

# EDGE ELEVATOR INTERIORS

QUOTE

7965 Sr 50, STE 1000-274  
 GROVELAND FL 34736  
 PH- 352-557-5079  
 PH- 407-506-7349

DATE	QUOTE #	REP
05.20.26	0520-U3-I	SC
PROJECT NAME:		Ultimar Three
ATTENTION:		Kristin Crockett
JOB ADDRESS:		1560 Gulf Blvd Clearwater, FL 33767

COMPANY:	Ultimar Three Condominium Association 1560 Gulf Blvd Clearwater, FL 33767
----------	---

DESCRIPTION	QTY	COST	TOTAL
<p>Furnish for four <del>(4) 3000</del> lbs. passenger elevators <b>3000</b></p> <p><b>REMOVE</b> existing interior wood panels and prepare to install the new interior components.</p> <p><b>WALLS:</b> Install 7 raised vertical prefinished veneer (TBD) panels with applied molding, stained to match. (Panel configuration: 2 panels on each sidewall and 3 on the rear wall)</p> <p><b>CORNERS, FRIEZE REVEALS, &amp; BASE:</b> Install #4 stainless steel cladding.</p> <p><b>HANDRAIL:</b> Install (3) 2" flat #4 stainless steel handrails with returned ends for the sides &amp; rear wall.</p> <p><b>CEILING:</b> Install 6 #4 stainless steel panel ceiling w/ 6 LED downlight system.</p> <p><b>FRONT RETURN, TRANSOM, &amp; JAMBS:</b> Install #4 stainless steel cladding, one continuous panel.</p> <p><b>FLOORING:</b> Install Tile (TBD) Flooring.</p> <p>Note: This pricing does not include new sub-flooring, if required.</p>	4	\$13,450.00	\$53,800.00
<p>Furnish (eight) 8 hoistway frame cladding 42x84 Single Speed Side Opening.</p> <p><b>FLOORS 2 &amp; 3 ONLY</b></p> <p><b>HOISTWAY FRAMES:</b> Install 304 #4 stainless steel cladding. (Approx.. HW Frame Dimensions: 12" deep X 2" flange X 1" return)</p> <p><b>Note:</b> This pricing does not include the straightening, plumbing, resetting to the proper width dimensions or reinforcing, if necessary.</p>	8	\$1,550.00	\$12,400.00
<p>Furnish (eight) 8 hoistway door frame cladding 42x84 Single Speed Side Opening.</p> <p><b>FLOORS 2 &amp; 3 ONLY</b></p> <p><b>HOISTWAY DOORS:</b> Install 20ga 304 stainless steel cladding.</p> <p><b>NOTE:</b> HW door cladding will require the door to be adjusted, which will need to be done by your contracted elevator company. The adjustment must be made before the hoistway doors can be clad using the new 304 stainless steel</p>	8	\$1,300.00	\$10,400.00
<p>Once installation is scheduled, the elevators must be made available exclusively and consecutively to EDGE for the duration of the work. If EDGE is unable to access the elevators during the scheduled installation period for any reason beyond our control, a remobilization fee up to \$1,000.00 may apply.</p> <p>All permits and fees related to this alteration are included in this price, if required. Any and all permits and fees not related to this alteration are not included.</p> <p>Terms: 50% Deposit. 25% Mobilization fee due before the start of the installation.</p>			

# EDGE ELEVATOR INTERIORS

QUOTE

7965 Sr 50, STE 1000-274  
 GROVELAND FL 34736  
 PH- 352-557-5079  
 PH- 407-506-7349

DATE	QUOTE #	REP
05.20.26	0520-U3-I	SC
PROJECT NAME:		Ultimar Three
ATTENTION:		Kristin Crockett
JOB ADDRESS:		
1560 Gulf Blvd		
Clearwater, FL 33767		

COMPANY:
Ultimar Three Condominium Association 1560 Gulf Blvd Clearwater, FL 33767

Balance due --- Net 30	
	<b>TOTAL</b> \$76,600.00

All equipment is to be performed as specified according to the standard specifications and meets the requirements of ANSI A 17.1 Section 5.2 All work to be completed according to standard practices. Any alteration or diversion from the above specifications involving extra costs will be executed only if presented in writing and executed by both parties and shall be at a charge over and above the original contract price.

The above prices shall remain in effect for a period of (30) days from the date of this quotation, at which time it will be subject to review due to extreme uncertainties in material and labor costs.

The deposit is not refundable. Work performed exceeding the deposit will be billed hourly as performed if the contract is canceled for any reason.

All work to be performed during the regular working hours of the regular working week of the elevator/escalator construction trade, all agreements are contingent upon strikes, accidents, or delays beyond our control.

Workmen's compensation insurance shall be provided under the laws and statutes of Lake County and the state of Florida. Should this proposal be accepted, and work is to be performed by EDGE ELEVATOR PRODUCTS, it is necessary that a signed copy of our proposal be returned to us along with any purchase order you may deem necessary.

For scheduling information, please contact us at your convenience. Delivery at this time would be **12-14** weeks from DEPOSIT depending on the factory workload at the time of order.

Any action, proceeding or litigation arising out of or concerning this contract, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees through all appellate levels. Venue for any action, proceeding or litigation arising out of this contract shall be conducted exclusively in arbitration by the American Arbitration Association in accordance with its rules, in Lake County, Florida.

It is expressly understood and agreed that all verbal agreements are void and that the acceptance of this proposal shall constitute the contract for the materials specified above.

EDGE ELEVATOR PRODUCTS
This proposal is hereby accepted
DATE: _____ 2026
COMPANY: _____
PO# _____ Purchase Order Number
SIGNED: _____ Authorized Signature



**RETRO ELEVATOR**  
MOVE UP

3241 118<sup>TH</sup> Ave. N, St. Petersburg, FL 33716

Phone: (727) 895-8144

FAX: (727) 895-8213

Date: May 20<sup>th</sup>, 2026

## Proposal

**Submitted to:**

Mrs. Kristin Crockett w/Ultimar III Condo Assoc.  
1560 Gulf Blvd.  
Clearwater Beach, FL 33767  
P: (727) 517-9500

**Job Name:**

Ultimar III  
1560 Gulf Blvd  
Clearwater Beach, FL 33767

### Cab Interior Finishes for Two (2) 3000 LB Passenger Elevator

**Existing Cab Shell Information:**

- Designation: **Elev #TBD**
- Capacity: 3000 LB
- Size: 80" W x 57" D x 96" H (Clear inside dimensions).
- Door Opening: 42" x 84" Single Speed Side Opening (Front Only).

**Interior design based on Fleet Atlantic Beach Rendering (Colors can be changed). For design intent only.**

**Hoistway Entrance Cladding – Frames & Doors (Two Levels Per Cab):**

We propose to **furnish & install** new 20ga. satin (#4) finish stainless steel (Type 304) cladding to the existing hoistway entrances (Header, Return Jamb, Strike Jamb & Side Opening Door) on the Levels indicated above. Also included are new matching sight guards, astragals, & Braille plates on each jamb to meet code requirements. Existing factory entrance components to be cleaned and prepared to accommodate new cladding. Note: Application of new skin/cladding to the existing hoistway entrance components may require some adjusting. If adjustment is required we will advise you so that you can have these adjustments completed prior to our job site arrival. Escutcheon Tubes are not included. Pricing based on entrance frames not requiring removal of any existing cladding. If cladding needs to be removed additional charges will apply.

**Wall Finishes:**

We propose to **furnish & install** fourteen (14) vertical raised panels faced with standard grade *Wilsonart* plastic laminate (*selection to be determined*) applied molding and edged with matching edge banding. Panels to be attached to cab shell walls using z-clips to permit future removal. Rear wall to have six (6) panels and each sidewall to have four (4) panels. Upper and lower panels to be separated with a 6" satin stainless steel recessed reveal. Vertical reveals separating panels from one another and front/rear comers are 1 1/4" 20ga satin (#4) finish stainless steel (Type 304) and are adhered to cab shell wall with industrial grade contact adhesive. Frieze & 6" tall base to be 20ga. satin (#4) finish stainless steel (type 304) and be on the same plane as the reveal face. Code required lower ventilation to be accomplished through concealed ventilation behind routed recess in lower panels or punched ventilation slots in base.

**Handrails:**

We propose to **furnish & install** new 1 1/2" diameter satin finish stainless steel tubular handrails for rear & side walls with solid satin stainless steel standoffs to include threaded set pins on underside, and returned ends. Handrails to be mounted at 32" above finish floor height to meet code requirements.

**Ceiling:**

We propose to **furnish & install** a new low voltage Man-D-Tec "EyeBeam" LED downlight ceiling with six (6) 2 3/4" diameter individual light fixtures. Ceiling to be faced with 20ga satin (#4) finish stainless steel (type 304) separated by 1/4" black painted reveals forming six (6) individual sections on ceiling containing a single fixture. Each fixture to have black trim bezel and shatter resistant LED bulbs to comply with code. Low voltage driver unit and all fixture wiring to car top is also included. Emergency escape hatch shall be incorporated into ceiling fixture based on location of escape hatch in elevator canopy and shall have hairline joints in ceiling finish.



3241 118<sup>TH</sup> Ave. N, St. Petersburg, FL 33716  
 Phone: (727) 895-8144  
 FAX: (727) 895-8213

**Protective Pads & Studs:**

We propose to **furnish & install** one (1) new set of quilted *Palmtuff Vinyl* protective pads (color TBD) for rear wall, side walls and front return with cutouts for C.O.P. fixture. New satin finish stainless steel pad buttons are included

**Price Per Cab: \$ 28,726. x (2) = \$ 57,452.**

## **Cab Interior Finishes for Two (2) 3000 LB Passenger Elevator**

**Existing Cab Shell Information:**

- Designation: **Elev #TBD**
- Capacity: 3000 LB
- Size: 80" W x 57" D x 96" H (Clear inside dimensions).
- Door Opening: 42" x 84" Single Speed Side Opening (Front Only).

**Interior design based on Fleet Atlantic Beach Rendering (Colors can be changed). For design intent only.**

**Hoistway Entrance Cladding – Frames & Doors (Two Levels Per Cab):**

We propose to **furnish & install** new 20ga. satin (#4) finish stainless steel (Type 304) cladding to the existing hoistway entrances (Header, Return Jamb, Strike Jamb & Side Opening Door) on the Levels indicated above. Also included are new matching sight guards, astragals, & Braille plates on each jamb to meet code requirements. Existing factory entrance components to be cleaned and prepared to accommodate new cladding. Note: Application of new skin/cladding to the existing hoistway entrance components may require some adjusting. If adjustment is required we will advise you so that you can have these adjustments completed prior to our job site arrival. Escutcheon Tubes are not included. Pricing based on entrance frames not requiring removal of any existing cladding. If cladding needs to be removed additional charges will apply.

**Wall Finishes:**

We propose to **furnish & install** fourteen (14) vertical raised panels faced with standard grade *Wilsonart* plastic laminate (*selection to be determined*) applied molding and edged with matching edge banding. Panels to be attached to cab shell walls using z-clips to permit future removal. Rear wall to have six (6) panels and each sidewall to have four (4) panels. Upper and lower panels to be separated with a 6" satin stainless steel recessed reveal. Vertical reveals separating panels from one another and front/rear comers are 1 1/4" 20ga satin (#4) finish stainless steel (Type 304) and are adhered to cab shell wall with industrial grade contact adhesive. Frieze & 6" tall base to be 20ga. satin (#4) finish stainless steel (type 304) and be on the same plane as the reveal face. Code required lower ventilation to be accomplished through concealed ventilation behind routed recess in lower panels or punched ventilation slots in base.

**Handrails:**

We propose to **furnish & install** new 1 1/2" diameter satin finish stainless steel tubular handrails for rear & side walls with solid satin stainless steel standoffs to include threaded set pins on underside, and returned ends. Handrails to be mounted at 32" above finish floor height to meet code requirements.

**Ceiling:**

We propose to **furnish & install** a new low voltage Man-D-Tec "EyeBeam" LED downlight ceiling with six (6) 2 3/4" diameter individual light fixtures. Ceiling to be faced with 20ga satin (#4) finish stainless steel (type 304) separated by 1/4" black painted reveals forming six (6) individual sections on ceiling containing a single fixture. Each fixture to have black trim bezel and shatter resistant LED bulbs to comply with code. Low voltage driver unit and all fixture wiring to car top is also included. Emergency escape hatch shall be incorporated into ceiling fixture based on location of escape hatch in elevator canopy and shall have hairline joints in ceiling finish.

**Price Per Cab: \$ 27,725. x (2) = \$ 55,450.**



3241 118<sup>TH</sup> Ave. N, St. Petersburg, FL 33716

Phone: (727) 895-8144

FAX: (727) 895-8213

### **Job Specific Qualifications**

- 1.) **Pricing includes on site survey performed by Retro Elevator.**
- 2.) Shop drawings will be generated and submitted for approval within three-four (3-4) weeks of receipt of signed proposal/purchase order.
- 3.) Upon receipt of approved submittals (drawings/samples/Etc.) and completion of material procurement, installation can commence within ten-twelve (10-12) weeks pending workload. Actual timing to be determined based on modernization schedule.
- 4.) All material will be treated to comply with flame spread & smoke density requirements of ASME A17.1.

### **General Qualifications**

- Schedule will be activated upon receipt of a signed copy of this proposal. After acceptance by all parties by signature, this document shall be considered a binding contract. The sole and exclusive venue for any dispute arising from this Agreement shall be in the circuit court in and for Pinellas County, Florida, and the Parties expressly waive the right to proceed in any other jurisdiction or forum.
- Allow three weeks for shop drawing delivery (if applicable) from the receipt of complete information regarding scope of work to be performed. Shop drawings can be initiated upon receipt of written notice to proceed or the execution of this document and the receipt of information mentioned above.
- Allow eight - ten weeks after receiving deposit and **complete/approved** shop drawings and control samples (if applicable) for ordering materials, fabrication and delivery. **Please note that no material will be ordered until deposit is received.**
- Retro Elevator to warranty all workmanship and materials for one year from completion of contract. No warranties are honored unless payment is made in full.
- All prices are based on our current price schedule and will remain in effect for 30 days. This proposal may be withdrawn if not accepted within 30 days from submission date.
- Any pricing provided, at your request, prior to field survey of subject elevators shall be subject to additional cost should additional work be required beyond or in order to accommodate proposed scope of work.
- Cancellation of project will result in cancellation fee equal to costs incurred by Retro Elevator up to cancellation date, to include all labor, engineering, survey, and material costs incurred.

