$750.00
• Modernization “Kick-Off” Meeting – One (1) Included – <i>(Site Visit Required)</i>	\$1,100.00
• Modernization onsite Component/Part Inventory Confirmation – <i>(Site Visit Required)</i>	\$650.00
• Modernization Progress Review Meetings – Sixteen (16) – <i>(Site Visit Required)</i>	\$17,600.00
• Modernization Final Review - One (1) Included – <i>(Site Visit Required)</i>	\$2,950.00
• Post Modernization “Deficiency List” Follow-Up Review - One (1) Included – <i>(Site Visit Required)</i>	\$1,100.00
• Modernization Closeout Document Review - <i>(Site Visit Not Required)</i>	\$500.00
Proposed Elevator Modernization Consulting Fee Combined Grand Total:	\$36,075.00

RES Invoices / Payments of Services Provided: Prior to the commencement of modernization consulting services, RES requires the Stage I fee down payment of **\$1,475.00** prior to scheduling the “Existing Equipment Review/Assessment”. **Before the findings for Stage 1 are released the balance of \$1,475,00 must be paid.** Payment(s) are to be made via check payable to Rise Elevator Services or you may provide Credit Card or Direct Deposit payments via online invoice. Following Stage I, RES will submit all remaining invoices upon/at the completion of each of the remaining elevator modernization consulting services. All invoices are due at the time of receipt by the client unless otherwise agreed upon in writing. *(RES will send an invoice with a payment link and the report attached for each Stage / Review.)*

Project Related Reimbursable Expenses: Project related expenses have been included within the fee(s) on this modernization project.

Other Expenses and/or Associated Taxes: In some instances, or jurisdictions, applicable local, state, and/or federal service/sales taxes may not be included within the stated consulting fee(s) and when required the taxes may be invoiced in addition to the stated Fee(s) associated with this agreement. Additionally, all fees or additional charges incurred in the performance of this agreement, including, but not limited to 3rd party billing company fees, may be billed in addition to the stated fee(s).

RES – RESPONSIBILITY & CLIENT COMMITMENT

Rise Elevator Services, LLC. (“RES”) will provide our clients with a level of care, skill, readiness, and intelligence that is expected of vertical transportation industry consulting specialists. RES shall not be held (directly or indirectly) responsible or liable for any loss/losses, damage(s), delays, or detentions resulting from accidents, lockouts, strikes, or by any/all other cause(s) beyond RES logical control.

RES assumes no culpability for the operation of the vertical transportation equipment or liability arising out of/or in connection with personal injury, death/loss of life, unless caused by the direct negligence of RES employees. The Owner assumes all risks of damage to the vertical transportation equipment and/or other property of the Owner or third persons except to the extent caused by the sole negligence of RES and its employees and/or agents. Owner will indemnify, hold harmless, and hold harmless RES and its employees and/or agents from & against any/all actions, damages, claims, liability, and expenses; including attorney fees, expert(s), and investigators which may be asserted against, imposed upon, or incurred by RES and/or its employees/agents & arising out of/or in connection with death/loss of life, personal injury, or damage to property in/or about the vertical transportation, or arising out of the occupancy and/or use of the vertical transportation and/or occasioned wholly, and/or in part by any act or omission of Owner. Owner’s obligations pursuant to this subsection shall survive the expiration and/or termination of this agreement.

When applicable, estimated costs provided by RES for the elevator Contractor’s work is based on similar projects in the same general geographical area & similar scope of work as this modernization project. Rise Elevator Services, LLC. (RES) does not have control/influence over the contractor’s bid pricing, markups or any other associated pricing for the elevator contractor’s work covered under the specified terms of this modernization project. At no time does RES warrant or guarantee that cost estimates provided by RES will reflect the actual pricing of the work performed. All RES estimated prices are provided for budgeting purposes only.

Owner’s primary responsibility for property damage, or for accidents to persons while riding in or being in, on or about the vertical transportation equipment referred to herein is in no way affected by this Agreement.

It is the Owner’s/Owner Representative’s sole responsibility to provide such documentation to RES, at Owner’s expense, as required for the Consulting Services. RES shall be entitled to rely on the accuracy of all Owner supplied information.

RES - TERMS & CONDITIONS

RES Created Consulting Documents: RES is not a/an elevator service provider, and RES only provides vertical transportation consulting services. Any/all modernization documents created and/or composed by Rise Elevator Services, LLC. ("RES") are instruments of RES Consulting Services. These documents may not be modified, used on other modernization projects, used as extensions of this modernization project, or otherwise used without the written consent of Rise Elevator Services, LLC. All RES Elevator Consulting created/composed modernization documents shall and will remain the sole property of Rise Elevator Services, LLC. Property Owner(s) and/or clients of RES shall retain no modernization document ownership, document interest, or document rights therein.

RES Independent Contractor Relationship: RES's relationship with Owner will be that of an independent contractor, and nothing in this Agreement is intended to, or should be construed to, create a partnership, agency, joint venture, or employment relationship. No part of RES's compensation will be subject to withholding by Owner for the payment of any social security, federal, state or any other employee payroll taxes.

RES Agreement Assignment: Neither RES nor Owner shall have the right to assign and/or delegate any portion of this Agreement without the prior expressed written consent of the other party, which consent shall not be unreasonably withheld or delayed.

Additional RES Consulting Services: RES is providing specific modernization Consulting Services as stated/outlined in this Modernization Consulting Agreement. Any/all services beyond the scope of work outlined as part of the Modernization Consulting Services are considered "Additional Services" and will only be provided by RES for an additional mutually agreeable fee prior to the commencement of additional consulting related services.

Daily Project Management: Day to day or "daily" modernization project management shall only be provided by and is the responsibility of the Elevator Contractor performing the modernization work. RES Elevator Consulting does not provide daily project management of modernization projects. RES Elevator Consulting will only provide site visits as quoted/stated within the proposal pricing for this project. Any/all additional services or additional site visits requested or required by the Owner / Owner Representative will be billed/invoiced as stated in under the "Additional RES Consulting Services" portion of this proposal.

RES Consulting Services Termination & Service Suspension: The Owner / Owner Representative, or Rise Elevator Services, LLC. (RES Elevator Consulting) will always reserve the right terminate this Agreement at any time, provided that the termination shall be effective no sooner than 30 days following receipt of a written notice of termination via certified mail; and only after two (2) prior 30-day notices of non-performance have been issued with no corrective action taken by the receiving party. Upon completion and/or termination of this Agreement for any reason, RES will return all property specific documentation to Owner / Owner Representative once consulting compensation obligations owed to date have been fully satisfied by the Owner / Owner Representative. Additionally, RES may elect to immediately suspend consulting services covered under this agreement when consulting fee payments are past due by more than 30 days of the original invoice date. RES will assume no liability for any project delays caused by the suspension of consulting services due to lack of compensation.

Governing Law: This Consulting Agreement shall be governed and enforced by the laws of the State of Florida. Any/all disputes arising under this Agreement between Owner and RES shall be governed by the laws of Florida and Federal law.

Agreement Disputes: Any claims, disputes and/or controversies arising out of, or relating to this Consulting Agreement, will be resolved through binding arbitration in Hernando County, Florida and conducted in accordance with the rules of the American Arbitration Association in the State of Florida. Arbitration award will be enforceable in any state or federal court. In any arbitration or court proceeding, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. Additionally, the Owner / Owner Representative shall be reasonable for repayment of attorney's fees and expenses associated with Rise Elevator Services, LLC. efforts to collect monies owed to RES under the specific terms of this agreement.

Agreement Severability: If any portion of this Consulting Agreement is deemed/discovered to be unenforceable and/or invalid by a court of law, public policy, or statute, such findings shall affect only the specific item deemed invalid or unenforceable and shall not affect any other portion or provision of the Consulting Agreement.

Agreement Extent of Liability: The Owner and/or Owner Representative(s) agree to limit the liability of Rise Elevator Services, LLC. from all claims, associated expenses, associated losses, damages, including, but not limited to attorneys' fees and court fees brought by the Owner / Owners' Representative, or other parties to no more than the total fees billed under this Modernization Consulting Agreement. Regardless, neither party shall be liable to the other party for consequential, indirect, punitive, or special damages.

Agreement Enforcement: Upon the execution by authorized representatives of each party; this proposal of consulting services shall become a fully enforceable agreement and will constitute the exclusive contract in its entirety between the parties herein. All previously written or verbal representations or agreements not incorporated within this Agreement, will be null & void and shall not be incorporated as a part of this Consulting Agreement.

Miscellaneous: The captions in this Consulting Agreement are for convenience only and are not a part of this Agreement. They do not in any way limit, define, describe, or further amplify the terms of the RES Consulting Agreement. The RES Consulting Agreement will be binding upon and inure to the benefit of Owner and RES and their respective heirs, personal representatives and permitted successor assigns. All persons liable for the obligations of Owner under this Agreement shall be jointly and severally liable for such obligations.

Hours of Operation: RES Elevator Consulting Normal Hours of Operation are Monday thru Friday 9am to 5pm. Unless otherwise agreed to in advance & included with the stated fees; any services requested outside of the hours of operation as stated, may be subject to additional consulting fees billed at an hourly rate of \$295 per hour with a One (1) hour minimum fee.

RES (COI) Insurance: RES will provide Insurance certificates to the Owner / Owner Representative(s) upon request and only after the full execution of this modernization consulting agreement.

Rise Elevator Services, LLC. (RES) – Standard Insurance Coverage(s)	
Commercial General Liability Insurance	Each Occurrence: \$1,000,000.00 General Aggregate: \$4,000,000.00
Umbrella Insurance	Each Occurrence: \$2,000,000.00
Workers Comp. & Occupational Disease Insurance (Executives Included)	Each Occurrence: \$1,000,000.00 Disease – Each Employee: \$1,000,000.00
Note: Any / all requests by the Owner/Owner Representative for additional insurance coverages other than RES Elevator Consulting's insurance coverages as stated above, will be considered an "additional expense" and will be added to the proposed consulting fee(s).	

**GENERATORS
SWITCHGEAR
ENGINES**



**PUMPS
CONTROLS
MOTORS**

Apr 7, 2025

ULTIMAR III
ULTIMAR THREE CONDO ASSOCIATION
1560 GULF BLVD.
CLEARWATER, FL 33767

Attn: KRISTIN CROCKETT

EST #9416 EMERGENCY GENERATOR COOLING SYSTEM FLUSH AND FILL

During our most recent inspection of the emergency generator system, our technician noted that the antifreeze is quite dirty and its specific gravity condition is becoming poor. Antifreeze breaks down and becomes acidic over time. Failure to address this issue could lead to corrosive damage to internal engine parts like the oil cooler and water pump. For this reason, most engine manufacturers recommend the cooling system be flushed out and refilled with fresh antifreeze every 2-3 years.

The following is a description of the work to be performed in this estimate:

Travel to job during normal business hours M-F (8:00 - 4:30) Set unit to OFF. Disconnect AC power to block heater. Drain dirty antifreeze from cooling system and reserve for environmentally friendly disposal. Refill system with flush and fresh water. Run unit up to operating temperature and shut unit back down. Drain water and flush mixture and flush unit with fresh water. Once flushed, fill cooling system with fresh coolant and run unit to purge any air from the system. Once system has been run and air purged, top anti freeze off as necessary. Leave unit in Auto.

COOLANT FLUSH AND FILL
ENVIRONMENTAL CHARGE
FUEL SURCHARGE
SHOP SUPPLIES
GENERATOR LABOR
10% SERVICE CONTRACT DISCOUNT (- \$155.08)

We Estimate the Cost including Parts and Labor to be **\$1,395.70**

In the event we find additional Parts or Labor are required, you will be notified prior to the completion of Work and provided an additional Estimate. Please note if paying with Credit Card a 3% Service Charge will added to invoices exceeding \$2000.00

Please Sign and Date this Document below. If you have any questions, please contact me at our Office. Thank you for the opportunity to provide this Estimate, we look forward to Completing the needed Repairs.

FOB ULTIMAR III
Terms Net 30 Days

Good Thru 5/7/25

Name and Title of Approving Individual

Kristin Crockett

Date: 6/25/25

Coastal Service and Supply Inc.

Bryce Jennings General Manager

8080 Ulmerton Rd, Suite D. Largo, FL 33771-3922
Office: (727)-536-5078 Fax: (727)-530-5078
State License #CFC057735

5-Year Inspection Proposal

To: Kristin Crockett

From: Matthew Mousa

e-mail: ultimarthree@outlook.com

Phone: (727) 481-1705

Pages: 5

Office:

Date: 5/21/25

Re: **5- Year Internal Fire Sprinkler System Inspection**

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:** Please review, **sign** and **initial** each page and fax back the **entire** proposal. We will schedule the inspection upon your approval.



NFPA 25 Inspection Agreement

Agreement made this **21st day of May 2025**, by and between **FIRE SAFETY, INC.** hereinafter called "Contractor" and

Billing Address: **Ultimar 3 Condos
1560 Gulf Blvd.
Clearwater, FL 33767**

Its' agents, herein after called "Subscriber".

Witnessed: that for the considerations and covenants herein specified, the parties hereto do, for themselves, their successors and assigns, mutually covenant and agree as follows:

1. Contractor agrees to inspect or cause to be inspected, per NFPA 25 (2008 edition), during the term of this agreement, the equipment as specified in paragraph No. (7) in the premises of Subscriber at:

**Ultimar 3 Condos
1560 Gulf Blvd.
Clearwater, FL 33767**

2. Subscriber agrees to pay Contractor, its agents or assigns, the total sum of options selected below in paragraph No. (6), in advance for a period of one year(s) from the date inspection service is started and in advance thereafter unless this contract is terminated at end of the year, or until terminated at the end of any subsequent contract year by written notice of such termination by either party at least (30) days prior to the end of such year. Contractor shall have the right to increase the annual service charge provided for herein at any time after one year from the effective date of this agreement if an effective date is herein specified, upon giving Subscriber written notice sixty (60) days in advance of the effective date of the increase, and if Subscriber is unwilling to pay such increase charge, Subscriber may terminate the Agreement by notifying Contractor in writing by registered or certified mail thirty (30) days prior to the otherwise effective date of any increase.
3. Service under this Agreement shall be effective on the date of acceptance by an officer of Fire Safety, Inc.
4. This proposed Inspection Agreement is in accordance and limited to National Fire Protection Association, Pamphlet No. 25, also known as, NFPA 25, a copy will be made available to the Subscriber upon request. The Subscriber is fully responsible of the Inspection, Testing, and Maintenance of his fire protection systems; this inspection agreement does not in any shape or form relieve the Subscriber from its duties; Subscriber must keep a log of in-house Inspections, Testing, and/or Maintenance procedures. This Inspection Agreement's frequency is strictly as selected by Subscriber in paragraph No. (7). Inspections are not designed to detect bad installation and/or usage practices, design errors, and/or recalled material or equipment by their manufacturers. Inspection is a visual examination of a system or portion thereof to verify that it appears to be in operating condition and is free of physical damage, (*NFPA 25, 2008 edition*). Inspections do not include testing, service, and/or maintenance. If testing may be involved, depending on the equipment located at the premise and whether it is included in this contract or otherwise, it is limited to valves with attached tamper and flow switches, and fire pumps.
5. It is understood that neither Fire Safety, Inc. nor any third party designated by Fire Safety, Inc. that provides service to the Subscriber is an Insurer or Warranty Provider. The amounts payable to the Contractor hereunder are based solely on the value of the services; and that the scope of liability as herein set forth is unrelated to the value of the Subscriber's property or others located in Subscriber's premises. The Subscriber does not desire this contract to provide for full liability of the Contractor or any such third party and agrees that the Contractor and any such third party shall be exempt from liability for injury, loss, or damage due directly or indirectly to occurrences, or consequences there from, which the service is designed to detect. If the Contractor or any such third party should be found liable for injury, loss, or damage due to failure of service in

FIRE SAFETY, INC.

P.O. Box 17371 - Clearwater, FL 33762-0371. Tel. (727) 523-1843, Fax. (727) 523-8595

any respect, its liability should be limited to a sum equal to ten percent of the annual service charge or \$300.00, whichever is greater, and that the provisions of this paragraph shall also apply if injury, loss, or damage to person or property, irrespective of cause or origin, results directly or indirectly from performance or non performance of obligations imposed by this contract, or from negligence, active or otherwise, by the Contractor and any such third party and their agents or employees. No suit or action shall be brought against the Contractor more than one (1) year after the accrual of the cause of action therefore.

6. Schedule of Inspection: Furnish a completed copy of the Inspection & Test report indicating any discrepancies.

Proposed Inspection(s) is listed as follows:

No. of Systems	System Type	Inspection Frequency	Amount per Frequency	Total	Approval
Up to 15	System Check Valves	5-Year			
Up to 50	System Gauges	5-Year			
5-Year Internal Inspection Grand Total				\$4,112.⁰⁰	

A=Annual Inspection
W=Weekly Inspection

Q=Quarterly Inspection
3=3-year

S=Semi-Annual Inspection
5=5-year

M=Monthly Inspection

Please note, this inspection agreement does not include the followings:

- Weekly Inspection, Test, Service, or Maintenance
- Monthly Inspection, Test, Service, or Maintenance
- Quarterly Inspection, Test, Service, or Maintenance
- Semi-Annual Inspection, Test, Service, or Maintenance
- Annual Inspection, Test, Service, or Maintenance
- Three-Year Inspection, Test, Service, or Maintenance
- **Five-Year Service or Maintenance**

7. Any extra work beyond this inspection agreement shall be done on a separate contract / work order basis (Time & Material or a fixed Estimate). This would include any additional testing or treatments required.
8. It is agreed that all maintenance and other work, including inspections and tests of said system(s), shall be performed during regular daytime business hours, exclusive of Saturdays, Sundays and holidays, unless Subscriber otherwise directs in which case Subscriber agrees to pay Contractor any increased cost resulting from.
9. When applicable and/or related to the contracted work; fire sprinkler systems, standpipe systems, and fire pump systems may require water flow tests; the water produced by such tests will drain into storm drain, roof drains, and any other available means at the premise. The Subscriber must insure that drainage systems will handle the water produced by such tests. Contractor will not be responsible of or held liable for any/all injury or damage to person(s) or property(s) resulting, directly or indirectly, from any/all water damage that may occur.
10. If Subscriber shall default in making any payment herein provided for or fails to comply with any of the other terms, conditions, or covenants of this agreement, Contractor may give Subscriber ten days written notice of intention to terminate this agreement and thereupon at the expiration of said ten days (if such default continues) this agreement shall terminate and Contractor may in all respects discontinue service. Such notice shall be deemed to be sufficiently given if delivered to Subscriber personally, or sent by certified mail postpaid and delivered or mailed as aforesaid. In the event of such termination and discontinuance of service, Subscriber agrees to pay Contractor, in addition to the amount then accrued and due, a sum equal to seventy-five percent of the service charge prorated for the period from such termination to the next permissible termination date by Subscriber plus attorney's fees and/or collection charges not exceeding twenty-five percent.

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11. Contractor's obligation shall relate solely to inspection service and it shall in no way be obligated to maintain, repair, service, alter, replace or operate, nor shall it be in any way responsible for the condition or operation of any equipment, device or property of any sort of Subscriber or others.
12. Contractor assumes no liability for delays of service due to strikes, riots, floods, fires, acts of God, or any cause beyond its control, and will not be required to supply service while such delay or interruption shall continue.
13. Subscriber does hereby for himself and other parties claiming under him, release and discharge Contractor from and against all hazards covered by Subscriber's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Contractor.
14. The Subscriber agrees to and shall indemnify and save harmless the Contractor and any third party designated by the Contractor which provides service and all their employees and agents, for and against any claims, suits, losses, demands and expenses arising from any death of or injury to any person or any loss or damage to property occasioned or alleged to be occasioned by Contractor's or any third party's performances or failure to perform its obligations under this agreement whether due to Contractor's negligence or otherwise, or through burglary, theft, robbery, fire or any other cause.
15. Contractor and any third party designated by the Contractor will not grant the Subscriber, its agents and/or assigns, and/or Subscriber's Vendor Management Company with Additional Insured Status with regards to the Contractor's insurance policy. It is the subscriber choice and/or duty to purchase its own insurance.
16. This agreement may be assigned by the Subscriber provided the written consent of Contractor is first obtained, which consent shall not be unreasonably withheld and shall be conditioned upon the assignee's agreement, in form satisfactory to Contractor to make the payments herein provided and to perform and comply with all the other terms, covenants, and conditions hereof on Subscriber's part to be performed and complied with. This instrument is not binding upon Contractor until signed by one of its officers. There are no agreements, understandings, or representations changing, modifying, and/or otherwise affecting any of the terms of this agreement. This agreement cannot be changed, modified, or discharged orally.
17. The Subscriber agrees to pay any and all fees accrued with the collection of owed monies, including but not limited to attorney fees, court costs, and interest.
18. Inspections are designed to expose systems inoperability or damages. Systems components may fail or breakdown during an inspection; Contractor will not be responsible of or held liable for any/all injury or damage to person(s) or property(s) resulting, directly or indirectly, from any/all systems failures or breakdowns. This inspection contract does not include any/all repairs for such failures or damages.
19. If an inspection is halted due to system failure of any kind and cannot be completed at that time, additional charges will incur if a return visit is required.
20. Areas that are unreachable or inaccessible to the inspector at the time of the inspection are excluded, if return visits are required, additional charges will incur. Any fire sprinkler or standpipe systems' pipe, fittings, valves, sprinkler heads, and/or any other related component that are invisible, such as: above ceilings, underground, and/or concealed in any manner are excluded. Water storage tanks or wells are excluded. Areas that are deemed unsafe by the Inspector at the time of the inspection will not be inspected, additional charges will incur for a second visit.
21. If any repairs or modifications are made to your system after the inspection has been conducted, Chpater 5 of NFPA 25 requires the system to be re-inspected. There will be an additional charge for all re-inspections.
22. The Contractor (Fire Safety, Inc.) will NOT become a member of any type of vendor screening company.