### **Installation Qualifications**

- This proposal is based on all work being performed during our regular working hours of 7a.m. – 4:30 p.m. Monday-Friday, to include an uninterrupted 8 hour shift between the above mentioned time period. Overtime, weekend, or other arrangements can be made in advance, however, the cost for these arrangements shall be in addition to the price stated below. Any interruption of the daily work schedule, which requires us to remobilize, shall result in a price adjustment to the price stated below.
- When cladding lobby doors, cab doors, lobby door frames, and elevator fronts to include transom and strike jamb, with any metals or other materials the need to adjust doors may exist and should be handled by your maintenance company prior to our job site mobilization. Should this be the case we will notify you in writing after we perform a field survey of the equipment. The price of this adjustment shall be the customers' responsibility and not part of our contract. Escutcheon tubes are not included.
- Your elevator maintenance company shall perform any adjusting to the elevator equipment (if required) as a result of new finishes. The cost of performing these adjustments shall be handled directly with your elevator maintenance provider and are not included in this proposal.
- Permits and inspections are not included unless otherwise noted.
- Our installation crew(s) will require an adequate staging and storage area adjacent to the elevator lobbies at the ground floor in addition to 110v-AC power for our tools to accommodate installation.
- Once an elevator is taken out of service to perform installation, it shall remain out of operation for the entirety of work.
- Retro Elevator shall not be responsible for any damages to finishes once installed and accepted by contracted party.
- If installation is delayed due to circumstances beyond our control causing our installers to standby, additional charges will be billed equal to our normal hourly billing rate per hour.



**RETRO ELEVATOR**  
MOVE UP

3241 118<sup>TH</sup> Ave. N, St. Petersburg, FL 33716

Phone: (727) 895-8144

FAX: (727) 895-8213

We propose to furnish material and labor, complete with above specifications, for the sum of : **\$ 112,902.**

Payments to be made as follows:

20% Deposit of total contract amount invoiced upon acceptance of proposal.

50% Draw of total contract amount invoiced upon receipt of approved shop drawings.

30% Balance of total contract amount invoiced upon completion of work.

- Balance will be progress billed if scope is not completed in same month.
- All payments must be current to maintain schedule.

<p>All material is guaranteed to be as described above and warranted for one year. All work to 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. Our workers are fully covered by Workmen's Compensation Insurance.</p>	<p>Authorized Signature _____ Retro Elevator Corp. – David Kaufman</p>
<p><i>Acceptance of Proposal</i> - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.</p>	<p>Authorized Signature _____ Building Owner / Agent</p>



April 2, 2026,

**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. Fire Pump Repack and Bearing Replacement**

The existing fire pump is experiencing overheating and active water discharge/leakage during operation, indicating deteriorated shaft packing and worn bearings.

**Proposed Solution:**

- Remove the fire pump from service following proper impairment procedures.
- Disassemble stuffing box and remove existing packing material.
- Inspect shaft sleeves, stuffing box, and related components for wear or damage.
- Install new approved packing material, properly sized and installed in accordance with manufacturer recommendations and NFPA standards.
- Replace fire pump bearings with new, manufacturer-approved bearings.
- Reassemble pump components and adjust packing gland to allow proper lubrication and cooling.
- Restore pump to service and verify proper operation.
- Confirm acceptable operating temperature and controlled packing leakage during test run.

Location of Work:  
Fire Pump Room

**Total Cost ..... \$7,715.00**

**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

\_\_\_\_\_  
Accepted By:

Date: \_\_\_\_\_



3804 N. John Young Parkway.  
Suite 18, Orlando FL, 32804  
407-556-5689  
cs@dynamicelevatorcab.com

Proposal  
Date 05-14-2026  
Job Address: Ultimar III Condominium Association  
1560 Gulf Blvd Clearwater FL 33767

Att : Kristin Crockett

Dynamic is pleased to submit our proposal to furnish all necessary material and labor to complete the following in a timely and professional manner.

---

**Two Set Elevator Protective Pad:** furnish protective pads for two Elevator in vinyl heavy-duty color to be determined by customer installed on 3 walls.

**Per Elevator Protective Pad \$ 2,400.00 x 2 = \$ 4,800.00**  
**Down Payment \$ 2,400.00**

**Job Total \$ 4,800.00**

*All materials and labor warranted for twelve month from completion of all work*

**Acceptance:**

Price is based upon the following:

- 1 Work to be performed during regular business hours or 7:30 am to 5:00 pm Monday thru Friday.
- 2 DEC is allowed uninterrupted access to the elevator throughout the duration of the project.
- 3 In the event the completion of the job is delayed beyond 10 working days, at no fault of DEC, DEC reserves the right to collect payment for work completed.
- 4 Any mechanical or weight adjustments that are necessary as result of DEC's work is the responsibility of the owner.
- 5 Materials will be ordered after the receipt of deposit and approval of drawings as needed.

DYNAMIC ELEVATOR CAB  
PRINT NAME: \_\_\_\_\_  
SIGN \_\_\_\_\_  
DATE \_\_\_\_\_

Ultimar III Condominium Association  
PRINT NAME: \_\_\_\_\_  
SIGN \_\_\_\_\_  
DATE \_\_\_\_\_

e.CAB ELEVATOR  
 4639 LOWN ST N  
 ST PETERSBURG, FL 33714-2947  
 US  
 7275258987  
 cindi@ecabelevator.com  
 www.ecabelevator.com

# Estimate



ADDRESS
Ultimar III Condo 1560 Gulf Blvd. Clearwater, FL 33767

SHIP TO
Ultimar III Condo 1560 Gulf Blvd. Clearwater, FL 33767

ESTIMATE #	DATE
8879	05/14/2026

**SALES REP**  
JT

**P.O. #**  
EC8879

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Sales-Contract</b>	<p>We propose to furnish and install the following for Four (4) 3,000 lbs. passenger elevators.            Remove existing interiors as required and prepare for the installation of the new interior components.</p> <p><b>WALLS:</b> (7 - 14 PANEL LAYOUT) New Raised and Edged Z-Clip plastic laminate (TBD) panels.            (Panel configuration - TBD)</p> <p><b>REVEALS, CORNERS, FRIEZE &amp; BASE:</b> New T304 #4 stainless steel with vent slots.</p> <p><b>HANDRAILS:</b> New 1/4" X 2" flat or 1-1/2" Round T304 #4 stainless steel handrails for Rear and Sidewalls.</p> <p><b>CEILING:</b> New (LT021) lift &amp; lock T304 #4 stainless steel pan ceiling with 9 LED downlight system.            Patent No: US 11,584,620 B1 ***            Note: Ceiling to be mounted within 4" of car canopy.</p> <p><b>FRONT RETURN, TRANSOM &amp; JAMBS:</b> To be Clad with New T304#4 Stainless Steel.</p> <p><b>FLOORING:</b> New NuCore Waterproof Vinyl (TBD) Flooring.            Note: This pricing does not include sub-flooring, if required</p> <p><b>CAB DOOR:</b> To be Clad with New T304#4 Stainless Steel.            Note: Cladding the Elevator Cab doors may require the door be adjusted, if so adjustments to be by others.            And this adjustment will need to be done before the installation of the new cladding.</p> <p><b>BRILLE &amp; TACTILE MARKINGS:</b> To Remain the same.</p>	4	16,017.00	64,068.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Sales-Contract	<p>PAD HOOKS: To be installed.</p> <p>NOTE: If Flooring is to be by Others, please deduct \$750.00 off per elevator interior. \$750.00 X 4 = \$ 3000.00</p> <p>.</p> <p>We propose to furnish and install the following :</p> <p>HOISTWAY ENTRY CLADDING: A total of 8 Hoistway Entries to be Clad with New T316# 4 Stainless Steel.</p> <p>Note: Cladding the Hoistway doors may require the door be adjusted, if so adjustments to be by others. And this adjustment will need to be done before the installation of the new cladding.</p> <p>.</p>	8	2,622.00	20,976.00
Sales-Contract	<p>OPTIONAL:</p> <p>PROTECTIVE PADS &amp; HOOKS: 1 Set of 3 Protective Pads to be provided.</p> <p>.</p> <p>This pricing includes 1 mobilization. Elevators must be made available exclusively / consecutively to e.CAB in order to avoid extended downtime and added cost. PLEASE NOTE: Any Cab and Cab Door adjustments to be by customer.</p> <p>e.CAB Elevator will work under Elevator Permits.</p> <p>Terms: 50% Deposit. **Initials_____</p> <p>25% Due in our office 7 business days before installation date. **Initials_____</p> <p>Balance to be paid at the walkthrough and sign off of work. **Initials_____</p> <p>Elevator to be turned over for operation once walkthrough, sign off and payment released. **Initials_____</p> <p>PLEASE NOTE: ANY and ALL CHANGE ORDERS WILL REQUIRE A 100% DEPOSIT. **Initial_____</p>	1	1,500.00	1,500.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<p>PLEASE NOTE: After the order is placed and our samples of laminate and flooring is supplied, e.CAB does not stock these materials and they are all special ordered on a per order basis and the material you select may become discontinued by the manufacturer. In such cases, you will need to pick another laminate or flooring selection.</p> <ol style="list-style-type: none"> <li>1. Work to be performed during the hours of 7:30am to 5:00 p.m. Monday through Friday.</li> <li>2. For the quoted price to be honored, this document must become part of any contract documents. In case of contradiction of contract terms, this document shall serve as the prevailing document.</li> <li>3. In the event the completion of the job is delayed beyond 10 working days, at no fault of e.CAB, e.CAB reserves the right to collect payment for work completed.</li> <li>4. Any mechanical or weight adjustments that are necessary as a result of e.CAB's work are the responsibility of the owner.</li> <li>5. e.CAB does not agree to the holding of retainage in any amount.</li> <li>6. Unless otherwise specified in the quote, no material will be ordered for this job until the required 50% deposit is received.</li> <li>7. It is advised that upon completion of the project that the owner have a qualified elevator company perform a full load safety test. The cost of this test will never be the responsibility of e.CAB, LLC. Quotation is good for 15 days from the date this quote is emailed.</li> </ol> <p>Thank You - Joel Tompkins - Cell 1-727-224-9651</p>			

SUBTOTAL	86,544.00
TAX (0%)	0.00
<b>TOTAL</b>	<b>\$86,544.00</b>

Accepted By

Accepted Date



Suite 18,Orlando FL,32804  
407-556-5689  
cs@dynamicelevatorcab.com

Date 05-04-2026  
Job Address: Ultimar III Condominium Association  
1560 Gulf Blvd Clearwater FL 33767

Att : Kristin Crockett

Dynamic is pleased to submit our proposal to furnish all necessary material and labor to complete the following in a timely and professional manner.

**Elevator Cab Panel:** install 7 new raised panels of face and edge in **Formica** ,2 panels on each side wall, and 3 panels on the rear wall **design from Dynamic Elevator Cab PG 18.**

**Reveal Base Frieze:** in stainless steel satin finish #4 20 GT.

**Ceiling:**install new stainless steel satin finish #4 ,6 LED rounded light ,1/8 lane between the tile paint in black. **design From Dynamic Elevator Cab Catalog PG #001**

**6 Handrails Top & Bottom:** new flat “2”x 3/8 bend end stainless steel satin finish #4 on the rear wall and side wall.**Per Cab \$ 14,200.00 x 4 \$ 56,800.00**

**8 Hoistway Entrances:** cladding Jam-transom-and door skin in stainless steel satin finish #4 20 GT.  
**Per Hoistway Entrance Cladding \$ 3,200.00 x 8 = \$ 25,600.00**

**Cab Flooring:** demolition and install new **vinyl or Rubber orTile** color to be determined by the customer.Sub -Floor not included.

**Per Cab Floor \$3.400.00 x 4= \$ 13,600.00**

Note:Dynamic Elevator Cab need to obtain permit from the Bureau of Elevator Safety and inspection.

**Down Payment \$ 48,000.00**

**Job Total \$ 96,000.00**

*All materials and labor warranted for twelve month from completion of all work*

**Acceptance:**

**Price is based upon the following:**

- 1 Work to be performed during regular business hours or 7:30 am to 5:00 pm Monday thru Friday.
- 2 DEC is allowed uninterrupted access to the elevator throughout the duration of the project.
- 3 In the event the completion of the job is delayed beyond 10 working days, at no fault of DEC, DEC reserves the right to collect payment for work completed.
- 4 Any mechanical or weight adjustments that are necessary as result of DEC's work is the responsibility of the owner.
- 5 Materials will be ordered after the receipt of deposit and approval of drawings as needed.

**DYNAMIC ELEVATOR CAB**  
**PRINT NAME:** \_\_\_\_\_  
**SIGN** \_\_\_\_\_  
**DATE** \_\_\_\_\_

**Ultimar III Condominium Association**  
**PRINT NAME:** \_\_\_\_\_  
**SIGN** \_\_\_\_\_  
**DATE** \_\_\_\_\_

April 21, 2026

Kristin Crockett  
Ultimar 3  
1560 Gulf Blvd  
Clearwater, FL 33767

**RE: Access Control Upgrade**

Kristin,

PSX appreciates this opportunity to submit a proposal to upgrade your Access Control System. We strongly believe PSX is the best choice as your access control solutions provider. I am confident that our proposal provides a clear and concise representation of the knowledge and experience of PSX, our approach to this project, and our proven ability to deliver the project as expected by Ultimar 3.

With now over 56 years of experience as a parking and electronic security equipment provider and over 625 successful installations in the last five years alone, PSX is uniquely poised to provide the proper solution to the Ultimar 3 Access Control Upgrade.

Per your request and information, PSX is pleased to provide you with a quote for access control equipment located at Ultimar 3.

We are confident the proposed product line and expertise will bring additional value to the overall efficiency of the access control system in a manner that is unrivaled in the Florida marketplace.

We have a service department of four professional technicians at our Tampa office located at 5940 Benjamin Road and we continue to build upon our strong foundation of customer service. We are committed to professionalism, quality, and unsurpassed customer service.

We are confident that PSX is the only local organization that carries the right product line with the right staff in place to meet the stated objectives while providing additional features that can greatly enhance the overall parking initiative. Providing the proper system with proper project management, quality assurance, and quality control with redundancy built into the whole process from a team perspective will allow for the successful installation, testing, training, and commission of the access control system.

The project will be overseen by myself with over 8+ years of experience in the gate operator, access control, and CCTV industry.