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- 23. The Subscriber recognizes that the Contractor is in no way responsible for the clean up and/ or any damages that result from the inspection of a fire sprinkler system, fire hydrant, or backflow preventor.
- 24. The Laws of the State of Florida Shall Govern this Agreement.
- 25. By signing this agreement, the Subscriber affirms and has sworn that he is the Owner of the premise to be inspected, or legally authorized to act as the Owner or on behalf of Owner of the premise to be inspected. In addition, the Subscriber affirms and has sworn that he/she is authorized to enter into agreements with the Contractor for the work described herein.
- 26. Inspection reports may be faxed, mailed, or e-mailed to Local Fire Departments, Local Building Departments, or any other authority having jurisdiction, if it is requested per the Florida Statutes:
633.08. (3) The inspecting contractor shall provide to the building owner and the local authority having jurisdiction a copy of the inspection report established under s. 633.071(3). The maintenance of fire protection systems as well as corrective actions on deficient systems is the responsibility of the owner of the system or hydrant. This section does not prohibit governmental entities from inspecting and enforcing fire safety codes.
- 27. It is the responsibility of the subscriber to provide access to all areas being inspected. The subscriber is to notify the appropriate monitoring companies (alarm/security) of the scheduled inspection (taking system off line prior to inspection and put back on line after the inspection). If access is not readily provided at the time of the inspection, additional charges will incur should the inspection be delayed or rescheduled.
- 28. The price of this inspection is based on inspecting all common areas and units with an escort from the management personnel (Escort cost to be paid for by others). If units cannot be inspected due to inaccessibility for any reason caused by anyone other than Fire Safety Inc. There will be additional cost for a return visit to complete inspection; hourly rate is \$125.⁰⁰ per inspector.

* Local jurisdictions are now enforcing that all areas of the property MUST be inspected. This includes all units in condominiums, apartments, hotels & etc. If applicable, the price of such an inspection is reflected in the updated price.

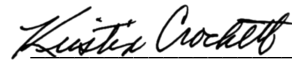
Fire Safety, Inc.

Sales: _____

Approved: _____

Date: _____

Authorization



Title manager

Date 6/8/25

Thank you for the opportunity you have given us to provide you with an inspection quotation. Please initial the desired inspection(s) on page 3 and initial the bottom of each page. Upon your approval, we will schedule the inspection.

FIRE SAFETY, INC.

A Fire Sprinkler Co. _____ 2721 Roosevelt Boulevard - Clearwater, FL 33760-2502 (727) 523-1843, 523-8595 fax

Proposal

To: Kristin Crockett

From: Matthew Mousa

E-mail: UltimarThree@Outlook.com

Phone: (727) 481-1705

Pages: 2

Fax

Date: 6/3/2025

Re: Ultimar 3 Fire Sprinkler Head Replacements in Parking Garage Proposal

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments: Service Proposal**

If you have any questions, please call,
(727) 523-1843
Thank you,



FIRE SAFETY, INC.

A Fire Sprinkler Co. _____ 2721 Roosevelt Boulevard - Clearwater, FL 33760-2502 (727) 523-1843, 523-8595 fax

Project Name **Ultimar 3 Condos**
Project Address **1560 Gulf Blvd.**
Clearwater, FL 33767

SCOPE

- ❖ This proposal is based on the existence of a certified fully operational Fire Sprinkler System throughout.
- ❖ **Fire Safety, Inc. proposes to:**
 - **Remove and replace (30) SR Brass, 155 deg. Wax Coated Upright Fire Sprinkler Heads in the parking garage.**
- ❖ **Any additional work required will be sent in a separate proposal.**
- ❖ Work shall be done on normal working days and hours; Monday through Friday, 7:00am to 3:30pm.
- ❖ All areas must be readily accessible for the technician to perform the proposed work upon his arrival. If work is delayed other charges may be added.
- ❖ Fire Safety, Inc. shall not be held responsible or liable for any of the following:
 - Cutting, patching, or replacing any type of ceilings, flooring, walls, blocks, etc.
 - Repairing or replacing any and all furniture, fixtures, tables, or machines.
 - Repairing or replacing any and all office equipment or appliances.
 - Re-imbusement for any damage resulting from items indicated above.

WORK, APPARATUS, AND ITEMS DETAILED AS FOLLOWS TO BE FURNISHED AND INSTALLED OR PERFORMED BY THE BUYER. THIS PROPOSAL EXCLUDES:

- Any additional fire sprinkler work beyond what is stated in the scope of the proposal.
- Any alarm and/or electrical wiring or devices
- Permit and shop drawings, fees, permit revision fees, any additional fees for permitting/submittals.
- Underground valve, or any of its underground companion parts
- Relocating, raising, or any other modification of existing branch lines or fire mains.
- Removal of any material - that is not trade related - from proposed project' site.
- Shut down or any other fees.
- In-adequacy of the water supply.
- Failure of any existing fire sprinkler systems during proposed work, or damage as a result thereof
- All fireproofing, masonry work, carpenter work, ceiling work.
- Removal and/or replacement of ceiling tiles.
- Fire extinguishers or extinguisher cabinets.
- Unforeseen obstructions.
- Performance Bond, Payment Bond, Bid Bond, or Extended Warranty.
- Temporary Fire Protection: temp fire pumps, etc. or Fire Watch.
- Patching, Redecorating, Painting, preparing for painting, cleaning of pipe, or covering of heads.
- Cutting, patching, or replacing any type of ceiling or flooring.
- Patching or replacing of any type of concrete or asphalt.
- Replacement of any type of landscaping, sod, soil, brushes, scrubs, or trees
- Repairing or replacing any and all furniture or fixtures.
- Repairing or replacing any and all office equipment or appliances.
- Pressure Testing.
- After hours, nights, or weekend work.

PROPOSAL BASE PRICE

Seller proposes to furnish material and labor in accordance with the above specifications for the sum of:

Two Thousand and Eighty-Five Dollars
\$2,085.⁰⁰

Sincerely,

Matthew Mousa

Kristen Crockett

Proposal Accepted

Sign & Print Name

manager

Title

Date

6/8/25



Kalos Services
236 Hatteras Ave., Clermont, FL 34711
Email: office@kalosflorida.com
Phone: (352) 243-7088
Fax: (352) 404-6907

25-226905 CU 2 EEV

Client Information

- **Client Name:** Kristin Crockett
 - **Client Company:** Ultimar Three Condominium Association
 - **Client Contact Email:** ultimarthree@outlook.com
-

Scope of Work

- Replace Y2E EEV on CU2 sub module Model Number RXYQ72TATJU, Serial Number 1811114297. This part is under warranty.
-

Not to Exceed (NTE) Amount

- **Maximum Labor Cost:**
 - First Technician: 6 hours x \$200/hour = \$1,200
 - **Total Labor Cost: \$1,200**
-

This quote is based on regular work hour rates, which are 8:00 AM to 5:00 PM, Monday to Friday. Any work required outside of these hours will be subject to additional charges and will require prior approval.

Additional Work Authorization

If any additional work is required beyond the scope of this quote or outside the standard working hours, Kalos will notify the client and seek written approval before proceeding.

Terms and Conditions

- This quote is based on the information provided and may be subject to change if the project scope is altered.
 - Kalos guarantees that the project will not exceed the labor estimate without prior client approval.
 - Any unforeseen issues or additional requests will be discussed with the client before proceeding.
-

Authorization and Approval

By signing below, the client acknowledges the terms of this Not to Exceed (NTE) quote and authorizes Kalos to perform the outlined scope of work within the stated labor time.

Client Signature:  Date: 6/9/25

Kalos Representative: Roman Baugh, Director of Commercial HVAC



PO Box 12017
St Petersburg, FL 33733
P: (727) 573-1481
F: (727) 545-2668
E: office@floridachemicalpools.com
Gas License: #28656

PROPOSAL 06/05/2025

ULTIMAR 3 INDOOR SPA
1560 Gulf Blvd, Clearwater, FL 33767
ultimarthree@outlook.com

INDOOR SPA FILTER

- Install Pentair PLM200 cartridge filter in place of existing filter.

\$1,448.00

We hereby propose to furnish labor - complete in accordance with the above specifications, with payment to be made as follows: **30 days**. All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within **30 DAYS** and is void thereafter at the option of the undersigned.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

ACCEPTED: *Kristen Crockett*
Signature: _____

Date: 6/5/25

Gus Dabney

Authorized Signature: _____



**Renovations
& Pro Coatings**
State Certified General Contractor



Ultimar 3 Unit 701 East
1520 Gulf Blvd
Clearwater, FL 33767

Proposal 04/11/25
Project – Unit 701 Concrete Repairs

P&R Pro Coatings, Inc appreciates the opportunity to submit a proposal to complete the work outlined below in accordance with site observations and Manufacturer Specifications.

Scope Item 1: Repair Unit 701 Balcony Slab Edge **\$8,550.00**

- Scope assumes the below work items, materials, labor and equipment.
 - Supply, Erect and Dismantle Swing Stage for Access. Rental for 1 week
 - Remove and Replace Delaminated Concrete at Slab Edge (Assumed Qty 5 CF). Scope considered a Unit Cost Rate item of \$550.00 per CF to be addressed at .5 CF min per repair location
 - Scope excludes any waterproofing and or painting finishes

Due to possible post tension cable interference, necessary post tension cable repairs may be necessary. Should this issue present itself, additional costs will apply.

Misc Items (Not Included in Base Bids above)

- T&M Costs for any unforeseen conditions, upon approval
 - Labor
 - Supervision: \$85.00 per hour – 1 hour minimum
 - Skilled Labor: \$75.00 per hour – 1 hour minimum
 - Material/Equipment – Cost plus 20% mark up
- Not Included: Permits, electrical, lighting, painting.

The following are to be provided HOA:

Sufficient Parking for P&R/Subcontracted Employees within close proximity to work location
Sufficient Power and Water Supply
Dumpster for Debris
Restroom for Employees

Note: No other work expressed or implied in this proposal. Any work not listed in the above scope may be at an additional charge. Unit Cost rate repairs to be confirmed prior to work performance

Any work not specifically mentioned in the above description of work will be billed at then prevailing rates. Balances outstanding after thirty (30) days from the date of invoice are subject to a 1.5% finance charge per month. We trust that this proposal is responsive to your needs. This proposal represents the entire understanding between **P&R Pro Coatings** and Ultimar 3 HOA with respect to the project. This agreement may only be modified in writing and signed by both parties. This proposal is open for acceptance for thirty (30) days.



**Renovations
& Pro Coatings**
State Certified General Contractor



Thank you for the opportunity to provide this quotation, if you have any questions please do not hesitate to call.

By: *Jesse Curtis*

Estimator/Sr. Project Manager

Acceptance

By signing this proposal, agrees to be bound to the above specifications and prices. Please initial next to any of the selected options in addition to the base bid.

By: *Kristen Crockett*

Date: 6/5/25

Title: manager - approved by CS



PROVIDING WORLD CLASS SERVICE

Tampa • Orlando • Ft. Lauderdale • Atlanta

February 4, 2025

Ultimar Three Condominiums

1520 Gulf Boulevard
Clearwater, FL 33767
Attn: Kristin Crockett

RE: Fire Sprinkler Repair Proposal (Sprinkler Heads Replacement)

Thank you for the opportunity to continue to provide your fire protection needs. We are pleased to present the following proposal to provide the requested scope of work.

Scope of Work:

- 1. Piping – Need to replace (5) heads and (5) concealed cover plates.