Finally, we believe that we understand the operations and specific needs and are sensitive to their unique objectives. Thank you again for your consideration. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Zachary Anderson  
Senior Account Manager  
813-309-9857  
[zachary.anderson@psxgroup.com](mailto:zachary.anderson@psxgroup.com)

## About PSX

PSX Inc. (PSX), is a Philadelphia based, privately-held, family run corporation, servicing customers since 1969. PSX continues to expand core business to keep pace with the requirements of evolving technologies and industry needs. PSX services many diverse sectors: Parking & Revenue Control Systems, Higher Education & K-12 Schools, Energy, Industrial, Critical Infrastructure, Commercial, Corporate, Pharmaceutical, & Health Care.

Over the past 56 years we've expanded our core business to keep pace with the requirements of the evolving parking control equipment market. As a result of our growth and response to the changing market place, we have developed a team of highly qualified personnel in the design, implementation, and maintenance of complete parking, access, revenue, and count solutions. Our integrated systems approach gives us the ability and flexibility to design and deliver a custom or specified solution that exceeds customer's expectations. Our headquarters located in Kennett Square, PA houses both our manufacturing (30,000+ S.F.) and our administrative office (9,000 + S.F.) on our four-acre property with additional offices serving the Pittsburgh, Cleveland, Houston, Denver, New Orleans, Detroit, DC, and Tampa markets.

It has always been the PSX philosophy to allow employees to learn systems from the ground up. Nearly two-thirds of our employees hold technical positions and many of our sales people have graduated from technical or operational side of the business as well. All key personnel on the project team have started their careers installing systems or managing parking operations, learning new technologies, and growing their career which allows PSX to grow and benefit our clients. This management model has proven successful and now provides PSX with quality personnel poised to ensure a successful project from design, installation, implementation and service.

At PSX, we believe that anyone can just sell you parking equipment; our strength is in designing systems for our clients that deliver maximum value and the best performance for your site.

Established as Parking Sales-Service Corp. in 1969, the firm name was changed in 2003 to PSX Inc. to represent the expansion of services provided.

Part Number	Equipment Description	Quantity
-------------	-----------------------	----------

**Access Control Equipment**

1838-080	Doorking Access Control Panel	1
2351-082	Doorking Tracker Board Enclosure	1
2358-010	Doorking Tracker Board	4
2351-080	Doorking Single Tracker Board Enclosure	3
1830-186	Doorking IP Convertor	1
RS-0024	AWID Prox Reader	8
SC-AWID-0-0	AWID Prox Cards	400

<b>Equipment:</b>	<b>\$15,034.69</b>
<b>Estimated Tax:</b>	<b>\$952.08</b>
<b>Project Management:</b>	<b>\$600.00</b>
<b>Labor:</b>	<b>\$13,110.00</b>
<b>Freight:</b>	<b>\$238.36</b>
<b>Total Cost:</b>	<b>\$29,935.13</b>

**Annual Fees**

DKFEES

Subscription fees to cover the cloud database with unlimited transactions per month and ability to have Doorking access your system in the event of a problem

1

**Total Fees paid Annually: \$494.40**

**Supplementary Notes**

- Signature will be required to complete the order.
- Non Union Labor has been calculated on work being performed during normal business hours, 8am to 4:30pm, Monday through Friday. Weekend, holidays, 2<sup>nd</sup> and 3<sup>rd</sup> shift work is subject to a shift differential and would be added to this proposal.
- Internet to be provided in equipment room closet for new access control system by others.
- All existing locking hardware to be reused with new system.
- All existing wiring to be reused with new system.
- Resident database to be provided by customer prior to system installation.
- Proposed adequate AC power, electrical service, concrete, pavers, pads, curbs or islands, back boxes, electrical enclosures, conduit, permitting of all proposed equipment shall be provided by others.
- Typical drawings to be provided by PSX after receipt of order if required.
- Customer to ensure that the openings are clear of traffic and full, uninterrupted access is made available.
- Payment terms for PSX Inc. 50% deposit upon receipt of signed order, 25% upon receipt of equipment to PSX warehouse, and 25% upon completion.
- Items delineated are 3 to 4 week deliverables.
- Pricing valid for 60 days from date of this proposal.
- One Year Warranty M/F 8am to 4:30pm on all equipment and labor, acts of God and misuse not covered.
- Freight Charges are included in the noted prices.

Thank you again for the opportunity to provide you with this proposal. Please feel free to contact me with any questions or concerns.

Regards,

Zachary Anderson  
Senior Account Manager  
Cell 813-309-9857  
Zachary.anderson@psxgroup.com

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

# ACCURATE ELECTRONICS



9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771  
PINELLAS (727-533-0295 ♦ HILLSBOROUGH (813) 983-9131 ♦ SARASOTA (941) 952-1088 ♦ Ft. MYERS (239) 332-8700  
♦ ORLANDO (407) 203-2620  
[WWW.AEAccess.com](http://WWW.AEAccess.com)

April 9., 2026

Ultimar III  
1560 Gulf Blvd  
Clearwater, FL 33767

ATTN: Kristin Crocket, General manager  
(727) 593-5750 E-mail: [ultimarthree@outlook.com](mailto:ultimarthree@outlook.com)

RE: Replace old obsolete card access system with new Cloud-based system, resident app-based control with smart cards that cannot be duplicated. (Total of 8 Active doors)

### EQUIPMENT LIST:

QTY	Equipment list	COST	TOTAL
2-	Cellgate E4ETH Network 4-door controllers:	\$2,461.00	\$4,922.00
1-	BC850R UPS for battery back-up and surge protection at panel:		\$236.90
8-	DTK-4LPCR Card reader surge protection for CR at panel:	\$114.12	\$912.96
1-	DTK-MRJETHS Ethernet surge:		\$99.72
8-	CSR35L Smart card reader bluetooth ready:	\$4,854.32	\$2,982.64
2-	12v Batteries for DSX panel:		\$77.00
3-	Labor to install Entria panels to replace existing: Onboarding of new database with client provided information, provide up to 2 hours training:		\$4,500.00
<b>TOTAL FOR CARD ACCESS FENCE AND GATE:</b>			<b>\$9,231.22</b>

### AE MONTHLY/ANNUAL UNLIMITED CLOUD BASED SERVICE AND TruApp SUBSCRIPTION FEE REQUIRED WITH SYSTEM:

**Additional ANNUAL COST:** \$648.00 per Year plus applicable taxes. (120 UNITS)  
**TERM:** 3-YEARS TO AUTO RENEW ON A MONTH-BY-MONTH BASIS UNLESS CANCELLED IN WRITING 30-DAYS PRIOR TO TERM END. Note: Subscription based contract is subject to reconnection fees, termination for non-payment and early termination fees. First YEAR billed upon order, 2<sup>nd</sup> YEAR billed 1 month prior to term end.

### ACCEPTANCE OF ANNUAL SUBSCRIPTION CONTRACT:

**AUTHORIZED BOARD MEMBER SIGNATURE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**AE.**

**OPTION:** Upgrade (3) old SES dial up Call boxes with new Cellular Color Touch Screen WXL Cloud Based Tele-entry systems that do not require phone line or software for programming over an old modem. Replace South Entry door with W480 Cellular unit for the two units behind this door, (4 850VA UPS, one for each unit, onboarding of units:

**ADD: \$25,584.45**

**ACCEPT:**       **DECLINE:**       **INITIAL:** \_\_\_\_\_

**AE MONTHLY UNLIMITED CLOUD BASED SERVICE AND TruApp SUBSCRIPTION FEE REQUIRED WITH SYSTEM:**

**Additional Monthly COST:** \$446.00 per Month Plus applicable taxes. (120 UNITS)  
**TERM:** 3-YEARS TO AUTO RENEW ON A MONTH-BY-MONTH BASIS UNLESS CANCELLED IN WRITING 30-DAYS PRIOR TO TERM END. Note: Subscription based contract is subject to reconnection fees, termination for non-payment and early termination fees. First month billed upon order, 2<sup>nd</sup> month billed upon completion of project.

**ACCEPTANCE OF ANNUAL SUBSCRIPTION CONTRACT:**

**AUTHORIZED BOARD MEMBER SIGNATURE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**NOTE:**

1. All contract notes apply to option listed above. All existing, wire, conduit, and power to be used. If we cannot use existing, there will be an additional charge to repair or replace.
2. If for any reason we cannot achieve a quality cellular coverage at any unit, an external antenna will be required at an additional cost or the option to change unit to a VPN where the client will need to provide a network line to the call box.
3. Garage Level 1 TE: Current power supply is plugged into the ceiling approx. 25' away from the unit. Owner electrician to install an outlet on the wall as close to the ceiling outlet as possible so that the UPS can be installed in a nema box.

**ACCEPT:**       **INITIAL:** \_\_\_\_\_

**AE.**

**WXL VISITOR CALL BOX**



**RESIDENT PHONE APP**



**QR CODE FAST PASS:**



**BASE WXL FEATURES**

**MANAGEMENT BENEFITS:**

- Programmatic enrollment/ import process
- System implementation support
- Tenant self-serve call group management
- Manage multiple locations via CellGate Portal
- No Software required
- Time/date restrictions on demand or with a schedule.
- Control gate/door on demand or with a schedule
- Prop open notification capability
- Yardi and RealPage Compatible for additional monthly fee.

**TENANT BENEFITS:**

- See Live video of visitors
- Easy to use iOS/Android App
- Tenant managed call groups
- Peace of mind through increased security
- Send Visitor QR Code Fast Pass with Time restrictions

**AE.**

**NOTES:**

1. 3-year PLATINUM DEALER manufactures Limited warranty on Tele-entry. One-year manufactures Warranty on all other listed parts and a One Year Accurate Guarantee on labor.
2. **ADDITIONAL TERMS FOR MONTHLY SUBSCRIPTION ONLY:** Cellgate Monthly Cellular & Tru-App Subscription billing is provided by Accurate Electronics Inc. and is non-transferrable. Special pricing for equipment and monthly subscription fees have been provided based on contract term and grandfather pricing structure. Early cancellation subject to 50% fee of remaining term. Re-connection/activation fee for non-payment is subject to a \$175.00 re-activation fee per unit. After the initial term, contract shall go to a month-to-month billing basis with no penalty for cancellation. 30-day written notice required for cancelation. NOTE: It is important that the client understand that although the Subscription to use the Cellgate Platform is proprietary, the equipment itself is not and does not require or bind you to use Accurate Electronics, inc. as your service provider for the physical Access Control equipment. If at any time you are unhappy with Accurate Electronics as your service provider, you are free to use any company you choose. Only the subscription-based billing remains with Accurate for as long as the community chooses to use the Cellgate product, which does not require onsite service to be performed.
3. Permits, engineering, signed sealed plans are not included in this bid and if required there will be an additional charge based on time and material. (Note: This is a retro fit of an existing system and does not require a permit).
4. All existing to be used: Power, Control wire, CR wire, Power supplies, Junction boxes in 2<sup>nd</sup> floor utility room where splices are made for doors, electric locks. If for any reason we cannot use existing there will be an additional charge to repair or replace.
5. Site has 8 working CR doors. Any doors that have a CR that has been abandoned is not included in this bid and owner acknowledges they only want the 8 doors listed to be active on the new system:  
**Garage level:** Main lobby door, North Lobby Door, South Lobby Door, Loading dock door  
**2<sup>nd</sup> Level:** Beach side door, Main Front door  
**3<sup>rd</sup> Level:** Tennis Court Entry, Spa Entry door
6. New Credentials required and sold separately. See page 2 order form.

**SCOPE: Replace main Access control panel with new Entria Cloud-based system. Replace 8 Card readers with new Smart card readers.**

**TO BE SUPPLIED BY OWNER:**

1. Dedicated LAN connection at Entria Panel.
2. Electrical outlets as needed for head end equipment if not readily available.
3. Cloud Portal can be access from any computer you want.

**AE.**

**ACCESS DEVICE OPTIONS LISTED BELOW ARE SOLD SEPARATELY FROM THIS CONTRACT:**

**AE Mobile Access Credential: Sold separately at: \$7.60 ea. + tax & shipping (min order 50) (MSRP \$15.19ea)**



QTY ORDERED: \_\_\_\_\_ Initial: \_\_\_\_\_

**AE MAXSecure Clamshell Smart Card Sold separately at: \$7.80 + tax and shipping. (Sold in increments of 100) (MSRP \$15.53ea)**



QTY ORDERED: \_\_\_\_\_ Initial: \_\_\_\_\_

**AE MAXSecure Key fob sold separately at: \$8.25ea + tax & shipping. (Sold in increments of 100) (MSRP \$16.64ea.)**



**ACCESS DEVICE OPTIONS LISTED BELOW ARE SOLD SEPARATELY FROM THIS CONTRACT:**

QTY ORDERED: \_\_\_\_\_ Initial: \_\_\_\_\_

ACCEPT:  INITIAL: \_\_\_\_\_

**AE.**

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, ACCURATE RESERVES THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.

THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

**TOTAL SUM: \$9231.22**

**TERMS: 100% material due on order, labor due on completion.**

**TERMS ARE SUBJECT TO CREDIT APPROVAL.**

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

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 CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: \_\_\_\_\_  
FOR ACCURATE ELECTRONICS.