Location – North Tower

3rd floor Hallway by 304 – (2) Concealed covers missing -- \$288.00

Location – South Tower

Hallway by PH3 ----- (1) head and (1) cover plate -- \$144.00

17th Hallway by 1703 ----- (1) corroded and painted head --\$144.00

2nd floor Manager office --- (1) cover missing ----- \$144.00

Total Cost \$720.00

Clarifications

- 1. Due to the ongoing price increases from our equipment manufacturers as well as the installation materials, our price will be good for 15 days. Upon acceptance of our proposal, UFP will review cost at that time to see if a price increase is necessary. We suggest placing the order for equipment asap to hold pricing with our manufacturers.
- 2. In the event UFP experiences increases in material cost during the project, the increases will be passed on to the customer.

Tampa Branch
3247 Tech Drive • St. Petersburg, FL 33716 • (727) 471-0860 • Fax (727) 471-0861
www.united-fire.com

Exclusions

Additional devices not listed in this proposal
Additional devices required by AHJ
Patching and painting
After-hours labor
Firewatch

Sprinkler Inspections only

Non-Critical Deficiencies:

Please note that Non-Critical deficiencies must be corrected or repaired within 90 days of the inspection per new Florida Statutes.

Critical Deficiencies:

Please note that Critical deficiencies must be corrected or repaired within 30 days of inspection.

Impaired Deficiencies:

Please note that system impairments must be repaired within 72 hours of inspection and that we have to notify the AHJ within 72 hours of inspection.

Our price is good for 15 days from the date of this proposal.

Price does not include any unforeseen additional scope that may be found during the above listed approved scope.

Thank you for the opportunity to quote on this project. United Fire Protection's employees have over 50 years of experience in the field. We are a state licensed Class I Fire Suppression contractor and Alarm I (EF) Electrical contractor. Special Hazard systems are our business, not just a sideline. United Fire Protection provides the highest level of service, quality, and professionalism. If you have any questions concerning this, or any other project, feel free to call me at my office 727-471-0860 ext. 1021 or 727-215-1604 cell.

Thank you,

Dennis Mwaipola
Compliance Specialist



Accepted By: _____

Date: 5/16/25

5-Year Inspection Proposal

To: Kristin Crockett

From: Matthew Mousa

e-mail: ultimarthree@outlook.com

Phone: (727) 481-1705

Pages: 5

Office:

Date: 5/21/25

Re: 5- Year Internal Fire Sprinkler System Inspection

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:** Please review, **sign** and **initial** each page and fax back the **entire** proposal. We will schedule the inspection upon your approval.



NFPA 25 Inspection Agreement

Agreement made this **21st day of May 2025**, by and between **FIRE SAFETY, INC.** hereinafter called "Contractor" and

Billing Address: **Ultimar 3 Condos
1560 Gulf Blvd.
Clearwater, FL 33767**

Its' agents, herein after called "Subscriber".

Witnessed: that for the considerations and covenants herein specified, the parties hereto do, for themselves, their successors and assigns, mutually covenant and agree as follows:

1. Contractor agrees to inspect or cause to be inspected, per NFPA 25 (2008 edition), during the term of this agreement, the equipment as specified in paragraph No. (7) in the premises of Subscriber at:

**Ultimar 3 Condos
1560 Gulf Blvd.
Clearwater, FL 33767**

2. Subscriber agrees to pay Contractor, its agents or assigns, the total sum of options selected below in paragraph No. (6), in advance for a period of one year(s) from the date inspection service is started and in advance thereafter unless this contract is terminated at end of the year, or until terminated at the end of any subsequent contract year by written notice of such termination by either party at least (30) days prior to the end of such year. Contractor shall have the right to increase the annual service charge provided for herein at any time after one year from the effective date of this agreement if an effective date is herein specified, upon giving Subscriber written notice sixty (60) days in advance of the effective date of the increase, and if Subscriber is unwilling to pay such increase charge, Subscriber may terminate the Agreement by notifying Contractor in writing by registered or certified mail thirty (30) days prior to the otherwise effective date of any increase.
3. Service under this Agreement shall be effective on the date of acceptance by an officer of Fire Safety, Inc.
4. This proposed Inspection Agreement is in accordance and limited to National Fire Protection Association, Pamphlet No. 25, also known as, NFPA 25, a copy will be made available to the Subscriber upon request. The Subscriber is fully responsible of the Inspection, Testing, and Maintenance of his fire protection systems; this inspection agreement does not in any shape or form relieve the Subscriber from its duties; Subscriber must keep a log of in-house Inspections, Testing, and/or Maintenance procedures. This Inspection Agreement's frequency is strictly as selected by Subscriber in paragraph No. (7). Inspections are not designed to detect bad installation and/or usage practices, design errors, and/or recalled material or equipment by their manufacturers. Inspection is a visual examination of a system or portion thereof to verify that it appears to be in operating condition and is free of physical damage, (*NFPA 25, 2008 edition*). Inspections do not include testing, service, and/or maintenance. If testing may be involved, depending on the equipment located at the premise and whether it is included in this contract or otherwise, it is limited to valves with attached tamper and flow switches, and fire pumps.
5. It is understood that neither Fire Safety, Inc. nor any third party designated by Fire Safety, Inc. that provides service to the Subscriber is an Insurer or Warranty Provider. The amounts payable to the Contractor hereunder are based solely on the value of the services; and that the scope of liability as herein set forth is unrelated to the value of the Subscriber's property or others located in Subscriber's premises. The Subscriber does not desire this contract to provide for full liability of the Contractor or any such third party and agrees that the Contractor and any such third party shall be exempt from liability for injury, loss, or damage due directly or indirectly to occurrences, or consequences there from, which the service is designed to detect. If the Contractor or any such third party should be found liable for injury, loss, or damage due to failure of service in

FIRE SAFETY, INC.

P.O. Box 17371 - Clearwater, FL 33762-0371. Tel. (727) 523-1843, Fax. (727) 523-8595

any respect, its liability should be limited to a sum equal to ten percent of the annual service charge or \$300.00, whichever is greater, and that the provisions of this paragraph shall also apply if injury, loss, or damage to person or property, irrespective of cause or origin, results directly or indirectly from performance or non performance of obligations imposed by this contract, or from negligence, active or otherwise, by the Contractor and any such third party and their agents or employees. No suit or action shall be brought against the Contractor more than one (1) year after the accrual of the cause of action therefore.

6. Schedule of Inspection: Furnish a completed copy of the Inspection & Test report indicating any discrepancies.

Proposed Inspection(s) is listed as follows:

No. of Systems	System Type	Inspection Frequency	Amount per Frequency	Total	Approval
Up to 15	System Check Valves	5-Year			
Up to 50	System Gauges	5-Year			
5-Year Internal Inspection Grand Total				\$4,112.⁰⁰	

A=Annual Inspection
W=Weekly Inspection

Q=Quarterly Inspection
3=3-year

S=Semi-Annual Inspection
5=5-year

M=Monthly Inspection

Please note, this inspection agreement does not include the followings:

- Weekly Inspection, Test, Service, or Maintenance
- Monthly Inspection, Test, Service, or Maintenance
- Quarterly Inspection, Test, Service, or Maintenance
- Semi-Annual Inspection, Test, Service, or Maintenance
- Annual Inspection, Test, Service, or Maintenance
- Three-Year Inspection, Test, Service, or Maintenance
- **Five-Year Service or Maintenance**

7. Any extra work beyond this inspection agreement shall be done on a separate contract / work order basis (Time & Material or a fixed Estimate). This would include any additional testing or treatments required.
8. It is agreed that all maintenance and other work, including inspections and tests of said system(s), shall be performed during regular daytime business hours, exclusive of Saturdays, Sundays and holidays, unless Subscriber otherwise directs in which case Subscriber agrees to pay Contractor any increased cost resulting from.
9. When applicable and/or related to the contracted work; fire sprinkler systems, standpipe systems, and fire pump systems may require water flow tests; the water produced by such tests will drain into storm drain, roof drains, and any other available means at the premise. The Subscriber must insure that drainage systems will handle the water produced by such tests. Contractor will not be responsible of or held liable for any/all injury or damage to person(s) or property(s) resulting, directly or indirectly, from any/all water damage that may occur.
10. If Subscriber shall default in making any payment herein provided for or fails to comply with any of the other terms, conditions, or covenants of this agreement, Contractor may give Subscriber ten days written notice of intention to terminate this agreement and thereupon at the expiration of said ten days (if such default continues) this agreement shall terminate and Contractor may in all respects discontinue service. Such notice shall be deemed to be sufficiently given if delivered to Subscriber personally, or sent by certified mail postpaid and delivered or mailed as aforesaid. In the event of such termination and discontinuance of service, Subscriber agrees to pay Contractor, in addition to the amount then accrued and due, a sum equal to seventy-five percent of the service charge prorated for the period from such termination to the next permissible termination date by Subscriber plus attorney's fees and/or collection charges not exceeding twenty-five percent.

FIRE SAFETY, INC.

P.O. Box 17371 - Clearwater, FL 33762-0371. Tel. (727) 523-1843, Fax. (727) 523-8595

11. Contractor's obligation shall relate solely to inspection service and it shall in no way be obligated to maintain, repair, service, alter, replace or operate, nor shall it be in any way responsible for the condition or operation of any equipment, device or property of any sort of Subscriber or others.
12. Contractor assumes no liability for delays of service due to strikes, riots, floods, fires, acts of God, or any cause beyond its control, and will not be required to supply service while such delay or interruption shall continue.
13. Subscriber does hereby for himself and other parties claiming under him, release and discharge Contractor from and against all hazards covered by Subscriber's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Contractor.
14. The Subscriber agrees to and shall indemnify and save harmless the Contractor and any third party designated by the Contractor which provides service and all their employees and agents, for and against any claims, suits, losses, demands and expenses arising from any death of or injury to any person or any loss or damage to property occasioned or alleged to be occasioned by Contractor's or any third party's performances or failure to perform its obligations under this agreement whether due to Contractor's negligence or otherwise, or through burglary, theft, robbery, fire or any other cause.
15. Contractor and any third party designated by the Contractor will not grant the Subscriber, its agents and/or assigns, and/or Subscriber's Vendor Management Company with Additional Insured Status with regards to the Contractor's insurance policy. It is the subscriber choice and/or duty to purchase its own insurance.
16. This agreement may be assigned by the Subscriber provided the written consent of Contractor is first obtained, which consent shall not be unreasonably withheld and shall be conditioned upon the assignee's agreement, in form satisfactory to Contractor to make the payments herein provided and to perform and comply with all the other terms, covenants, and conditions hereof on Subscriber's part to be performed and complied with. This instrument is not binding upon Contractor until signed by one of its officers. There are no agreements, understandings, or representations changing, modifying, and/or otherwise affecting any of the terms of this agreement. This agreement cannot be changed, modified, or discharged orally.
17. The Subscriber agrees to pay any and all fees accrued with the collection of owed monies, including but not limited to attorney fees, court costs, and interest.
18. Inspections are designed to expose systems inoperability or damages. Systems components may fail or breakdown during an inspection; Contractor will not be responsible of or held liable for any/all injury or damage to person(s) or property(s) resulting, directly or indirectly, from any/all systems failures or breakdowns. This inspection contract does not include any/all repairs for such failures or damages.
19. If an inspection is halted due to system failure of any kind and cannot be completed at that time, additional charges will incur if a return visit is required.
20. Areas that are unreachable or inaccessible to the inspector at the time of the inspection are excluded, if return visits are required, additional charges will incur. Any fire sprinkler or standpipe systems' pipe, fittings, valves, sprinkler heads, and/or any other related component that are invisible, such as: above ceilings, underground, and/or concealed in any manner are excluded. Water storage tanks or wells are excluded. Areas that are deemed unsafe by the Inspector at the time of the inspection will not be inspected, additional charges will incur for a second visit.
21. If any repairs or modifications are made to your system after the inspection has been conducted, Chpater 5 of NFPA 25 requires the system to be re-inspected. There will be an additional charge for all re-inspections.
22. The Contractor (Fire Safety, Inc.) will NOT become a member of any type of vendor screening company.

FIRE SAFETY, INC.

P.O. Box 17371 - Clearwater, FL 33762-0371. Tel. (727) 523-1843, Fax. (727) 523-8595

23. The Subscriber recognizes that the Contractor is in no way responsible for the clean up and/ or any damages that result from the inspection of a fire sprinkler system, fire hydrant, or backflow preventor.
24. The Laws of the State of Florida Shall Govern this Agreement.
25. By signing this agreement, the Subscriber affirms and has sworn that he is the Owner of the premise to be inspected, or legally authorized to act as the Owner or on behalf of Owner of the premise to be inspected. In addition, the Subscriber affirms and has sworn that he/she is authorized to enter into agreements with the Contractor for the work described herein.
26. Inspection reports may be faxed, mailed, or e-mailed to Local Fire Departments, Local Building Departments, or any other authority having jurisdiction, if it is requested per the Florida Statutes:
633.08. (3) The inspecting contractor shall provide to the building owner and the local authority having jurisdiction a copy of the inspection report established under s. 633.071(3). The maintenance of fire protection systems as well as corrective actions on deficient systems is the responsibility of the owner of the system or hydrant. This section does not prohibit governmental entities from inspecting and enforcing fire safety codes.
27. It is the responsibility of the subscriber to provide access to all areas being inspected. The subscriber is to notify the appropriate monitoring companies (alarm/security) of the scheduled inspection (taking system off line prior to inspection and put back on line after the inspection). If access is not readily provided at the time of the inspection, additional charges will incur should the inspection be delayed or rescheduled.
28. The price of this inspection is based on inspecting all common areas and units with an escort from the management personnel (Escort cost to be paid for by others). If units cannot be inspected due to inaccessibility for any reason caused by anyone other than Fire Safety Inc. There will be additional cost for a return visit to complete inspection; hourly rate is \$125.⁰⁰ per inspector.

* Local jurisdictions are now enforcing that all areas of the property MUST be inspected. This includes all units in condominiums, apartments, hotels & etc. If applicable, the price of such an inspection is reflected in the updated price.

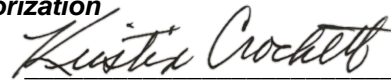
Fire Safety, Inc.

Sales: _____

Approved: _____

Date: _____

Authorization



Title manager

Date 5/23/25

Thank you for the opportunity you have given us to provide you with an inspection quotation. Please initial the desired inspection(s) on page 3 and initial the bottom of each page. Upon your approval, we will schedule the inspection.

- GENERATORS
- ENGINES
- SWITCHGEAR



- PUMPS
- MOTORS
- CONTROLS

SALES AND SERVICE SINCE 1982

DOMESTIC PUMP INSPECTION/SERVICE AGREEMENT

This agreement made this 23 Day of May 2025 by and between *Coastal Service & Supply, Inc.* and Ultimar III hereinafter known as "customer" whose address is 1560 Gulf Blvd., Clearwater Beach, FL 33767.

Whereas the customer is desirous of having an inspection/service agreement to maintain maximum efficiency and life of the domestic pump system. *Coastal Service and Supply, Inc.*, is willing to provide such inspection/service in accordance with the enclosed checklist on the equipment listed below.

<u>MAKE</u>	<u>MODEL</u>	<u>SERIAL</u>	<u>LOCATION</u>
VICKORY	VC94532	3VC3	2 ND FLOOR EQUIPMENT ROOM

Coastal Service & Supply, Inc. shall inspect/service-listed equipment **TWO (2) times per year**, shall complete and forward a service check report, which indicates service performed and conditions noted at the completion of each visit.

One time charge for the semi-annual services will be as follows:-----\$ 600.00

Repair, service or maintenance work requested by customer other than specified above will be on time/material basis and invoice will reflect a discount of 10% upon return of signed contract. **Quotations or estimate will be calculated with the same 10% discount included.** Discount does not apply taxes, items billed at cost or promotional items.

The terms of this agreement shall be for a period of one year commencing on date listed above and shall renew at the end of that time for an additional 365 days unless either party gives written notice of cancellation at least 30 days prior to the anniversary date.

Certificate of liability insurance will be provided upon request at no charge. Customer agrees to pay at cost, any additional premiums for additional endorsement requests or waiver of subrogation.

Coastal Service & Supply, Inc. will not assume responsibility for damage caused by abuse, accidental or intentional damage caused by other, overload, consequential damages, theft, acts of third parties, forces of nature, Acts of God, normal wear and tear or alterations of equipment. *Coastal Service & Supply, Inc.* will not be accountable for failure to fulfill this agreement because of labor disputes, acts of government authorities, weather or any other causes beyond the control of *Coastal Service & Supply Inc.*

Customer Acceptance _____ Date 5/23/25
 Please print name and title Kristin Crockett - manager
 5Coastal Service and Supply Inc. _____ Date _____
 Andrew Spetz, President

8080 ULMERTON ROAD, LARGO, FL 33771-3922
OFFICE: (727) 536-5078 FAX: (727) 530-5078
State License #CFC057735

- GENERATORS
- ENGINES
- SWITCHGEAR



- PUMPS
- MOTORS
- CONTROLS

SALES AND SERVICE SINCE 1982

FIRE PUMP INSPECTION/SERVICE AGREEMENT

This agreement made this 23 day of May 2025 by and between *Coastal Service & Supply, Inc.* and Ultimar III hereinafter known as "customer" whose address is 1560 Gulf Blvd., Clearwater Beach, FL 33767.

Whereas the customer is desirous of having an inspection/service agreement to maintain maximum efficiency and life of the fire pump system Coastal Service & Supply, Inc. is willing to provide such inspection/service in accordance with the enclosed checklist on the equipment listed below. Our 24-hour emergency service response is also included.

<u>MAKE</u>	<u>MODEL</u>	<u>SERIAL</u>	<u>LOCATION</u>
METRON	M450-125-208C	LT-9414730-01	2 ND FLOOR EQUIPMENT ROOM

Coastal Service & Supply, Inc. shall inspect/service-listed equipment **TWO (2) times per year**, shall complete and forward a service check report, which indicates service performed and conditions noted at the completion of each visit.


One time charge for the semi-annual services will be as follows:-----\$800.00

Repair, service or maintenance work requested by customer other than specified above will be on a time/material basis and invoice will reflect a discount of 10% upon return of signed contract. Discount does not apply to taxes, items billed at cost or promotional items.

The terms of this agreement shall be for a period of one year commencing on date listed above and shall automatically renew at the end of that time for an additional 365 days unless either party gives written notice of cancellation at least 30 days prior to the anniversary date.

Certificate of liability insurance will be provided upon request at no charge. Customer agrees to pay at cost, any additional premiums for additional endorsement requests.

Coastal Service & Supply, Inc. will not assume responsibility for damage caused by abuse, accidental or intentional damage caused by others, overload, consequential damages, theft, acts of third parties, forces of nature, Acts of God, normal wear and tear or alterations of equipment. *Coastal Service & Supply, Inc.* will not be accountable for failure to fulfill this agreement because of labor disputes, acts of government authorities, weather or any other causes beyond the control of *Coastal Service & Supply, Inc.*

Customer Approval

 Date 5/23/25
 Please print name and title
Austin Crockett - Manager

Coastal Service & Supply, Inc.
 _____ Date _____
 Andrew Spetz, President

8080 ULMERTON ROAD, LARGO, FL 33771-3922
OFFICE: (727) 536-5078 FAX: (727) 530-5078
State License #CFC057735

- GENERATORS
- ENGINES
- SWITCHGEAR



- PUMPS
- MOTORS
- CONTROLS

SALES AND SERVICE SINCE 1982

GENERATOR INSPECTION/SERVICE AGREEMENT

This agreement made this 23 Day of May 2025 by and between *Coastal Service & Supply, Inc.* and Ultimar III, hereinafter known as "customer" whose address is 1560 Gulf Blvd., Clearwater Beach, FL 33767.

Whereas the customer is desirous of having an inspection/service agreement based on the National Fire Prevention Association regulation 110, Chapter 8 Section 8.3.1, 8.3.3, and Figure A.8.3.1(A) *Coastal Service & Supply, Inc.* is willing to provide such inspection/service in accordance with the enclosed checklist on the equipment listed below. This includes an annual Oil Analysis report, Premium oil change, filters, and oil. Our 24-hour emergency service response is also included.

MAKE	Model	Serial	KW	LOCATION
ONAN	NT855	L940563874	250	GENERATOR ROOM LOADING AREA

Coastal Service & Supply, Inc. shall inspect/service-listed equipment (4) **FOUR times per year**, (1 major, 3 minor services) shall complete and forward a service check report, which indicates service performed and conditions noted at the completion of each visit.

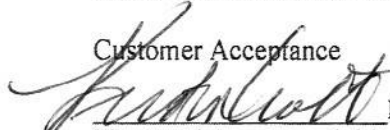
One time charge for the quarterly services (1 major, 3 minors,) will be as follows:-----\$ 1,750.00
Environmental charge (\$1 per filter removed)

Repair, service or maintenance work requested by customer other than specified above will be on time/material basis and invoice will reflect a discount of 10% upon return of signed contract. Quotations or estimate will be calculated with the same 10% discount included. Discount does not apply taxes, items billed at cost or promotional items.

The terms of this agreement shall be for a period of one year commencing on date listed above and shall automatically renew at the end of that time for an additional 365 days unless either party gives written notice of cancellation at least 30 days prior to the anniversary date.

Certificate of liability insurance will be provided upon request at no charge. Customer agrees to pay at cost, any additional premiums for additional endorsement requests or waiver of subrogation.

Coastal Service & Supply, Inc. will not assume responsibility for damage caused by abuse, accidental or intentional damage caused by other, overload, consequential damages, theft, acts of third parties, forces of nature, Acts of God, normal wear and tear or alterations of equipment. *Coastal Service & Supply, Inc.* will not be accountable for failure to fulfill this agreement because of labor disputes, acts of government authorities, weather or any other causes beyond the control of *Coastal Service & Supply Inc.*

Customer Acceptance

 Date 5/23/25
 Please print name and title
Kristin Crockett -
Manager

Coastal Service and Supply Inc.
 _____ Date _____
 Andrew Spetz, President

8080 ULMERTON ROAD, LARGO, FL 33771-3922
OFFICE: (727) 536-5078 FAX: (727) 530-5078
State License #CFC057735



Kalos Services
236 Hatteras Ave., Clermont, FL 34711
Email: office@kalosflorida.com
Phone: (352) 243-7088
Fax: (352) 404-6907

25-224414 Unit 4B Repairs

Client Information

- **Client Name:** Kristin Crockett
- **Client Company:** Ultimar Three Condominium Association
- **Client Contact Email:** ultimarthree@outlook.com

Scope of Work

- Replace the warranty blower motor (part # 0131M00270S), indoor control board (part # 2P561243-1S) with capacity plug (part # 066965J), for unit 4B (Model FXTQ30TAVJUAAB, Serial 1810190893).