DATE: \_\_\_\_\_

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS LISTED ON THE BACKSIDE OF THIS PAGE.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

**PLEASE SIGN & PRINT NAME AFTER SIGNATURE.**

AUTHORIZED SIGNATURE: \_\_\_\_\_  
FOR: Ultimar III  
1560 Gulf Blvd  
Clearwater, FL 33767

PRINT NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

## ACCURATE ELECTRONICS, INC. TERMS AND CONDITIONS

1. The seller, Accurate Electronics, Incorporated, proposes to sell materials and/or labor to the person(s) heretofore called Buyer(s)
2. **Payment.** Buyer promises to pay for all materials, labor, permits, etc., as contracted for at current rates.
3. **Payment Terms.** Payment terms are as stipulated on the signature acceptance page, unless otherwise agreed. If the job goes beyond 30 days, Seller reserves the right to reasonable progress billings. Completion shall mean substantial completion. Buyer may reserve from final payment an amount proportional to work not complete or work reasonably in dispute. Buyer explicitly agrees not to withhold relatively large sums of money earned by Seller due to relatively small items on the job still unresolved or incomplete. The specific intent of both Buyer and Seller is to reasonably compensate Seller for Seller's performance as work is installed.
4. **Sign-Off and acceptance.** When Seller has a date certain that work will be complete Seller will inform Buyer. At that point, Buyer agrees to have a qualified decision-maker inspect the project within three business days. At the time of inspection, Buyer will either accept the project or provide Seller with a punch list.
5. **Past Due Debts.** Any indebtedness that becomes past due is subject to interest charges at 1.5% per month and reasonable attorney's fees will be charged if attorney involvement in collection actions becomes necessary. Further, Seller reserves the right to withhold from Buyer products, labor or material and warranties as long as there are any outstanding debts owed to Seller or Buyer or entities related to the Buyer on this site or any other site associated with Buyer and for which Seller has contracted to provide products, labor or material, etc. Buyer understands and agrees that Seller may assert the aforesaid right to withhold a warranty even though Buyer's debts to Seller may not specifically relate to the product, labor or service to which the warranty applies. Should it be necessary to enforce this agreement the parties agree that the venue shall be in Pinellas County, Florida and that the prevailing party shall be entitled to all reasonable costs including reasonable attorneys' fees.
6. **Title.** Title to materials under this contract remains with the Seller until all indebtedness under the contract is paid. Once the debt is satisfied, title passes to Buyer.
7. **Repossessing.** Seller reserves the right to remove and repossess certain removable items in the event debts are not paid. Buyer understands and agrees that until Seller is paid in full hereunder for its services, the products and materials provided by Seller under this agreement shall remain personally under applicable law. Reasonable charges may be assessed, either out of funds already paid, or otherwise, for repossession costs.
8. **Warranty.** THE FOLLOWING WARRANTIES ARE THE ONLY WARRANTIES PROVIDED BY SELLER TO BUYER. SELLER SPECIFICALLY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANT-ABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BUYER ACKNOWLEDGES AND AGREES THAT THE FOLLOWING CONSTITUTE THE ONLY WARRANTIES PROVIDED BY SELLER AND THAT SELLER HAS NOT MADE ANY REPRESENTATIONS OR PROMISES OTHER THAN THOSE CONTAINED IN THIS AGREEMENT.
  - a.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any electronic or electrical component installed by Seller shall BE in good and working condition. This does not cover routine maintenance such as re-tuning loop detectors or re-setting traffic loops. All warranty service to be provided during normal operating hours starting 30 days after the completion date. All labor will be billable for emergency service after 30 days regardless if parts are warranted by manufacture or not.
  - b.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any mechanical part or component installed by Seller shall be in good and working condition.
  - c.) In the event a part or component of Seller's installation is warranted by a third party (such as a supplier or manufacturer if the part or component) pursuant to a written warranty delivered to Buyer, Seller shall not be responsible for any failures, defects or non-conformities in such part or component and Buyer's remedies, if any, shall be limited to those set forth in the written warranty provided by such third party.
  - d.) Seller at no time shall be liable or responsible for replacing, correcting or repairing any item warranted hereunder if the item is damaged or made non-functional by acts, omissions, negligence, abuse or mishandling of Buyer, any third party, acts of nature or acts of God. I.E.: LIGHTING, FLOOD, POWER SURGE...
9. **Property Lines.** Buyer is solely responsible for locating property lines and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting from that reliance. Seller will not survey the property.
10. **Underground items.** Buyer shall inform Seller of the existence and location of all underground lines or items that may be damaged by digging and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting if Buyer fails to properly inform Seller of the existence and location of underground items that may be damaged. Owner is always responsible for moving or repairing irrigation lines in the way of construction.
11. **Demolition.** If your project involves the demolition of concrete pads, trenching across a driveway where traffic loops are located there is always the possibility for collateral damage to wiring under ground or inside the concrete pad being removed. AE will take every precaution to preserve all wiring. IF damage does occur or we find underlying damage that was unforeseen, there will be an additional charge to install new wiring.
12. **Delay.** When construction is suspended at the request of Buyer, Buyer agrees to reasonably compensate Seller for the additional expenses of loading trucks, and time and travel, etc., if additional expenses are incurred.
13. **Service by Non-Accurate Personnel.** If systems installed and warranted by Seller are serviced by personnel unauthorized by Seller, warranties may be voided at the discretion of Seller.
14. **Interruptions of the Contract.** Seller is not responsible for interruptions of inability to fulfill the contract for circumstances beyond the control of the Seller. The circumstances include, but are not limited to the following: Requirements of any government or regulatory agency, acts of god, such as fires, floods, strikes, labor difficulties, transportation difficulties, war or acts of national defense
15. **Indemnification:** Accurate Electronics, Inc. will not be held responsible in any circumstance for gate closure on pedestrians and or vehicles. Owner understands that automated gate systems are electro-mechanical devices that can fail at any time. Owners, residents, visitors, contractors, renters and all other personnel that use the automated gate system do so at their own risk. Accurate will not be responsible for delayed or denied access to emergency personnel or vehicles through gates or access doors.
16. **All sales are final upon contract acceptance:** A 25% restocking fee for canceled orders on non-custom equipment only. Custom ordered equipment is not returnable or refundable. Changes in contract are subject to a \$350.00 change order fee. Failure to pay the deposit within 30-days will result in contract being void, prices no longer valid and a \$500.00 contract close out fee.



Subject to the terms and conditions set forth herein, Gouldin Technologies, LLC, DBA CellGate (“CELLGATE”) provides this Limited Warranty on the hardware portion of CELLGATE branded goods (the “Hardware” or “Product”) purchased directly from CELLGATE or an authorized CELLGATE dealer or distributor for installation in the United States (including Puerto Rico) or Canada.

#### LIMITED WARRANTY

Subject to the terms set forth herein, CELLGATE warrants the Products will be free from material defects in workmanship and materials under normal use for three (3) years from the date of original retail purchase (“Limited Warranty Period”). This (3) three-year Limited Warranty is valid only when the Products are purchased, installed, and serviced by a CellGate Platinum Certified Dealer.

The customer's sole and exclusive remedy and the entire liability of CELLGATE and its suppliers under this Limited Warranty will be, at the option of CELLGATE, (i) the replacement of defective Hardware at no charge to the original owner (though customer may be responsible for labor costs associated with removal and reinstallation of such Product), or (ii) credit the actual purchase price paid against the purchase of equipment. The replacement Hardware need not be new or have an identical make, model, or part number. CELLGATE may, at its option, replace the defective Hardware or any part thereof with any reconditioned product that CELLGATE reasonably determines is substantially equivalent (or superior) in all material respects to the defective Hardware.

Any replacement Hardware will be warranted for:

- the remainder of the original Limited Warranty Period or ninety (90) days, whichever is longer, for all replacement Hardware other than Watchman faceplate replacement Hardware.
- Watchman faceplate replacement Hardware is warranted for the remainder of the original limited warranty period or one year, whichever is longer.

In either case, all replacement Hardware is subject to the same limitations and exclusions as the original warranty.

#### SUBMITTING A CLAIM:

ALL CLAIMS UNDER THIS WARRANTY MUST BE MADE BY RETURNING THE PRODUCT TO CELLGATE IN THE MANNER DESCRIBED BELOW. In order to submit a claim for replacement or credit under this Limited Warranty, the customer must first contact the CELLGATE Technical Support at 972-231-1999 for a Return Material Authorization (RMA) number. The customer may return the Product to CELLGATE with (1) the RMA number issued by CELLGATE, and (2) a written description of the defect in sufficient detail to allow CELLGATE to determine the existence of a defect. The returned Product must be packaged securely in the original package or other suitable shipping package to ensure that it will not be damaged in transit. Any Product returned without an RMA number will not be covered by this Limited Warranty and will become the property of CELLGATE upon receipt. CellGate provides advanced replacement for warranted parts upon receipt of a purchase order. After the returned part is received and evaluated, a credit for the advanced replacement will be issued. However, if the returned product fails the evaluation due to exclusions, no credit will be granted.

The customer is responsible for all expedited in-bound shipping charges to CELLGATE. COD shipments will not be accepted. Products shall be fully insured by the customer and shipped to CELLGATE at 3220 Keller Springs Rd, Suite 106, Carrollton, Texas, 75006. CELLGATE will not be held responsible for any packages that are lost in transit to CELLGATE. Non-expedited return shipping charges shall be prepaid by CELLGATE if you use an address in the United States or Canada. Expedited shipping is available upon request and provided shipping charges are prepaid by the customer. CELLGATE may reject or return any Product that is not packaged and shipped in strict compliance with the foregoing requirements.

#### EXCLUSIONS

This Limited Warranty does not apply to any Products with altered, defaced or removed model or serial numbers or that, in CELLGATE’s reasonable judgment, have been:

- subjected to abuse, accident, modification, tampering, negligence, misuse, faulty installation, or lack of reasonable care;
- repaired or serviced by a person other than a professional service provider; or
- damaged by water intrusion, lightning strike, power surge, insect infestation or any other exposure to the elements;

This Limited Warranty does not cover the cost of initial installation, removal or reinstallation of the Product or shipping costs; adjustments covered in the operating manual for the Product; normal maintenance; shipping damage; cosmetic damage; or any hardware, software, firmware or other goods or services provided by anyone other than CELLGATE; Products that have been purchased from unauthorized retailers or from inventory clearance or liquidation sales; or any other sales in which CELLGATE, the sellers, or the liquidators expressly disclaim their warranty obligation pertaining to the Product.

A RESTOCKING FEE OF UP TO 20% WILL BE CHARGE WITH REGARD TO ANY NEW AND UNDAMAGED PRODUCT RETURNED THAT IS NOT COVERED BY WARRANTY. THE ORIGINAL PRUCHASE PRICE OF RETURNED EQUIPMENT LESS THE RESTOCKING FEE WILL BE CREDITED AGAINST THE PURCHASE PRICE OF THE REPLACEMENT EQUIPMENT.

#### DISCLAIMERS AND LIMITATIONS

EXCEPT FOR THE LIMITED WARRANTY SPECIFIED HEREIN, THE PRODUCT IS PROVIDED “AS- IS” WITHOUT ANY WARRANTY OF ANY KIND WHATSOEVER INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. IF ANY IMPLIED WARRANTY CANNOT BE DISCLAIMED IN ANY TERRITORY.



WHERE A PRODUCT IS SOLD, THE DURATION OF SUCH IMPLIED WARRANTY SHALL BE LIMITED TO THE DURATION OF THE APPLICABLE LIMITED WARRANTY PERIOD SET FORTH ABOVE. EXCEPT AS EXPRESSLY COVERED UNDER THE LIMITED WARRANTY PROVIDED HEREIN, THE ENTIRE RISK AS TO THE QUALITY, SELECTION AND PERFORMANCE OF THE PRODUCT IS WITH THE PURCHASER OF THE PRODUCT.

TO THE MAXIMUM EXTENT PERMITTED BY LAW, CELLGATE IS NOT LIABLE UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL OR EQUITABLE THEORY FOR ANY LOSS OF USE OF THE PRODUCT, INCONVENIENCE OR DAMAGES OF ANY CHARACTER, WHETHER DIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL (INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOSS OF GOODWILL, LOSS OF REVENUE OR PROFIT, WORK STOPPAGE, COMPUTER FAILURE OR MALFUNCTION, FAILURE OF OTHER EQUIPMENT OR COMPUTER PROGRAMS TO WHICH CELLGATE'S PRODUCT IS CONNECTED WITH, LOSS OF INFORMATION OR DATA CONTAINED IN, STORED ON, OR INTEGRATED WITH ANY PRODUCT RETURNED TO CELLGATE FOR LIMITED WARRANTY REPLACEMENT) RESULTING FROM THE USE OF THE PRODUCT, RELATING TO THIS LIMITED WARRANTY, OR ARISING OUT OF ANY BREACH OF THIS LIMITED WARRANTY, EVEN IF CELLGATE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE SOLE REMEDY FOR A BREACH OF THE FOREGOING LIMITED WARRANTY IS REPLACEMENT OR CREDIT OF THE DEFECTIVE OR NON- CONFORMING PRODUCT. THE MAXIMUM LIABILITY OF CELLGATE UNDER THIS LIMITED WARRANTY IS LIMITED TO THE PURCHASE PRICE OF THE PRODUCT COVERED BY THE LIMITED WARRANTY. THE FOREGOING LIMITED WARRANTY AND REMEDIES ARE EXCLUSIVE AND ARE IN LIEU OF ANY OTHER WARRANTIES OR REMEDIES, EXPRESS, IMPLIED OR STATUTORY.

CELLGATE EXPRESSLY EXCLUDED ANY LIABILITY FOR UNAUTHORIZED ACCESS TO ANY AREA SECURED BY PRODUCTS.

**GOVERNING LAW**

This Limited Warranty shall be governed by the laws of the Texas.

# ACCURATE ELECTRONICS



9225 ULMERTON ROAD, SUITE 410 ♦ LARGO, FL 33771  
 PINELLAS (727-533-0295 ♦ HILLSBOROUGH (813) 983-9131 ♦ SARASOTA (941) 952-1088 ♦ Ft. MYERS (239) 332-8700  
 ♦ ORLANDO (407) 203-2620  
[WWW.AEAccess.com](http://WWW.AEAccess.com)

April 9., 2026

Ultimar III  
 1560 Gulf Blvd  
 Clearwater, FL 33767

ATTN: Kristin Crocket, General manager  
 (727) 593-5750 E-mail: [ultimarthree@outlook.com](mailto:ultimarthree@outlook.com)

RE: Replace old obsolete card access system with new DSX Access with Smart Card Readers that cannot be duplicated. (Total of 8 Active doors)

**EQUIPMENT LIST:**

QTY	Equipment list	COST	TOTAL
1-	DSX1048NV (8 Door Access control panel)		\$6,944.30
1-	DSXwin Software:		\$428.00
1-	DSX Lan module for programming remotely with high speed internet:		\$449.40
8-	CSR35L Smart card reader bluetooth ready:	\$4,854.32	\$2,982.64
1-	BC850R UPS for battery back-up and surge protection at panel:		\$236.90
8-	DTK-4LPCR Card reader surge protection for CR at panel:	\$114.12	\$912.96
1-	DTK-MRJETHS Ethernet surge:		\$99.72
2-	12v Batteries for DSX panel:		\$77.00
3-	Labor to install DSX panel to replace existing: Set up software on client provided computer, provide up to 2 hours training:		\$4,500.00
<b>TOTAL FOR CARD ACCESS FENCE AND GATE:</b>			<b>\$12,130.92</b>

**NOTES:**

- 2-YEAR MANUFACTURES LIMITED WARRANTY ON DSX, 1-YEAR ON ALL OTHER PARTS AND 1 YEAR ACCURATE GUARANTEE ON LABOR. Warranty does not cover existing wiring infrastructure, door locks, lock power supplies that are all pre-existing.**
- Surge protection is highly recommended and is included in this proposal. In no way does it guarantee that damage will not occur.
- Permits, engineering, signed sealed plans are not included in this bid and if required there will be an additional charge based on time and material. (Note: This is a retro fit of an existing system and does not require a permit).
- All existing to be used: Power, Control wire, CR wire, Power supplies, Junction boxes in 2<sup>nd</sup> floor utility room where splices are made for doors, electric locks. If for any reason we cannot use existing there will be an additional charge to repair or replace.
- Site has 8 working CR doors. Any doors that have a CR that has been abandoned is not included in this bid and owner acknowledges they only want the 8 doors listed to be active on the new system:  
**Garage level:** Main lobby door, North Lobby Door, South Lobby Door, Loading dock door  
**2<sup>nd</sup> Level:** Beach side door, Main Front door  
**3<sup>rd</sup> Level:** Tennis Court Entry, Spa Entry door
- New Credentials required and sold separately. See page 2 order form.