Not to Exceed (NTE) Amount

- **Maximum Labor Cost:**
 - **Total Labor Cost: \$795**

This quote is based on regular work hour rates, which are 8:00 AM to 5:00 PM, Monday to Friday. Any work required outside of these hours will be subject to additional charges and will require prior approval.

Additional Work Authorization

If any additional work is required beyond the scope of this quote or outside the standard working hours, Kalos will notify the client and seek written approval before proceeding.

Terms and Conditions

- This quote is based on the information provided and may be subject to change if the project scope is altered.
- Kalos guarantees that the project will not exceed the labor estimate without prior client approval.
- Any unforeseen issues or additional requests will be discussed with the client before proceeding.

Authorization and Approval

By signing below, the client acknowledges the terms of this Not to Exceed (NTE) quote and authorizes Kalos to perform the outlined scope of work within the stated labor time.

Client Signature: *Kristin Crockett* **Date:** 5/20/25

Kalos Representative: Roman Baugh, Director of Commercial HVAC



PROVIDING WORLD CLASS SERVICE

Tampa • Orlando • Ft. Lauderdale • Atlanta

February 4, 2025

Ultimar Three Condo Assoc.

1560 Gulf Blvd
Clearwater Beach, FL 33767
Attn: Kristin Crockett

RE: Fire Sprinkler Repair Proposal.

Thank you for the opportunity to continue to provide your fire protection needs. We are pleased to present the following proposal to provide the requested scope of work.

Scope of Work:

- 1. Piping – Need to replace (15) sprinkler heads and (15) concealed covers. White, 155F, 1/2inch, pendant/ sidewall, residential, standard response.

Location: North Tower

- PH6 Living room ----- (1) painted head ----\$144.00
- Unit 1102 Living room -----(1) corroded sidewall head ---- \$144.00
- Unit 1104 Kitchen and bedroom – (1) painted head, (1) missing cover plate ---- \$288.00
- Unit 802 Bedroom -----(1) Painted head----- \$144.00
- Unit 804 Bathroom -----(2) painted concealed covers ----\$288.00
- Unit 1706 Dining -----(1) corroded head ----- \$144.00
- Unit 1406 Storage room ---- (1) corroded head ----- \$144.00
- Unit 1204 Kitchen -----(1) corroded head -----\$144.00

Location: South Tower

- Unit 1505 Bedroom and Bath ----(1) painted head, (1) missing head covers ---- \$288.00
- Unit 1401 Bedroom ----- (1) Painted head ----\$144.00
- Unit 1205 Bedroom -----(1) Painted head ----\$144.00
- Unit 1101 Den room ----- (1) painted head --- \$144.00

Cost per one sprinkler head and one concealed cover \$144.00

Total Cost \$2,160.00

Disclaimer: This price is only valid if all sprinkler work is completed together.

Clarifications

1. Due to the ongoing price increases from our equipment manufacturers as well as installation materials, our price will be good for 15 days. Upon acceptance of our proposal, UFP will review cost at that time to see if a price increase is necessary. We suggest placing the order for equipment asap to hold pricing with our manufacturers.
2. In the event UFP experiences increases in material cost during the project, the increases will be passed on to the customer.

Exclusions

Additional devices not listed in this proposal
Additional devices required by AHJ
Patching and painting
After-hours labor
Firewatch

Sprinkler Inspections only

Non-Critical Deficiencies:

Please note that Non-Critical deficiencies must be corrected or repaired within 90 days of the inspection per new Florida Statutes.

Critical Deficiencies:

Please note that Critical deficiencies must be corrected or repaired within 30 days of inspection.

Impaired Deficiencies:

Please note that system impairments must be repaired within 72 hours of inspection and that we have to notify the AHJ within 72 hours of inspection.

Our price is good for 15 days from the date of this proposal.

Price does not include any unforeseen additional scope that may be found during the above listed approved scope.

Thank you for the opportunity to quote on this project. United Fire Protection's employees have over 50 years of experience in the field. We are a state licensed Class I Fire Suppression contractor and Alarm I (EF) Electrical contractor. Special Hazard systems are our business, not just a sideline. United Fire Protection provides the highest level of service, quality, and professionalism. If you have any questions concerning this, or any other project, feel free to call me at my office 727-471-0860 ext. 1021 or 727-215-1604 cell.

Thank you,

Dennis Mwaipola



Compliance Specialist

Accepted By:

Date: 5/16/25



PROVIDING WORLD CLASS SERVICE

Tampa • Orlando • Ft. Lauderdale • Atlanta

February 4, 2025

Ultimar Three Condominiums

1520 Gulf Boulevard
Clearwater, FL 33767
Attn: Kristin Crockett

RE: Fire Sprinkler Repair Proposal

Thank you for the opportunity to continue to provide your fire protection needs. We are pleased to present the following proposal to provide the requested scope of work.

Scope of Work:

1. Control Valve – 2.5-inch Butterfly valve is damaged, worn. Unable to operate. Need to be replaced.
Location
Garage system by north lobby exit

2. Inspector's Test -- The 1" pipe, on the discharge side is badly corroded. Pipe is 12" long. Need to be replaced.
Location
Floor 18 north stack

3. Inspectors test -- Handle, for ITV, is broken. Need to be replaced.
Location
Loading dock for south garage

Total Cost \$2,375.00

Clarifications

1. Due to the ongoing price increases from our equipment manufacturers as well as installation materials, our price will be good for 15 days. Upon acceptance of our proposal, UFP will review cost at that time to see if a price increase is necessary. We suggest placing the order for equipment asap to hold pricing with our manufacturers.

Tampa Branch
3247 Tech Drive • St. Petersburg, FL 33716 • (727) 471-0860 • Fax (727) 471-0861
www.united-fire.com

2. In the event UFP experiences increases in material cost during the project, the increases will be passed on to the customer.

Exclusions

Additional devices not listed in this proposal
Additional devices required by AHJ
Patching and painting
After-hours labor
Firewatch

Sprinkler Inspections only

Non-Critical Deficiencies:

Please note that Non-Critical deficiencies must be corrected or repaired within 90 days of the inspection per new Florida Statutes.

Critical Deficiencies:

Please note that Critical deficiencies must be corrected or repaired within 30 days of inspection.

Impaired Deficiencies:

Please note that system impairments must be repaired within 72 hours of inspection and that we have to notify the AHJ within 72 hours of inspection.

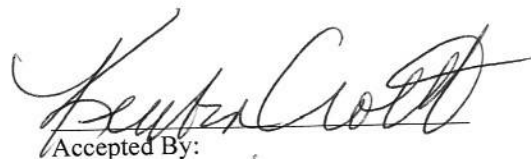
Our price is good for 15 days from the date of this proposal.

Price does not include any unforeseen additional scope that may be found during the above listed approved scope.

Thank you for the opportunity to quote on this project. United Fire Protection's employees have over 50 years of experience in the field. We are a state licensed Class I Fire Suppression contractor and Alarm I (EF) Electrical contractor. Special Hazard systems are our business, not just a sideline. United Fire Protection provides the highest level of service, quality, and professionalism. If you have any questions concerning this, or any other project, feel free to call me at my office 727-471-0860 ext. 1021 or 727-215-1604 cell.

Thank you,

Dennis Mwaipola
Compliance Specialist



Accepted By:

Date: 5/12/25

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762



SELECT ELEVATOR REPAIR PROPOSAL

Date:
04/29/2025

Proposal:
20250429-R001

Project Location:
Ultimar Three
1560 Gulf Blvd
Clearwater Beach, FL 33777

Owner / Customer:
Ultimar Three
1560 Gulf Blvd
Clearwater Beach, FL 33777

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762

Purchaser Contact:
Kristin Crockett
ultimarthree@outlook.com
727-481-1705

ELEVATOR EQUIPMENT

Elevator	State ID #	Capacity	Type	Stops	Classification
4					Passenger

Select Elevator will furnish all applicable materials, labor, permits, and third-party inspections to repair elevator referenced above.

REPAIR SCOPE:

Select Elevator will:


- Install a new Closed Loop Door Operator

REPAIR PRICE:
\$17,000.00 (Seventeen Thousand and 00/100 Dollars)

An initial payment of fifty percent (50%) is required prior to ordering equipment and beginning the scheduling process for repairs. The remaining fifty percent (50%) will be invoiced once the work has been scheduled, with final payment due no later than upon completion of the work.

CUSTOMER / OWNER

Signature of Authorized Representative

Signature: 

Print: Kristin Crockett

Title: manager

Date: 5/1/25

Invoice Email: ultimarthree@outlook.com

SELECT ELEVATOR COMPANY

Signature of Authorized Representative

Signature: _____

Print: _____

Title: _____

Date: _____

(upon approval of president CS)

TERMS & CONDITIONS:

1. The proposal is valid for 30 days.
2. Select shall supply an insurance certificate denoting the insurance held by us which is conditioned on the understanding that this represents full compliance with project insurance requirements.
3. We shall not be liable for any damage, loss, or delay for which cause is beyond our control. This includes but not limited to union strikes, acts of government, acts of gods, fire, pandemic, theft, flood, civil commotion, war, or any malicious mischief.
4. We will warrant the work provided hereunder and agree to repair or replace any defects in workmanship or material if notified in writing to correct defects for equipment installed with one (1) year of repair completion. Warranty coverage excludes ordinary wear & tear, misuse, abuse, improper use, neglect, vandalism, lack of care, inadequate maintenance, insufficient service, or causes out of our control. Warranty coverage does not include free service or maintenance coverage (except where warranty service is included under the contracted scope). THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. Rebuilding of obsolete equipment includes no warranty.
5. No overtime work is included in this proposal unless otherwise stated above. Under no circumstances shall we be liable for liquidated or consequential damages.
6. Customer agrees to indemnify, hold harmless and defend Select against any and all losses, damages, injuries, costs, and claims asserted against by any third party arising out of or related to any personal injury, death, property damage, or economic loss arising in any way from any act or omission of customer or customer's contractors relating in any way to this agreement.
7. Owner/customer agrees that Select has no obligation to finalize completion of scope or provide customer / owner with operation or use of elevator(s) until Select is paid 100% for all work provided on this repair order.

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762



SELECT ELEVATOR REPAIR PROPOSAL

Date:
04/09/2025

Proposal:
20250409-R001

Project Location:
Ultimar Three
1560 Gulf Blvd
Clearwater Beach, FL 33777

Owner / Customer:
Ultimar Three
1560 Gulf Blvd
Clearwater Beach, FL 33777

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762

Purchaser Contact:
Kristin Crockett
ultimarthree@outlook.com
727-481-1705

ELEVATOR EQUIPMENT

Elevator	State ID #	Capacity	Type	Stops	Classification
3		3500 lbs	Hydraulic	7 17	Passenger

Select Elevator will furnish all applicable materials, labor, permits, and third-party inspections to repair elevator referenced above.

REPAIR SCOPE:

Select Elevator will:

- Replace the Motion Control Board and Software to match the new style door operator
- Install a new Closed Loop Door Operator Otis Glide

REPAIR PRICE:

\$18,000.00 (Eighteen Thousand and 00/100 Dollars)

Fifty Percent (50%) Initial Payment Must Be Provided Prior to Ordering Equipment and Start of Scheduling the Repair. Final Fifty Percent (50%) Will be Invoiced Once Work is Scheduled and Final Payment Must be Received No Later Than Completion of Work.

CUSTOMER / OWNER

Signature of Authorized Representative

Signature: *Kristin Crockett*

Print: Kristin Crockett

Title: manager

Company: Ultimar Three Condominium Association, Inc.

Date: 4/10/25

Invoice Email: ultimarthree@outlook.com

SELECT ELEVATOR COMPANY

Signature of Authorized Representative

Signature: _____

Print: _____

Title: _____

Date: _____

TERMS & CONDITIONS:

1. The proposal is valid for 30 days.
2. Select shall supply an insurance certificate denoting the insurance held by us which is conditioned on the understanding that this represents full compliance with project insurance requirements.
3. We shall not be liable for any damage, loss, or delay for which cause is beyond our control. This includes but not limited to union strikes, acts of government, acts of gods, fire, pandemic, theft, flood, civil commotion, war, or any malicious mischief.
4. We will warrant the work provided hereunder and agree to repair or replace any defects in workmanship or material if notified in writing to correct defects for equipment installed with one (1) year of repair completion. Warranty coverage excludes ordinary wear & tear, misuse, abuse, improper use, neglect, vandalism, lack of care, inadequate maintenance, insufficient service, or causes out of our control. Warranty coverage does not include free service or maintenance coverage (except where warranty service is included under the contracted scope). THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. Rebuilding of obsolete equipment includes no warranty.
5. No overtime work is included in this proposal unless otherwise stated above. Under no circumstances shall we be liable for liquidated or consequential damages.
6. Customer agrees to indemnify, hold harmless and defend Select against any and all losses, damages, injuries, costs, and claims asserted against by any third party arising out of or related to any personal injury, death, property damage, or economic loss arising in any way from any act or omission of customer or customer's contractors relating in any way to this agreement.
7. Owner/customer agrees that Select has no obligation to finalize completion of scope or provide customer / owner with operation or use of elevator(s) until Select is paid 100% for all work provided on this repair order.

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762



SELECT ELEVATOR REPAIR PROPOSAL

Date:
04/09/2025

Proposal:
20250409-R001

Project Location:
Ultimar Three
1560 Gulf Blvd
Clearwater Beach, FL 33777

Owner / Customer:
Ultimar Three
1560 Gulf Blvd
Clearwater Beach, FL 33777

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762

Purchaser Contact:
Kristin Crockett
ultimarthree@outlook.com
727-481-1705

ELEVATOR EQUIPMENT

Elevator	State ID #	Capacity	Type	Stops	Classification
3		3500 lbs	Hydraulic	7	Passenger

Select Elevator will furnish all applicable materials, labor, permits, and third-party inspections to repair elevator referenced above.

REPAIR SCOPE:

Select Elevator will:

- Replace the Motion Control Board and Software to match the new style door operator
- Install a new Closed Loop Door Operator

REPAIR PRICE:

\$18,000.00 (Eighteen Thousand and 00/100 Dollars)

Fifty Percent (50%) Initial Payment Must Be Provided Prior to Ordering Equipment and Start of Scheduling the Repair. Final Fifty Percent (50%) Will be Invoiced Once Work is Scheduled and Final Payment Must be Received No Later Than Completion of Work.

CUSTOMER / OWNER

Signature of Authorized Representative

Signature: _____

Print: _____

Title: _____

Company: _____

Date: _____

Invoice Email: _____

SELECT ELEVATOR COMPANY

Signature of Authorized Representative

Signature: _____

Print: _____

Title: _____

Date: _____

TERMS & CONDITIONS:

1. The proposal is valid for 30 days.
2. Select shall supply an insurance certificate denoting the insurance held by us which is conditioned on the understanding that this represents full compliance with project insurance requirements.
3. We shall not be liable for any damage, loss, or delay for which cause is beyond our control. This includes but not limited to union strikes, acts of government, acts of gods, fire, pandemic, theft, flood, civil commotion, war, or any malicious mischief.
4. We will warrant the work provided hereunder and agree to repair or replace any defects in workmanship or material if notified in writing to correct defects for equipment installed with one (1) year of repair completion. Warranty coverage excludes ordinary wear & tear, misuse, abuse, improper use, neglect, vandalism, lack of care, inadequate maintenance, insufficient service, or causes out of our control. Warranty coverage does not include free service or maintenance coverage (except where warranty service is included under the contracted scope). THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. Rebuilding of obsolete equipment includes no warranty.
5. No overtime work is included in this proposal unless otherwise stated above. Under no circumstances shall we be liable for liquidated or consequential damages.
6. Customer agrees to indemnify, hold harmless and defend Select against any and all losses, damages, injuries, costs, and claims asserted against by any third party arising out of or related to any personal injury, death, property damage, or economic loss arising in any way from any act or omission of customer or customer's contractors relating in any way to this agreement.
7. Owner/customer agrees that Select has no obligation to finalize completion of scope or provide customer / owner with operation or use of elevator(s) until Select is paid 100% for all work provided on this repair order.



ULTIMAR 3 CONDOMINIUM

Tower Roof Replacement Project

1560 Gulf Blvd, Clearwater

FL 33767



MARCH 26, 2025

American Roofing & Sheet Metal, Inc
CCC1329780



REROOF PROPOSAL

March 31, 2025

Kristin Crockett
1560 Gulf Blvd
Clearwater, FL 33767

RE: Ultimar 3 Condominium Upper tower Roof Re-roof and Framing

Below you will find the scope of work and price.

TPO System :

We propose to furnish necessary labor, equipment, and material to perform the following scope:

- Tear off and proper disposal of existing roof down to LWIC
- Conduct Pull test on LWIC deck to check sufficiency to adhere TPO system.
- Frame in Opening with 2 In X 8 16 GA metal Studs 16" OC
- Install 22 GA B Panel Metal Deck screwed to code
- Install (¼") Securock ® for added Puncture resistance
- Install a 30" By 30" Bilco Access Hatch
- Install GAF 60Mil TPO Membrane – Fully Adhered Application
- Install New Aluminum Scuppers with Down Spout
- Flash all walls with TPO membrane & Aluminum counter-flashing
- Properly flash all roof penetrations and curbs
- Daily cleanup and properly dispose of all roofing debris
-

The Total Proposal Amount for the Flat Roof package is.....\$45,700.00 Each
(Includes all taxes, insurance and permits)

****The above price may change at ship date due to material supply chain issues****



REROOF PROPOSAL

The price for the Flat roof system includes a **20 Year Diamond Pledge Workmanship & Material Warranty by GAF**. This warranty is non prorated and fully transferable. American Roofing and Sheet Metal, Inc will provide a 2 year workmanship warranty.

Additional work would be done at a cost of:

- Deteriorated Deck Replacement is \$25.00 per square foot
- 1x2 @ \$4.50 per LF
- 1x4 @ \$7.50 per LF
- 1x6 @ \$8.00 per LF
- 1x8 @ \$8.50 per LF
- 1x10 @ \$8.50 per LF
- 1x12 @ \$10.00 per LF
- 2x4 @ \$7.50 per LF
- 2x6 @ \$8.00 per LF
- 2x8 @ \$8.50 per LF
- 2x10 @ \$9.50 per LF

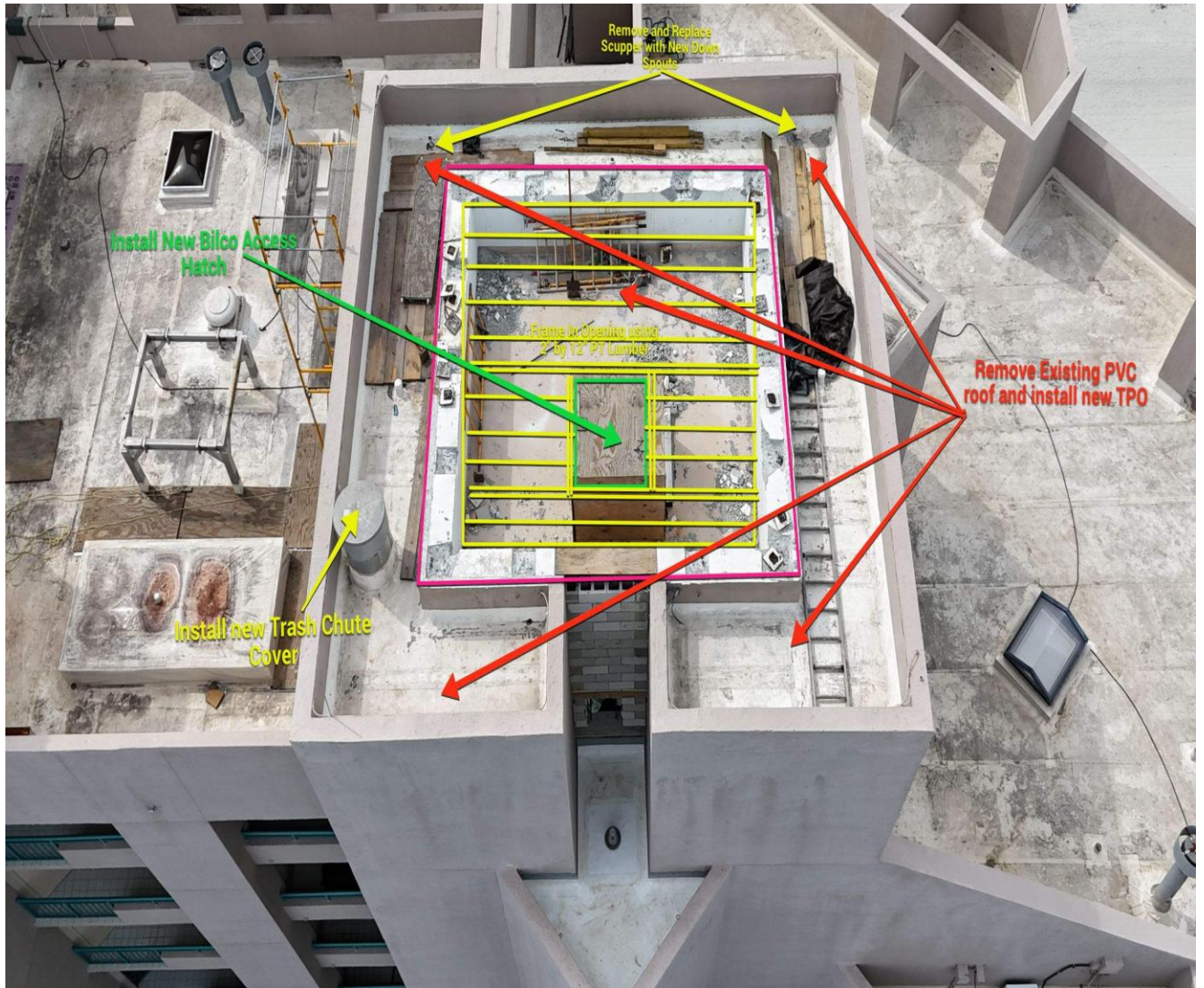
****Lumber prices to be honored for 1 week past proposal date****

ARSMI specifically excludes costs associated with; deteriorated deck conditions, wood nailer board at parapet walls, painting, Electrical, or HVAC work.