**SCOPE: Replace main Access control panel with new DSX 8 Door panel. Replace 8 Card readers with new Smart card readers.**

**TO BE SUPPLIED BY OWNER:**

- Dedicated static IP Address internet line for DSX LAN connection at DSX panel.
- Electrical outlets as needed for head end equipment if not readily available.
- Computer to load DSX software on.

**AE.**

**ACCESS DEVICE OPTIONS LISTED BELOW ARE SOLD SEPARATELY FROM THIS CONTRACT:**

**AE Mobile Access Credential: Sold separately at: \$7.60 ea. + tax & shipping (min order 50) (MSRP \$15.19ea)**



QTY ORDERED: \_\_\_\_\_ Initial: \_\_\_\_\_

**AE MAXSecure Clamshell Smart Card Sold separately at: \$7.80 + tax and shipping. (Sold in increments of 100) (MSRP \$15.53ea)**



QTY ORDERED: \_\_\_\_\_ Initial: \_\_\_\_\_

**AE MAXSecure Key fob sold separately at: \$8.25ea + tax & shipping. (Sold in increments of 100) (MSRP \$16.64ea.)**



**ACCESS DEVICE OPTIONS LISTED BELOW ARE SOLD SEPARATELY FROM THIS CONTRACT:**

QTY ORDERED: \_\_\_\_\_ Initial: \_\_\_\_\_

ACCEPT:  INITIAL: \_\_\_\_\_

**AE.**

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, ACCURATE RESERVES THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.

THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT ACCURATE CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES.

**TOTAL SUM: \$12,130.92**

**TERMS: 100% material due on order, labor due on completion.**

**TERMS ARE SUBJECT TO CREDIT APPROVAL.**

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

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 CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY ACCURATE ELECTRONICS.

AUTHORIZED SIGNATURE: \_\_\_\_\_  
FOR ACCURATE ELECTRONICS.

DATE: \_\_\_\_\_

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. ACCURATE ELECTRONICS IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. **I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS LISTED ON THE BACKSIDE OF THIS PAGE.** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

**PLEASE SIGN & PRINT NAME AFTER SIGNATURE.**

AUTHORIZED SIGNATURE: \_\_\_\_\_  
FOR: Ultimar III  
1560 Gulf Blvd  
Clearwater, FL 33767

PRINT NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

## ACCURATE ELECTRONICS, INC. TERMS AND CONDITIONS

1. The seller, Accurate Electronics, Incorporated, proposes to sell materials and/or labor to the person(s) heretofore called Buyer(s)
2. **Payment.** Buyer promises to pay for all materials, labor, permits, etc., as contracted for at current rates.
3. **Payment Terms.** Payment terms are as stipulated on the signature acceptance page, unless otherwise agreed. If the job goes beyond 30 days, Seller reserves the right to reasonable progress billings. Completion shall mean substantial completion. Buyer may reserve from final payment an amount proportional to work not complete or work reasonably in dispute. Buyer explicitly agrees not to withhold relatively large sums of money earned by Seller due to relatively small items on the job still unresolved or incomplete. The specific intent of both Buyer and Seller is to reasonably compensate Seller for Seller's performance as work is installed.
4. **Sign-Off and acceptance.** When Seller has a date certain that work will be complete Seller will inform Buyer. At that point, Buyer agrees to have a qualified decision-maker inspect the project within three business days. At the time of inspection, Buyer will either accept the project or provide Seller with a punch list.
5. **Past Due Debts.** Any indebtedness that becomes past due is subject to interest charges at 1.5% per month and reasonable attorney's fees will be charged if attorney involvement in collection actions becomes necessary. Further, Seller reserves the right to withhold from Buyer products, labor or material and warranties as long as there are any outstanding debts owed to Seller or Buyer or entities related to the Buyer on this site or any other site associated with Buyer and for which Seller has contracted to provide products, labor or material, etc. Buyer understands and agrees that Seller may assert the aforesaid right to withhold a warranty even though Buyer's debts to Seller may not specifically relate to the product, labor or service to which the warranty applies. Should it be necessary to enforce this agreement the parties agree that the venue shall be in Pinellas County, Florida and that the prevailing party shall be entitled to all reasonable costs including reasonable attorneys' fees.
6. **Title.** Title to materials under this contract remains with the Seller until all indebtedness under the contract is paid. Once the debt is satisfied, title passes to Buyer.
7. **Repossessing.** Seller reserves the right to remove and repossess certain removable items in the event debts are not paid. Buyer understands and agrees that until Seller is paid in full hereunder for its services, the products and materials provided by Seller under this agreement shall remain personally under applicable law. Reasonable charges may be assessed, either out of funds already paid, or otherwise, for repossession costs.
8. **Warranty.** THE FOLLOWING WARRANTIES ARE THE ONLY WARRANTIES PROVIDED BY SELLER TO BUYER. SELLER SPECIFICALLY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANT-ABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BUYER ACKNOWLEDGES AND AGREES THAT THE FOLLOWING CONSTITUTE THE ONLY WARRANTIES PROVIDED BY SELLER AND THAT SELLER HAS NOT MADE ANY REPRESENTATIONS OR PROMISES OTHER THAN THOSE CONTAINED IN THIS AGREEMENT.
  - a.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any electronic or electrical component installed by Seller shall BE in good and working condition. This does not cover routine maintenance such as re-tuning loop detectors or re-setting traffic loops. All warranty service to be provided during normal operating hours starting 30 days after the completion date. All labor will be billable for emergency service after 30 days regardless if parts are warranted by manufacture or not.
  - b.) For a period of one year following the date of substantial completion of Seller's work described herein, Seller warrants that any mechanical part or component installed by Seller shall be in good and working condition.
  - c.) In the event a part or component of Seller's installation is warranted by a third party (such as a supplier or manufacturer if the part or component) pursuant to a written warranty delivered to Buyer, Seller shall not be responsible for any failures, defects or non-conformities in such part or component and Buyer's remedies, if any, shall be limited to those set forth in the written warranty provided by such third party.
  - d.) Seller at no time shall be liable or responsible for replacing, correcting or repairing any item warranted hereunder if the item is damaged or made non-functional by acts, omissions, negligence, abuse or mishandling of Buyer, any third party, acts of nature or acts of God. I.E.: LIGHTING, FLOOD, POWER SURGE...
9. **Property Lines.** Buyer is solely responsible for locating property lines and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting from that reliance. Seller will not survey the property.
10. **Underground items.** Buyer shall inform Seller of the existence and location of all underground lines or items that may be damaged by digging and it is agreed that representations by Buyer or Buyer's agents will be relied upon. Buyer shall hold Seller harmless for any damages resulting if Buyer fails to properly inform Seller of the existence and location of underground items that may be damaged. Owner is always responsible for moving or repairing irrigation lines in the way of construction.
11. **Demolition.** If your project involves the demolition of concrete pads, trenching across a driveway where traffic loops are located there is always the possibility for collateral damage to wiring under ground or inside the concrete pad being removed. AE will take every precaution to preserve all wiring. IF damage does occur or we find underlying damage that was unforeseen, there will be an additional charge to install new wiring.
12. **Delay.** When construction is suspended at the request of Buyer, Buyer agrees to reasonably compensate Seller for the additional expenses of loading trucks, and time and travel, etc., if additional expenses are incurred.
13. **Service by Non-Accurate Personnel.** If systems installed and warranted by Seller are serviced by personnel unauthorized by Seller, warranties may be voided at the discretion of Seller.
14. **Interruptions of the Contract.** Seller is not responsible for interruptions of inability to fulfill the contract for circumstances beyond the control of the Seller. The circumstances include, but are not limited to the following: Requirements of any government or regulatory agency, acts of god, such as fires, floods, strikes, labor difficulties, transportation difficulties, war or acts of national defense
15. **Indemnification:** Accurate Electronics, Inc. will not be held responsible in any circumstance for gate closure on pedestrians and or vehicles. Owner understands that automated gate systems are electro-mechanical devices that can fail at any time. Owners, residents, visitors, contractors, renters and all other personnel that use the automated gate system do so at their own risk. Accurate will not be responsible for delayed or denied access to emergency personnel or vehicles through gates or access doors.
16. **All sales are final upon contract acceptance:** A 25% restocking fee for canceled orders on non-custom equipment only. Custom ordered equipment is not returnable or refundable. Changes in contract are subject to a \$350.00 change order fee. Failure to pay the deposit within 30-days will result in contract being void, prices no longer valid and a \$500.00 contract close out fee.

# Building Electrical Inspection



Personalized service for your peace of mind

Prepared for: Kristin Crockett

Ultimar 3 Condominiums

Address: 1560 Gulf Blvd, Clearwater, FL 33767

Phone: 727-481-1705

Prepared by: Todd Nellenbach CEO

Dear Customer,

Thank you for your interest in our services. We are pleased to provide this pricing proposal, which outlines the project scope, equipment to be utilized, detailed cost breakdown, and the deliverables you can expect. We look forward to the opportunity to support your project with the high-quality results Apex Home & Property Inspections is Known for..

## Overview

---

**Ultimar 3 Condominium has requested thermal inspections of all of the main electrical components throughout the building.**

We will partner with D'Andrea Electric to complete a detailed inspection of

- All of the electrical panels in the main floor electrical room
- All visible electrical conduit in the main floor electrical room
- All electrical conduit and busducts on each floor will be scan along with the ones located in the electrical rooms on approximately every 3<sup>rd</sup> floor. These locations will be identified further by maintenance staff.

- The two electrical panels, which is located near the elevator machine room.
- The electrical panel in the lady's spa.
- The single panel designated for the HVAC systems on the 2<sup>nd</sup> floor.
- The two panels in the electrical closet on the south side of the 2<sup>nd</sup> floor.

## Methodology

D'Andrea Electric will provide two qualified technicians for the duration of the inspection. One technician will be equipped with appropriate high-voltage personal protective equipment (PPE) to safely remove electrical panel covers and provide access to all necessary components.

Once panels are opened, D'Andrea Electric will conduct a visual inspection of all accessible equipment to identify any signs of damage, deterioration, or maintenance concerns.

While the panels are removed and systems are under normal operating load, thermal imaging cameras will be used to inspect all visible electrical components and associated conduit. Any thermal anomalies detected will be immediately evaluated on-site by a licensed D'Andrea Electrician to determine probable cause and recommended corrective action.

All required safety labeling and warning stickers will be installed where necessary to ensure compliance and improved safety standards.

## Documentation & Reporting

All panels will be fully documented and photographed. Any deficiencies, maintenance concerns, or damage identified during the inspection will be recorded.

For each finding, D'Andrea Electric will provide:

- A severity classification
- Recommended corrective action
- A cost estimate for repairs

Upon completion, a comprehensive report will be delivered in PDF format. The report will consolidate all thermal images, visual photographs, findings, severity ratings, and repair estimates into a single, organized document for easy reference.

## Optional Monitoring Program

If desired, we can implement an ongoing monitoring program for your facility. As part of this program:

- A dedicated webpage will be created on our website to securely host all inspection reports and photographs
- Documents and images will be available for viewing and download at any time
- Future inspection cycles will be added to the same portal for continuity
- Areas under continued observation or those showing change will feature a side-by-side comparison tool, allowing you to overlay current and previous inspection images for clear trend

analysis

This program provides a streamlined, long-term solution for tracking equipment performance and maintenance planning.

## Pricing

Service	Quantity/Unit (Specs)	Price per Unit	Total Price
<b>Visual &amp; Thermal Inspection</b>	Complex	\$4000	\$4000
<b>Visual &amp; Thermal Inspection with Webpage and Monitoring</b>	Complex	\$4500	\$4500
<b>Multi-Building Discount</b>		10% for 3 plus Building	
<b>Annual Monitoring</b>	1,3,5, Year Contract	15%,10, 5% per	\$
<b>On-line Portal/ Hosting</b>	per year	\$300 included with monitoring package	Included
<b>Subtotal</b>	<b>\$4,000</b>		
<b>Discount</b>	<b>\$</b>		
<b>Grand Total</b>	<b>\$4,000</b>		

## Monitoring Program

- Slightly Higher upfront cost for time to build the webpage and add media
- 15% of the \$4,000 price for yearly, 10% for every 2 years, 5% for more than 2 years per inspection.

- All media will be added to your webpage, and you will be sent a PDF of the report.

## Payment Terms

---

- Payment Terms: Payment can be made by cash, check, or credit card for a 4% service fee.

## Conclusion

---

This proposal outlines a cost-effective strategy for Ultimar 3 Condominiums to help reduce the risk of electrical fires within the building.

We understand there have been prior incidents involving electrical fires in another building on the property, as well as in a nearby building in recent years. These events highlight the importance of proactive inspection and maintenance of electrical systems in multi-story residential structures.

Implementing a structured thermal monitoring and preventive maintenance program can significantly assist in identifying potential electrical deficiencies before they develop into serious hazards. Routine thermal imaging inspections, combined with documented evaluations and recommended corrective actions, provide a proactive approach to improving system reliability and overall building safety.

While thermal inspections and ongoing monitoring are valuable tools in risk reduction, it is important to note that no inspection program can guarantee the prevention of electrical fires. However, a consistent monitoring and maintenance plan greatly enhances early detection efforts and supports informed decision-making regarding repairs and system upgrades.

We appreciate the opportunity to assist Ultimar 3 Condominiums in strengthening its electrical safety program and reducing long-term risk exposure.