Should you have any questions, please feel free to call myself or Robert Thomas

Best Regards,

Albert N Docobo, President
American Roofing and Sheet Metal, Inc.
5425 W. Crenshaw Street
Tampa, FL 33634
Cell: (813) 376-8076
CCC1329780



This was approved by BoD Resolution

Kristen Crockett

4/2/25



PO Box 12017
St Petersburg, FL 33733
P: (727) 573-1481
F: (727) 545-2668
E: office@floridachemicalpools.com
Gas License: #28656

PROPOSAL 03/26/2025

ULTIMAR 3 INDOOR SPA
1560 Gulf Blvd, Clearwater, FL 33767
ultimarthree@outlook.com

FLOW INDICATOR LEAK

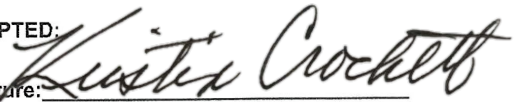
- Install new Pentair commercial flow indicator plumbed into return line.

\$285.00


We hereby propose to furnish labor - complete in accordance with the above specifications, with payment to be made as follows: **30 days**. All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within **30 DAYS** and is void thereafter at the option of the undersigned.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

ACCEPTED: 
Signature: _____

Date: 3/26/25

Authorized Signature:  _____



East-West Electric
 2150 Range Rd, Clearwater, FL, 33765
 East-westelectric.com
 EC0001444
 (727) 771-9403

BILL TO

Ultimar Homeowner Association
 1560 Gulf Boulevard
 Clearwater, FL 33767 USA

ESTIMATE 37028229	ESTIMATE DATE Feb 11, 2025
-----------------------------	--------------------------------------

JOB ADDRESS

Ultimar Homeowner Assoc
 1520 Gulf Boulevard
 Clearwater, FL 33767 USA

Job:

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Scope of work	Supply and install (1) double with primary and standby FAA prewired photocontrol aviation light. Existing branch circuit power feed is within 10' of light location. *This circuit is not know to be on generator backup power feed. *Permit and fees are excluded.	1.00	\$4,708.00	\$4,708.00
EXCLUDED	****SPECIFICALLY EXCLUDED FROM THIS ESTIMATE**** Painting, Trash Removal, Utility Fees, Roof Repair, Fence, Sod, Landscape, Irrigation, Sidewalk, Curb, Parking Lot, Brick and Paver Repair, Drywall, Trim, Wood, Tile, Ceiling Tile, Ceiling Grid, Stone, Cable, Concrete, Court Protection, Any Damages or Liability Rising From Delays Caused By Supply Chain Constraints. Repair By Others if needed.	1.00	\$0.00	\$0.00

SUB-TOTAL	\$4,708.00
TOTAL	\$4,708.00

Thank you for choosing East-West Electric, Inc.

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Terms and Conditions for Electrical Contracting Services

1. Definitions

"Contractor" refers to East-West Electric, Inc., the business providing electrical contracting services.

"Client" refers to the individual or organization receiving the electrical services.

"Services" refers to all electrical work, installation, maintenance, or repairs provided by the Contractor as outlined in the service agreement.

2. Scope of Work

The Contractor agrees to provide electrical services as per the specifications in the agreed-upon contract, proposal, or work order.

Any changes to the original scope of work must be agreed upon by both the Contractor and the Client in writing.

3. Fees and Payment

Payment terms will be outlined in the service agreement or proposal and will typically include a deposit before work begins and final payment upon completion.

Invoices will be issued upon completion of the work, and payment is due within 30 days from the date of the invoice, unless otherwise specified.

Late payments may incur interest charges at a rate of 1.5 percent per month or 18 percent annual.

4. Scheduling and Delays

The Contractor will provide an estimated schedule for the completion of services.

Delays due to unforeseen circumstances, including but not limited to weather, supply chain issues, or emergency work, will be communicated promptly to the Client.

The Contractor is not responsible for delays caused by the Client, including failure to provide necessary access or information.

5. Safety and Compliance

The Contractor agrees to perform all services in accordance with local and state electrical codes and safety standards.

The Client must ensure that the work area is accessible and free from hazards that may interfere with the electrical work.

The Contractor will take all necessary precautions to protect property, but is not responsible for damage to surrounding areas not under their control.

6. Warranties and Guarantees

The Contractor warrants that all work will be performed in a professional and workmanlike manner.

Any defects in materials or workmanship will be corrected within 90 days of the Client's notification, provided the issue is not due to misuse, neglect, or external factors beyond the Contractor's control. We offer a one-year warranty on labor and materials we provide from the date installed.

Manufacturer warranties for materials or equipment used in the work will be passed on to the Client, where applicable.

7. Client Responsibilities

The Client agrees to provide timely access to the work site, including any required permits or approvals.

The Client must notify the Contractor of any hazards or risks present at the work site before work begins.

The Client must ensure that any existing electrical systems or installations are clearly identified and disclosed to the Contractor before work starts.

8. Insurance and Liability

The Contractor maintains appropriate insurance coverage, including general liability and workers' compensation insurance, as required by law.

The Contractor will not be held liable for any damage caused by the Client's failure to maintain or repair existing systems or equipment.

The Client agrees to indemnify and hold harmless the Contractor from any claims, damages, or liabilities arising out of the Client's failure to comply with their responsibilities under these Terms.

9. Termination

Either party may terminate the agreement with written notice if the other party fails to comply with these terms.

Upon termination, the Client will be responsible for payment for any work completed up to the date of termination. Deposits will be refunded less any restocking fees or labor costs.

10. Dispute Resolution

Any disputes arising out of or relating to these Terms and Conditions shall first be attempted to be resolved through informal negotiations between the parties.

If the dispute cannot be resolved informally, the parties agree to mediation or arbitration in accordance with the laws of the state of Florida.

11. Confidentiality

The Contractor agrees to keep any sensitive information regarding the Client's business or property confidential and will not disclose such information to third parties unless required by law.

12. Governing Law

These Terms and Conditions are governed by the laws of the State of Florida. Any legal action must be brought within this jurisdiction.

13. Amendments

The Contractor may update these Terms and Conditions at any time. Any changes will be communicated to the Client, and

continued use of the Contractor's services after the changes are made will constitute acceptance of those changes.

14. Force Majeure

The Contractor will not be liable for any failure or delay in performance due to causes beyond their reasonable control, including but not limited to acts of God, natural disasters, strikes, or other unforeseen circumstances.

Kristen Crockett
Signature

Date

5/1/25

Est. Date, Time: 2/27 / 11:00
Name: KRISTEN
Address: 1560 GOLF BLVD
Phone number: 727 481 1705 ZIP: 33767
clearwater

Scheduled Commencement of Work

Duration: _____
Tech: 1T/1D = 2T/1D

PROPOSED PRESCRIPTION

86/147	Entry
140221	Kitchen
	Dining Room
	Living Room
	Family Room
	Hall(s)
	Bathroom(s)
1397	Bedroom(s)
STAIR	Utility Room
1651	Total sqft

~~TILE FLOOR SPA~~
ND (1) ~~clean tile floor with~~
~~alkaline chemicals~~
~~\$ 1,089~~

(2) color feed all grout
only on floor

~~\$ 1,635~~
1635

Notes

Payment methods

- Hand out check to the technician at the end of the job
- Zelle to: cbuteragd@gmail.com
- Venmo to: cbuteragd@gmail.com
- CashApp to \$casomillc
- Credit Card: 3% fee

only 1635
[Signature]

CUSTOMER ACCEPTANCE

~~\$ 2,724~~

TOTAL COST



PROVIDING WORLD CLASS SERVICE

Tampa • Orlando • Ft. Lauderdale • Atlanta

February 7, 2025,

Ultimar Three Condo Assoc
1560 Gulf Blvd
Clearwater Beach, FL 33767
Attn: Kristin Crockett

RE: Fire Alarm Repair Proposal.

Thank you for the opportunity to continue to provide your fire protection needs. We are pleased to present the following proposal to provide the requested scope of work.

Scope of Work:

1. Pull Station – EST SIGA-278 device is rusted and damaged. Need to be replaced with a backbox.
Location
1st North ally Access
2. Batteries – Need to replace (4) 7amps batteries that failed test.
Location
1st FACP room #1 and 2

Total Cost \$1,215.00 plus Tax.

Our price is good for 15 days from the date of this proposal.

Price does not include any unforeseen additional scope that may be found during the above-listed approved scope.

All patching and painting of walls or structures is excluded from this proposal.

Thank you for the opportunity to quote on this project. United Fire Protection’s employees have over 50 years of experience in the field. We are a state licensed Class I Fire Suppression contractor and Alarm I (EF) Electrical contractor. Special Hazard systems are our business, not just a sideline. United Fire Protection provides the

highest level of service, quality, and professionalism. If you have any questions concerning this, or any other project, feel free to call me at my office 727-471-0860 ext. 1021 or 727-215-1604 cell.

Thank you,

Dennis Mwaipola
Compliance Specialist



Accepted By: _____

Date: 2/25/25



ULTIMAR 3 CONDOMINIUM

Ponding Box Removal and Recover

1560 Gulf Blvd, Clearwater

FL 33767



DECEMBER 22, 2025

American Roofing & Sheet Metal, Inc

CCC1329780



REROOF PROPOSAL

December 22, 2025

Kristin Crockett
1560 Gulf Blvd
Clearwater, FL 33767

RE: Ultimar 3 Condominium Ponding Box Removal and Recover

Below you will find the scope of work and price.

PVC System :

We propose to furnish necessary labor, equipment, and material to perform the following scope:

- Tear off and properly dispose of existing Box roof down to concrete slab
- Install ISO Board insulation with a ¼" tapered system.
- Install GAF 60Mil PVC Membrane – Fully Adhered Application
- Properly flash all roof penetrations and curbs
- Daily cleanup and properly dispose of all roofing debris

The Total Proposal Amount for the Roof package is.....\$9,700.00
(Includes all taxes, insurance and permits)

****The above price may change at ship date due to material supply chain issues****



REROOF PROPOSAL

The price for the Flat roof system includes a **2 year Workmanship & Material Warranty** by “ARSMI”. T

Additional work would be done at a cost of:

- Deteriorated Deck Replacement is \$25.00 per square foot
- 1x2 @ \$4.50 per LF
- 1x4 @ \$7.50 per LF
- 1x6 @ \$8.00 per LF
- 1x8 @ \$8.50 per LF
- 1x10 @ \$8.50 per LF
- 1x12 @ \$10.00 per LF
- 2x4 @ \$7.50 per LF
- 2x6 @ \$8.00 per LF
- 2x8 @ \$8.50 per LF
- 2x10 @ \$9.50 per LF

****Lumber prices to be honored for 1 week past proposal date****

ARSMI specifically excludes costs associated with; deteriorated deck conditions, wood nailer board at parapet walls, painting, Electrical, or HVAC work.

Should you have any questions, please feel free to call myself or Robert Thomas

Best Regards,

Albert N Docobo, President
American Roofing and Sheet Metal, Inc.
5425 W. Crenshaw Street
Tampa, FL 33634
Cell: (813) 376-8076
CCC1329780

Kristen Crockett work approved by president Craig Smith