## Contact Details

<b>Name</b>	<b>Phone</b>	<b>Email</b>
<i>Todd Nellenbach</i>	727-485-4853	todd@apexhpinpections.com



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

<b>ESTIMATE</b> 49652199	<b>ESTIMATE DATE</b> Feb 17, 2026
-----------------------------	--------------------------------------

**JOB ADDRESS**

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

**Job:** 20894

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Energized Commercial Large	<p>NFPA 70B Energized Preventative Maintenance.            This is the first step towards NFPA 70B compliance.            Perform the following tasks per NFPA 70B while electrical equipment is energized.</p> <ul style="list-style-type: none"> <li>• Infrared thermography. Perform infrared thermography in accordance with NFPA 70B 7.4. Provide images from thermal camera and any corrective action recommendations.</li> <li>• Incident energy analysis (Arc-Flash Study). Perform arc-flash study in accordance with NFPA 70B 6.7. Provide and install adhesive backed labels.</li> <li>• Single line diagram. Provide the client an up to date single line diagram in .pdf format in accordance with NFPA 70B 6.2.</li> <li>• Visual inspection. Perform a visual inspection in accordance with the NFPA 70B guidelines for the type of equipment being inspected.</li> </ul>	1.00	\$9,950.00	\$9,950.00

**This work does not interrupt business operations.**

<b>SUB-TOTAL</b>	\$9,950.00
<b>TOTAL</b>	\$9,950.00

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

---



**RECIPIENT:**

**Ultimar building 3**

1560 Gulf Boulevard  
building 3  
Clearwater, Florida 33767  
Phone: 727-481-1705

**Quote #39716**

Sent on Feb 25, 2026

**Total \$9,804.68**

Product/Service	Description	Qty.
Job description	Add new lights on the roof top to shine light up the walls.	1
NOC		1
Labor rate per hour 4-men		24
1/2" PVC Conduit Sch. 40	Per foot	400
1/2" PVC Sch. 40 90 Elbow	Each	16
4" x 4" x 2" PVC Junction Box	Each	8
Envision LED 30 W Architectural Flood Light	EACH	8
4" Round W/P Box	Each	8
4" Round W/P Blank		8
#10 stranded copper THHN wire	Per Foot	1300
Misc material	PVC Fittings, straps, screws, wire nuts	1
Note:	If there is anything else that the customer needs / wants to be done while we are there, it will be extra and done on a time & material basis.	1

\* Non-taxable

**Total \$9,804.68**

Material prices subject to an increase of up to 5% due to availability and volatility in market pricing. This quote is only valid for 30 days, at which time the quote is null and void.



**D'ANDREA ELECTRIC INC.**  
*PROFESSIONAL ELECTRICAL CONTRACTORS*

8100 Ulmerton Road | Building #1 | Largo, Florida 33771  
727-536-3535 | nick.f@dandreelectric.com |  
DAndreaElectric.com Lic # EC13009353

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



419 Arrowhead Ct Oldsmar, FL, 34677-4507  
 (727) 787-0913  
 kent@kencoelectrical.com  
 kencoelectrical.com  
 License #ER0014554

# Kenco Electrical Services

## Estimate

**For:** Outdoor Lighting Perspectives of Clearwater/Tampa Bay  
 OLPClearwater@outdoorlights.com  
 Ultimar Condo- Clearwater Beachh  
 727-785-6000

**Estimate No:** 2026-224  
**Date:** 02/24/2026

Description	Quantity	Rate	Amount
Electric for low-voltage light transformer -Install conduit from existing 120V location to transformer location -Provide GFI outlet at each or direct wire was switched -Total of (4) locations (at roof hallway and elevator rooms)	1	\$5,800.00	\$5,800.00
	Subtotal		\$5,800.00
	Total		\$5,800.00
	<b>Total</b>		<b>\$5,800.00</b>

### Terms and Conditions

A 3% credit card fee will be applied to all credit card transactions

\_\_\_\_\_  
 Kenco Electrical Services

\_\_\_\_\_  
 Client's signature

# P R O P O S A L

Outdoor Lighting Perspectives of Clearwater & Tampa Bay  
109 S Bayview Blvd  
Suite A  
Oldsmar, FL 34677  
(727) 785-6000  
<https://outdoorlights.com/clearwater>

**OUTDOORLIGHTING**  
P E R S P E C T I V E S ®

**Billing/Service Address**

Crockett, Kristin  
1560 Gulf Blvd  
Clearwater, FL 33767  
(727) 481-1405  
ultimarthree@outlook.com

Date	February 26, 2026
------	-------------------

## O U T D O O R L I G H T I N G P R O P O S A L

---

This proposal expires on 3/28/2026

Prepared by Robert van der Putten (olpclearwater@outdoorlights.com)

## N O T E S

---

Proposal is exclusive of electrical work needed by electrician to provide power for light fixture installation. We will forward Kenco Electrical Service Estimate to you.



Item	Description	Qty	Rate	Amount
Residential Installation	LED lighting system installation. Includes professional customized lighting design, installation labor, fixtures, LED components, controller, professional grade transformer, all necessary wire, connection parts, and one year of our Shine365 program. Our team will also come out and complete a night time adjustment following installation.	1		\$5,280.00
Ozark 20	Medium Flood Light 20w LED - 2700k	8 EA		\$0.00
Riser 6	Brass 6" Extension	8 EA		\$0.00
Misc.	Item: Materials, conduit and electrical boxes.	1 EA		\$0.00
TF 150	150 Watt Transformer SS	4 EA		\$0.00

Timer Astronomical	Astronomical w/ Battery Backup	4 EA		\$0.00
			Subtotal	\$5,280.00
			Tax	\$0.00
			Total	\$5,280.00

## T E R M S   A N D   C O N D I T I O N S

---

Outdoor Lighting Perspectives Policies, Terms, Conditions and SHINE365 Limited Warranty Terms and Conditions: A deposit may be required at the time your order is placed. Balance is due upon completion. If full payment is not received within 10 days of completion of lighting installation, customer agrees to pay all reasonable attorney fees and court costs incurred by Outdoor Lighting Perspectives to secure the agreed upon fee for installation, materials, and/or services provided. Returned checks or chargebacks will result in a time- price differential (FINANCE CHARGE) of 18% (eighteen percent) per annum, but in no event in excess of the maximum amount allowed by law, shall be assessed and due on the unpaid balance from the due date until payment is received in full by the Outdoor Lighting Perspectives service provider. Payments received will be applied first to any outstanding FINANCE CHARGE and the remainder to the unpaid balance on the account.

Caution: A potential fire hazard exists if fixture and / or bulbs are covered with leaves, pine needles, mulch or other flammable material. Fixtures and / or bulbs covered by such materials will render all applicable warranties void, and may cause fixtures to fail. DAMAGE DUE TO ACCIDENT; MISUSE; ABUSE; THEFT; VANDALISM; RIOT; EXPLOSION; EARTHQUAKE; LIGHTNING; FIRE; WATER OR FLOOD DAMAGE; NEGLIGENT, RECKLESS, KNOWING OR INTENTIONAL DAMAGE; OR ISSUES CAUSED BY HOME ELECTRICAL ISSUES; MAN-MADE DISASTERS, AND OTHER "ACTS OF GOD" are not covered by any warranty. It is the client's responsibility to ensure that 110-volt electric receptacles are available for system use, and are in good working order. Outdoor Lighting Perspectives disclaims all responsibility for ensuring that utilized household circuits contain sufficient electrical load capacities. Outdoor Lighting Perspectives is not responsible for grass, shrubs, driveways, or other components of property that are affected by installation. Homeowner will be notified in advance of any necessary alterations to structures or landscape. One year guarantee on halogen bulbs is valid only if lights are operated under "normal use," deemed to be from sunset until 12:00am midnight. Lifetime fixture guarantee applies to all brass/and or copper fixtures and well light fixtures produced by Outdoor Living Brands Supply Corp. exclusively for Outdoor Lighting Perspectives (OLP). All non-OLP fixtures are covered by their respective manufacturer's warranties. Any tampering or attempts to fix any problems with, or alter any part of the lighting system, whether by the homeowner, associated vendors, or any other persons not employed by Outdoor Lighting Perspectives, will void all warranties. Outdoor Lighting Perspectives does not provide warranties on work performed on any lighting system not originally installed by Outdoor Lighting Perspectives. Clients are responsible to verify proposed design is entirely on their property. Outdoor Lighting

Perspectives disclaims any and all liabilities for any repercussions due to equipment being installed on neighboring property. All Outdoor Lighting Perspectives franchise locations are independently owned and operated. Notice of Cancellation: You may cancel this contract, without penalty or obligation, at any time prior to midnight of the third business day after the date the contract is signed. If you cancel, any payment made by you under this contract will be returned within ten days following the receipt of your cancellation notice by the seller. Acceptance of this proposal indicates an agreed upon and binding contract between the parties listed as the billing/service address and Outdoor Lighting Perspectives.

## SHINE365 LIMITED LIFETIME WARRANTY

### LIMITED WARRANTY TERMS AND CONDITIONS

Subject to the terms and conditions described herein, Outdoor Lighting Perspectives of Clearwater & Tampa Bay, ("Outdoor Lighting Perspectives"), warrants to the original end-user customer of the products specified below ("Products") that are installed by Outdoor Lighting Perspectives for the customer, that Outdoor Lighting Perspectives will repair or replace those Products that fail due to defects in material or workmanship. Repaired parts or replacement products will be provided by Outdoor Lighting Perspectives on an exchange basis and will be either new or refurbished to be functionally equivalent to new. This limited warranty covers only repair or replacement for defective Products installed by Outdoor Lighting Perspectives as provided above.

Outdoor Lighting Perspectives will not be liable for special, incidental, punitive or consequential damages, including, but not limited to, loss of enjoyment, business interruption, loss of profits, damage to or loss of other property or persons. Outdoor Lighting Perspectives' obligation to repair or replace any listed/covered Product, as may be required, is the sole and exclusive remedy available to you under this limited warranty. This limited warranty is in lieu of and supercedes all other warranties, express or implied. Some states may not allow the exclusion or limitation of incidental or consequential damages, so that exclusion may not apply to you. This limited warranty gives you certain legal rights. You may have other rights that vary from state to state. This limited warranty does not extend the manufacturer's warranty.

### ELIGIBILITY FOR LIMITED WARRANTY

The only lighting systems eligible for this warranty are those systems originally installed by Outdoor Lighting Perspectives using Outdoor Lighting Perspectives branded products. In addition, the warranty only applies if the end-user customer enrolls in the annual maintenance plan, and only for so long as they are in good standing with and remains enrolled in the annual maintenance plan. The annual maintenance plan fee is based on the components of the lighting system installed.

A customer ceases to be in good standing under the annual quality check service if they do not timely make a payment due for that program. A customer whose annual quality check service lapses may re-enroll under the following conditions: 1) lighting system must be recertified, and 2) lighting system must be upgraded to current specifications. An inspection/recertification fee will apply, and standard labor and parts rates would apply for any required upgrades, all such costs being the responsibility of the customer. Once complete, the customer would be entered back into the Shine365 warranty program.

The end-user customer must retain proof of original ownership (original sales invoice). If the premises where the lighting system was installed is transferred, this Limited Warranty is also transferrable to the second owner as long as the new owner enrolls in the annual maintenance plan and for so long as the new owner is in good standing with and remains enrolled in the annual maintenance plan.

**LIMITED WARRANTY EXCLUSIONS** This limited warranty is subject to all of the following conditions and exclusions:

1. Outdoor Lighting Perspectives is not liable for, and does not cover under warranty, any costs associated with determining the source of the system problems. These costs shall be borne solely by the purchaser.
2. Outdoor Lighting Perspectives is not liable for and does not cover under warranty, any cost associated with installing, servicing, repairing and/or updating lighting system components that are not produced by Outdoor Living Brands Supply Corp. exclusively for the Outdoor Lighting Perspectives brand or were not originally installed by Outdoor Lighting Perspectives, or have been serviced by any other than a certified Outdoor Lighting Perspectives technician. These costs shall be borne solely by the purchaser.
3. In order to keep this limited warranty in effect, the product must have been handled and serviced only by a certified Outdoor Lighting Perspectives technician.
4. This limited warranty does not cover any damage due to: ACCIDENT; MISUSE; ABUSE; THEFT; VANDALISM; RIOT; EXPLOSION; EARTHQUAKE; LIGHTNING; FIRE; WATER OR FLOOD DAMAGE; NEGLIGENT, RECKLESS, KNOWING OR INTENTIONAL DAMAGE; OR ISSUES CAUSED BY HOME ELECTRICAL ISSUES. This limited warranty does not apply to any purchaser who bought the product from a reseller, distributor or non-authorized Outdoor Lighting Perspectives business, including but not limited to purchases from Internet auction sites. This limited warranty does not cover claims also covered by a manufacturer's warranty, any service contract, or claims covered by insurance (e.g., homeowner's insurance or general liability insurance).
5. This limited warranty is provided solely by Outdoor Lighting Perspectives (the independent franchisee identified above).
6. Powder coating and finishes are NOT covered by warranty. This applies to and may be covered by a MANUFACTURERS warranty but is not in any case extended by the SHINE 365 Limited Lifetime Warranty or any implied warranty through Outdoor Lighting Perspectives.

## PRODUCTS COVERED

Subject to the limitations and exclusions noted above, the following Outdoor Lighting Perspectives Products produced by Outdoor Living Brands Supply Corp. exclusively for Outdoor Lighting Perspectives are covered by the Shine365 limited lifetime warranty from the date of original retail purchase when you opt-in to the annual quality check service:

- All transformers installed by Outdoor Lighting Perspectives.
- In addition to the limitations set forth above, the warranty does not cover service calls to reset circuit breakers or GFCI's. If anyone other than a qualified Outdoor Lighting Perspectives technician accesses the transformer for any reason other than timer adjustment, this warranty is void. Any additional fixtures that are added to the transformers that may cause the transformer to overload will void the warranty.\*
- All brass and/or copper fixtures and well light fixtures installed by Outdoor Lighting Perspectives.
- Any fixtures damaged by homeowner or third-party will not be covered by warranty. \*
- Brass, heavy-duty glass covers.
- The warranty does not cover lost or stolen lens covers or scratches. Glass and plastic lens covers that have been covered in mulch or other debris resulting in damage are not covered by this warranty.
- Low-voltage wire
- The warranty does not cover wire mistakenly cut by the property owner or other vendors or electrical shortage to the line as a result of anything being driven, stapled or manipulated into the wire lines.
- LED bulbs

\*Note: All other transformers and fixtures including internal components installed by Outdoor Lighting Perspectives will be covered by the original manufacturer's warranty.

The following items are not covered under the Shine365 warranty include:

- All Lighting Control Automation controls, modules and astronomical timers.
- Halogen bulbs
- Any lens cover with a painted finish: The warranty does not cover lost or stolen lens covers or scratches.
- Commercial fixtures
- RGBW (Red, Green, Blue, White) or any color-changing fixtures
- Integrated non-field-serviceable fixtures
- Bistro/String lighting lamps or cord
- Wifi, Z-Wave, Bluetooth or radio controlled control systems
- Holiday lighting and festive products including but not limited to C9 bulbs and wire, wreaths, garland, string lighting, tree wraps, etc.
- Roofline Track Lighting

## BASIC WARRANTY COVERAGE

For any customer that chooses not to be in the Shine365 limited lifetime warranty program or if your Shine365 warranty lapses, the following items are covered for two years from the date of installation:

- All transformers installed by Outdoor Lighting Perspectives. This limited warranty does not cover any damage due to: accident; misuse; abuse; theft; vandalism; riot; explosion; earthquake; lightning; fire; water or flood damage; negligent, reckless, knowing or intentional damage; issues caused by home electrical issues; or service calls to reset circuit breakers or GFCI's. If anyone other than a qualified Outdoor Lighting Perspectives personnel accesses the transformer for any reason other than timer adjustment, this warranty is void. Any additional fixtures that are added to the transformers that may cause the transformer to overload will void the warranty.
- All brass and/or copper fixtures and well light fixtures installed by Outdoor Lighting Perspectives. Any fixtures damaged by homeowner or a third-party will not be covered by warranty. This limited warranty does not cover any damage due to: accident; misuse; abuse; theft; vandalism; riot; explosion; earthquake; lightning; fire; water or flood damage; negligent, reckless, knowing or intentional damage; or issues caused by home electrical issues.
- LED bulbs except LightCraft Bistro Bulbs and Bistro String which are covered for a period of one year only.
- Low-voltage wire. The warranty does not cover wire mistakenly cut by the property owner or other vendors or electrical shortage to the line as a result of anything being driven, stapled or manipulated into the wire lines.
- RGBW (Red, Green, Blue, White) or any color-changing fixtures
- Brass, heavy-duty glass covers. The warranty does not cover lost or stolen lens covers or scratches. Glass and plastic lens covers that have been covered in mulch or other debris resulting in damage are not covered by this warranty.

The following items are not covered under the basic warranty:

- All Lighting Control Automation controls, modules and astronomical timers.
- Halogen bulbs
- Any lens cover with a painted finish: The warranty does not cover lost or stolen lens covers or scratches.
- Commercial fixtures
- Integrated non-field-serviceable fixtures
- Holiday lighting and festive products including but not limited to C9 bulbs and wire, wreaths, garland, string lighting, tree wraps, etc.

- Bistro lighting bulbs and string
- Any damage due to: ACCIDENT; MISUSE; ABUSE; THEFT; VANDALISM; RIOT; EXPLOSION; EARTHQUAKE; LIGHTNING; FIRE; WATER OR FLOOD DAMAGE; NEGLIGENCE, RECKLESS, KNOWING OR INTENTIONAL DAMAGE; OR ISSUES CAUSED BY HOME ELECTRICAL ISSUES. This limited warranty does not apply to any purchaser who bought the product from a reseller, distributor or non-authorized Outdoor Lighting Perspectives business, including but not limited to purchases from Internet auction sites. This limited warranty does not cover claims also covered by a manufacturer's warranty, any service contract, or claims covered by insurance (e.g., homeowner's insurance or general liability insurance).
- Roofline Track Lighting

## ROOFLINE TRACK LIGHTING

- Outdoor Lighting Perspectives (OLP) warrants only to the original end user that the products and parts used to complete and contribute to a functioning lighting system including, but not limited to, lights, power kits, controllers, extensions, cables, connectors, and tracks will be free from defects in material and workmanship for 5 years.
- DISCLAIMER OF ALL OTHER WARRANTIES. NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, ARE GIVEN, AND OLP EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, INCLUDING AND WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to particular end users.
- Limitations. No salesperson, representative, or agent of OLP is authorized to make any guaranty, warranty, or representation that contradicts the terms contained in this Limited Warranty. Any waiver, alteration, addition, or modification to the warranties contained herein must be in writing and signed by authorized representatives of OLP to be valid, binding, and enforceable. OLP does not assume responsibility for any specific application to which any products or parts are applied including, but not limited to, compatibility with other equipment. All statements, technical information, or recommendations relating to the products or parts are based upon tests believed to be reliable, but do not constitute a guaranty or warranty. OLP SHALL NOT UNDER ANY CIRCUMSTANCES WHATSOEVER BE LIABLE TO ANY PARTY FOR LOSS OF PROFITS, DIMINUTION OF GOOD WILL, OR ANY OTHER SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER WITH RESPECT TO ANY CLAIM IN CONNECTION WITH OLP PRODUCTS AND PARTS. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to particular end users.
- What May Void the Warranty. This Limited Warranty shall be null and void in the following circumstances.

1. Accident, damage, abuse or misuse of products or parts.

2. Installation, modification or repair of any product or part by the end user or any non-authorized OLP service provider; or
3. Improper use or installation, or damage by accident or neglect, of any product or part by end user or any third party; or
4. Abnormal operating conditions or applications, including but not limited to power surges, lightning, hurricanes, tornadoes, tsunamis and other weather related incidents or acts of God.
5. Failure of the end user or any third part to exercise caution to protect any product or part or physical abuse.

## Claims

When presenting a claim under this Limited Warranty, you must provide Outdoor Lighting Perspectives with the original sales invoice, which constitutes evidence of the original purchaser's date of purchase. You must provide Outdoor Lighting Perspectives with documentation of all services performed on the Products.

To submit a claim, you must contact Outdoor Lighting Perspectives at:

Outdoor Lighting Perspectives of Clearwater & Tampa Bay

109 S Bayview Blvd

Oldsmar, FL 34677

(727) 785-6000

[olpclearwater@outdoorlights.com](mailto:olpclearwater@outdoorlights.com)

[Click here](#) if you no longer wish to receive notifications or related information about this proposal.



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

<b>ESTIMATE</b> 49755747	<b>ESTIMATE DATE</b> 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

<b>SUB-TOTAL</b>	\$9,493.00
<b>TOTAL</b>	\$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

---



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

<b>ESTIMATE</b> 49521041	<b>ESTIMATE DATE</b> Feb 10, 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 LED down lighting for the front walls of the towers on roof to illuminate exterior wall of towers. Furnish and install wiring, conduit and photocell off of existing circuit to towers.	1.00	\$0.00	\$0.00
EST1016	Furnishing of lighting fixture package as proposed	1.00	\$19,585.00	\$19,585.00
MISC	Miscellaneous materials. Wiring, conduit, boxes, photocells, strapping and hardware	1.00	\$946.00	\$946.00
LABOR2000	Service Van w/ Lead and Apprentice - One Hour	1.00	\$8,642.00	\$8,642.00
DEPOSIT	A 25% deposit is required before work can be started on jobs over \$5,000.  Please provide a check for \$7,293.25	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

<b>SUB-TOTAL</b>	\$29,173.00
<b>TOTAL</b>	\$29,173.00

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

---



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

<b>ESTIMATE</b> 49692655	<b>ESTIMATE DATE</b> Feb 18, 2026
-----------------------------	--------------------------------------

**JOB ADDRESS**

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

**Job:** 20894

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Scope of work	Supply and install 200a 3ph 3r ss panel in place of old Supply and install surge protection	1.00	\$15,071.00	\$15,071.00
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
DEPOSIT	A 25% deposit is required before work can be started on jobs over \$5,000.  Please provide a check for \$3768.00	1.00	\$0.00	\$0.00

**SUB-TOTAL**                    \$15,071.00

**TOTAL**                                \$15,071.00

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

---



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

<b>ESTIMATE</b> 49682174	<b>ESTIMATE DATE</b> Feb 18, 2026
-----------------------------	--------------------------------------

**JOB ADDRESS**

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

**Job:** 20894

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Scope of work	Supply and install 200a 3ph 3r panel in place of old panel Supply and install surge protection Supply and install (1) receptacle near panel	1.00	\$4,491.00	\$4,491.00
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

<b>SUB-TOTAL</b>	\$4,491.00
<b>TOTAL</b>	\$4,491.00

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

---



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

<b>ESTIMATE</b> 49155066	<b>ESTIMATE DATE</b> Jan 22, 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 LED down lighting for towers on roof to illuminate exterior wall of towers. Furnish and install wiring, conduit and photocell off of existing circuit to towers.	1.00	\$0.00	\$0.00
EST1016	Furnishing of lighting fixture package as proposed	1.00	\$56,342.00	\$56,342.00
MISC	Miscellaneous materials. Wiring, conduit, boxes, photocells, strapping and hardware	1.00	\$836.00	\$836.00
LABOR2000	Service Van w/ Lead and Apprentice - One Hour	1.00	\$9,870.00	\$9,870.00
DEPOSIT	A 25% deposit is required before work can be started on jobs over \$5,000.  Please provide a check for \$16,512	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

<b>SUB-TOTAL</b>	\$67,048.00
<b>TOTAL</b>	\$67,048.00

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

---



## ULTIMAR 3 CONDOMINIUM ASSOCIATION, INC. CUSTOMIZED ELEVATOR MAINTENANCE AGREEMENT

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

### RES Modernization Maintenance Agreement # : M-25033-FL

#### **Property & Covered Equipment Location:**

#### **Ultimar Three Condominium Association, Inc.**

1560 Gulf Blvd.  
Clearwater, Florida 33767



#### **Maintenance Agreement Created for:**

**Ms. Kristin Crockett – Association Manager**  
**Ultimar III Condo. Assoc.**  
1560 Gulf Blvd.  
Clearwater, Florida 33767

#### **Maintenance Agreement Provided by:**

**Rise Elevator Services, LLC.**  
**(RES Elevator Consulting)**  
P.O. Box 5959  
Spring Hill, Florida 34611  
Email: [RiseElevatorServices@outlook.com](mailto:RiseElevatorServices@outlook.com)

## RES Maintenance Agreement Table of Contents

Section	Contents	Page
I.	<b>Agreement Amount &amp; Term</b> ----- Cancellation Terms Included	3 - 4
II.	<b>Elevator Equipment Summary</b> -----	5
III.	<b>Scope of Work</b> ----- <b>A. Contractor’s Duties (P. 6)</b> <b>B. Mandated Elevator Performance Criteria (P. 6)</b> <b>C. Contractor’s Employees and Competence (P. 6-7)</b> <b>D. Covered Components (P. 7-8)</b> <b>E. Replacement Parts Inventory (P. 9)</b> <b>F. Specific Maintenance Task Requirements (P. 10-12)</b> <b>G. Hours and Manner of Work (P. 13)</b> <b>H. Billing Rates (P. 14)</b> <b>I. Communication(P. 14)</b> <b>J. Obsolescence (P. 15)</b> <b>K. Exclusions (P. 16)</b> <b>L. Code Mandated Testing (P. 17)</b> <b>M. Interim Maintenance (Modernization) (P. 17)</b> <b>N. Warranty / Warranties (P. 18)</b> <b>O. Elevator Shutdowns and Removal from Service (P. 19)</b>	6 - 19
IV.	<b>Key Performance Indicator’s (KPI’s)</b> -----	20
V.	<b>Maintenance Control Program “MCP”</b> -----	21
VI.	<b>Indemnification &amp; Insurance</b> -----	22 - 23
VII.	<b>Purchaser/Owner Rights &amp; Responsibilities</b> -----	24 - 25
VIII.	<b>General Terms and Conditions</b> -----	26
IX.	<b>Elevator Maintenance Charts</b> -----	27 – 31
X.	<b>Maintenance Provider &amp; Owner Contact Information</b> -----	32
XI.	<b>Elevator Maintenance Acceptance/Signature Page</b> -----	33

# Section I

## Agreement Amount and Term

The parties to this Elevator Maintenance Agreement ("Agreement") are Ultimar Three Condominium Association, Inc. hereinafter referred to as "Purchaser/Owner" and Select Elevator Company hereinafter referred to as "Contractor." For identification purposes, the date of this Agreement is the date the Purchaser/Owner or its authorized agent signs it. For this Agreement, the terms "Purchaser" and "Owner" are synonymous in meaning. The purpose of this Agreement is to set forth the terms and conditions under which the Contractor will provide elevator preventive maintenance, repair, and callback services to the Purchaser/Owner.

### **Agreement Amount:**

During the term of this Maintenance Agreement, Purchaser/Owner shall pay the pre-negotiated sum(s) as stated below including applicable tax (the Agreement Price), for the faithful performance of the services herein required of Contractor on all equipment described above, subject to the terms of this Agreement.

### **Price Detail and Summary:**

<b>(Pre Mod) INTERIM ELEVATOR MAINTENANCE PRICING</b>			
<i>(24/7/365 Coverage Before/During Modernization)</i>			
<b>Elevator(s)</b>	<b>Monthly Price</b>	<b>Quarterly Price</b>	<b>Annual Price</b>
#1 - 49569	\$ 425.00	\$ 1,275.00	\$5,100.00
#2 - 49570	\$ 425.00	\$ 1,275.00	\$5,100.00
#3 - 49571	\$ 425.00	\$ 1,275.00	\$5,100.00
#4 - 49572	\$ 425.00	\$ 1,275.00	\$5,100.00
<b>Totals:</b>	<b>\$1,400.00 Monthly</b>	<b>\$5,100.00 Quarterly</b>	<b>\$20,400.00 Annually</b>
<b>(Post Mod) 12 - MONTH WARRANTY ELEVATOR MAINTENANCE PRICING</b>			
<i>(24/7/365 Coverage 12 - Months Following Modernization)</i>			
<b>Elevator(s)</b>	<b>Monthly Price</b>	<b>Quarterly Price</b>	<b>Annual Price</b>
#1 - 49569	\$ 425.00	\$ 1,275.00	\$5,100.00
#2 - 49570	\$ 425.00	\$ 1,275.00	\$5,100.00
#3 - 49571	\$ 425.00	\$ 1,275.00	\$5,100.00
#4 - 49572	\$ 425.00	\$ 1,275.00	\$5,100.00
<b>Totals:</b>	<b>\$1,400.00 Monthly</b>	<b>\$5,100.00 Quarterly</b>	<b>\$20,400.00 Annually</b>

## **ONGOING ELEVATOR MAINTENANCE PRICING**

**(Following the 12 Month Warranty Maintenance Period – Full Coverage of Overtime Callbacks NOT Included)**

<b>Elevator(s)</b>	<b>Monthly Price</b>	<b>Quarterly Price</b>	<b>Annual Price</b>
#1 - 49569	\$ 425.00	\$ 1,275.00	\$5,100.00
#2 - 49570	\$ 425.00	\$ 1,275.00	\$5,100.00
#3 - 49571	\$ 425.00	\$ 1,275.00	\$5,100.00
#4 - 49572	\$ 425.00	\$ 1,275.00	\$5,100.00
<b>Totals:</b>	<b>\$1,400.00 Monthly</b>	<b>\$5,100.00 Quarterly</b>	<b>\$20,400.00 Annually</b>

### **Term of Agreement:**

Term of this Agreement shall be for an initial **Three (3) year term** with a commencement date of **JANUARY 19, 2026** and an initial term end date of **JANUARY 18, 2029** both dates inclusive, and the Agreement shall be automatically extended/renewed for succeeding one (1) year terms unless terminated in writing by either party with no less than thirty (30) days prior written notice, subject to the following:

### **A. Cancellation Terms:**

1. **NON-PERFORMANCE CANCELLATION** - In the event that the Contractor breaches this Agreement or fails to perform any services required hereunder, the Purchaser/Owner shall notify the Contractor in writing of the specific deficiencies. Upon receipt of such notice, the Contractor shall have thirty (30) calendar days to remedy the identified deficiencies, at the Contractor's sole cost and to the sole satisfaction of the Purchaser/Owner or Purchaser/Owner's designated Consultant. If the Contractor fails to correct the deficiencies within the specified thirty (30) day period, the Purchaser/Owner shall reserve the right to terminate this Agreement, in whole or in part, effective immediately or at any time for the remaining term of this maintenance agreement upon providing thirty (30) calendar days written notice to the Contractor. Such notice may be delivered via email or certified mail.
2. If the property is sold, Purchaser/Owner may cancel this Agreement with 30 days written notice to the other party.
3. If the Contractor fails to supply or provide agreement required spare parts within 60 days of the agreement execution/start date the Owner may cancel the remaining term of this agreement by providing the Contractor thirty (30) day notice via email or certified mail.
4. The Purchaser/Owner may choose to modernize all or a portion of the elevator during the term of this Agreement. Instances where the existing Maintenance Contractor is not the selected modernization the Owner/Purchaser will provide the existing Maintenance Contractor with the following options:
  - a. The existing Maintenance Contractor may remain as the maintenance contractor up to the commencement of the modernization project.
  - b. Maintenance Contractor may discontinue maintenance services following the award of the modernization to another Contractor. However, the Maintenance Contractor agrees to provide the Owner/Purchaser with a minimum of thirty (30) days' notice of intent to cancel and agrees to continue providing full maintenance/repair services for the remaining thirty (30) day term.

In the event this Agreement is canceled, the Contractor shall immediately deliver to Purchaser/Owner all reports, records, wiring diagrams, portable electronic diagnostic tools, access codes, and other materials and documentation related to, and required to facilitate, the Services required by this Agreement. Purchaser/Owner shall withhold final payments due Contractor until receipt of required information and tools. Subsequently, all payments due Contractor shall be prorated on a per diem basis, and no further compensation shall be due to Contractor.

## Section II

### Elevator Equipment Summary

Building Elevator ID #	State ID #	Original Equipment Manufacturer	Equipment Type	Speed (fpm)	Elevator Capacity (lbs.)	Total Landings	Hourly PM Requirements
#1	49569	Otis	Traction Passenger	350	3,000	17	1.5 hrs./Mo.
#2	49570	Otis	Traction Pass/Serv.	350	3,000	17	1.5 hrs./Mo.
#3	49571	Otis	Traction Passenger	350	3,000	17	1.5 hrs./Mo.
#4	49572	Otis	Traction Pass/Serv.	350	3,000	17	1.5 hrs./Mo.
Total <u>Monthly</u> Mandatory Maintenance Hours = <b>6.0 Hours Per Month</b> Total <u>Annual</u> Mandatory Maintenance Hours = <b>72 Hours Annually</b>							

## Section III

### Scope of Work

#### **A. Contractor's Duties:**

1. The Contractor must provide & complete **1.50 hours** of proactive preventative maintenance per elevator/per month on all elevators covered under the terms of this elevator maintenance Agreement.
2. The Contractor shall provide all necessary supplies, materials, parts, labor, supervision, tools, scaffolding, machinery, hoists, equipment (including employee safety gear), lubricants, and technical information required to perform complete mandated and proactive preventative maintenance, repairs, and callback services for the covered equipment and components. This includes, but is not limited to, cleaning, lubrication, adjustments, inspections, and the replacement of parts or components as needed. All work must be performed by trained, licensed, and qualified elevator industry technicians to ensure workmanship meets the highest industry standards, complies with all applicable laws, and adheres to all expressed or implied terms of this Agreement pertaining to the vertical transportation systems detailed in Section II: Elevator Equipment Summary. The Contractor is responsible for maintaining the equipment in a condition suitable for the environment in which it operates.
3. The Contractor agrees to utilize only its own directly employed technicians to perform all maintenance, service or repair work, and Category 1 (CAT1) or Category 5 (CAT5) inspection testing. The use of subcontractors for any such work is strictly prohibited unless prior written approval is obtained from the Purchaser/Owner.
4. By accepting the terms of this maintenance agreement, the Contractor agrees to maintain all maintenance records, monthly, quarterly, and annual, on-site within the elevator machine room. These records must be completed at the time of service by the technician performing the maintenance. With prior approval from the Owner, the Contractor may also provide digital maintenance records as a supplemental reference; however, digital records shall not be accepted as the primary source of maintenance documentation.

#### **B. Mandated Elevator Performance Criteria:**

1. The Contractor must make all adjustments required to ensure elevator leveling deviations do not exceed 1/4" at all landings in both directions of travel at all times.
2. The Contractor must always maintain original elevator performance to meet ISO 804 criteria. The ride quality of each elevator shall not exceed 25 mg peak-to-peak vertical & horizontal measured accelerations in the 1 to 10 range.

#### **C. Contractor's Employees and Competence:**

1. All employees of the Contractor performing work under this Agreement must have successfully completed the National Elevator Industry Educational Program (NEIEP) or an equivalent elevator industry training program that is specific to the elevator trade and recognized by applicable state and federal regulatory agencies. The training must cover the installation, alteration, maintenance, and repair of the elevator equipment included in this Agreement. Additionally, all such employees must hold current certifications or licenses, as required by applicable federal, state, and local authorities, to perform elevator maintenance and repair work in compliance with all relevant laws and regulations.
2. The Contractor's company shall have been actively established in the elevator industry for a minimum of five (5) years, unless otherwise approved by the Owner and/or Consultant. The Contractor must also maintain a current and valid business license in the state(s) where operations are conducted. Upon request by the Purchaser/Owner, the Contractor shall provide documentation verifying applicable licenses, certifications, and/or relevant commercial experience.

3. The Contractor shall remain fully responsible at all times for the direct supervision and performance of all Services by its employees and/or any approved subcontractors. An on-site equipment condition review shall be conducted annually by a designated, competent, industry-trained, and licensed service supervisor employed by the Contractor, or at any time upon request by the Owner. The purpose of this review is to verify that all services performed are in accordance with the terms and standards set forth in this Agreement. The Contractor shall provide the Purchaser/Owner with a written summary of the findings within ten (10) working days of the review's completion.
4. In the event the Purchaser/Owner determines, for any reason, that the qualifications, performance, or conduct of any Contractor employee violates the terms of this Agreement, the Contractor shall, upon notice, promptly provide a qualified and competent replacement technician acceptable to the Purchaser/Owner.
5. Contractor's Employees are Required to:
  - a. Upon arrival and departure to the property, check-in with Purchaser/Owner by means suitable to Purchaser/Owner. (*Note: Time associated with Check-in/Check-out procedures is not included as maintenance, nor will the Contractor be permitted to deduct this time from mandated maintenance hours*)
  - b. Upon check-in, at a minimum, indicate the name of the person or persons, time of arrival, the purpose of visit, a brief description of work performed, and time of departure.
  - c. In the event of billable work, the Contractor must leave time tickets after each visit before leaving the Property with Purchaser/Owner, signed by Purchaser/Owner.
  - d. Properly document all onsite paper maintenance related check sheets/logs or service tickets anytime maintenance or service is performed. Contractor offered electronic time tickets will only be accepted as additional record of services provided. The Purchaser/Owner will not accept electronic maintenance, or service-related time tickets as a "substitution" for paper time tickets or code required onsite documentation.

#### **D. Covered Components:**

The Contractor shall regularly and systematically examine, maintain, adjust, lubricate, and test all elevators listed herein, and, when necessary, repair or replace any worn or defective parts or components. This includes, but is not limited to, the following:

1. **Machines Geared or Gearless -** Includes all internal gearing and lubricants; AC and DC electric motors; motor windings; motor couplings; equipment isolation devices; rotating elements; commutators; brushes and brush rigging assemblies; drive sheaves; deflector sheaves; secondary and emergency braking equipment, regardless of model, type, or device location; all seals and gaskets; brake switches; bearings of all types and bearing races; DC generators; permanent magnet AC (PMAC) motor components including rotors, stators, and associated electronics; gearless hoist machine components such as traction sheaves, encoders, and cooling systems; and all related mechanical and electrical parts integral to the operation and safety of the hoisting machinery.
2. **Control Systems:** Logic controllers, power controllers, microprocessor and programmable logic controllers (PLCs), printed circuit boards (PCBs), selectors, starters, dispatching equipment, relays, solid-state components, contactors, resistors, capacitors, condensers, transformers, electrical contacts, wiring leads, dashpots, rectifiers, timing devices, variable frequency drives (VFDs) or inverters (regardless of type or model), all computer-related devices and modules, mechanical and electrical driving equipment, including all types of motor controllers and drive units.
3. **Overspeed Governors:** Includes governor sheave(s), shafts, all associated bearings, switch contacts, and governor jaws (if applicable). Also encompasses tail sheaves, all additional sheaves within the governor assembly, associated bearings, governor tension (tail) sheave assembly, and all governor wire ropes.

4. **Elevator Door Equipment:** Includes automatic power-operated door operators; door operator drive belts and/or chains; hoistway door interlock assemblies; hoistway and car door hangers; hoistway and car door tracks; hoistway and car door bottom guides (gibs); pick-up rollers and roller assemblies; door restrictors/restricted opening devices and all associated components; hoistway door closing devices; car door clutch and vane assemblies; car door electrical contacts; door protective devices such as safety edges, photoelectric sensors, or infrared non-contact door protection systems; rubber bumpers on car and hoistway door strike jambs; and hoistway door struts. The Contractor is responsible for ensuring that door track lubrication does not accumulate to create “money bumps” on any door tracks. Callbacks resulting from “money bump” build-ups on door track assemblies shall not be billed to the Owner.
5. **Accessory / other equipment including:** Includes car and hall lanterns; starters; indicator and control panels; car and hall position indicators; all signal controls used in elevator operation, including car signal bells; car and counterweight buffers; hoist ropes (cables) or hoist belts; key switches, including Firefighters’ Service Phase I and II keyed switches, and key switch collars/inserts; top and bottom limit switches; compensating sheave assembly; compensation ropes and chains; WhisperFlex® compensation assembly guides; traveling cables and multi-conductor cables; all associated hoistway wiring; load weighing equipment; car frame and platform; car safety mechanisms; elevator car guide shoes, guide rollers, and guide shoe inserts; cartop ventilation fans; and machine room wiring.
6. **Guide Rails:** Guide rails shall be periodically cleaned and vacuumed. Lubrication shall be applied only when slide guides are present. The Contractor is solely responsible for removing rust from all guide rail surfaces.
7. **Exterior Finishes:** The Contractor is responsible for maintaining the exterior finishes of all above-ground elevator equipment and components susceptible to rust, regardless of location. This includes applying low-VOC rust-inhibiting paint as needed to protect the equipment from corrosion and to ensure it remains in an aesthetically pleasing condition at all times.
8. **Covered Components:** All components not expressly excluded or specifically identified within the exclusions section of this Agreement shall be considered “Covered Components” under the terms of this Agreement.

**E. Replacement Part(s) Inventory:**

The Contractor must maintain a reasonable inventory of common wear parts within a Contractor provided parts cabinet within the elevator machine room. The parts inventory for this property will consist of the following items:

<b>Traction Elevator Specific Items</b>		
<b>(Post Modernization Required Spare Parts)</b>		
<b>Item #</b>	<b>Qty.</b>	<b>Item Description</b>
1.		Equipment specific motor & generator brushes (*When applicable)
2.		Control Equipment specific relays
3.		Control Equipment specific resistors
4.		Control Equipment capacitors, coils, timers
5.		Control Equipment Serial Comm. / Expansion Circuit Boards
6.		OEM Manufactured Direct Replacement Interlock contact set(s)
7.		OEM Direct Replacement Hoistway door pick-up rollers
8.		OEM Direct Replacement Hoistway door hanger rollers
9.		OEM Direct Replacement Car & counterweight guide rollers
10.		Direct Replacement "3D"ICU door edge unit
11.		Direct replacement limit switch per type/model
12.		Door operator belts and/or drive chain(s)
13.		OEM Direct Replacement Illuminating Hall Push Button Replacement Contact Set(s)
14.		Equipment specific fuses
15.		Hoist machine gear box oil/lubricant
16.		Rope Gripper / Emergency Brake Pads
<b>Note #1</b>	Unless previously agreed to in writing, there will be no consideration for storage of spare parts within the maintenance technician's vehicle or within the "local warehouse".	
<b>Note #2</b>	When Overtime service callback repairs are unable to be completed the same day by the Contractor due to lacking or missing mandated onsite required spare parts inventory; the Contractor will not be permitted to bill/charge the Purchaser/Owner for any fees associated with the overtime callback.	

**F. Specific Maintenance Task Requirements:****Monthly Maintenance Tasks (Traction Elevators):**

1. (*\*When required by the Purchaser/Owner*) Upon arrival to the site and prior to beginning any maintenance tasks, the Contractor's technician may be required by the Purchaser/Owner to check-in with designated building personnel. At the time of check-in, the Contractor is to review & document all customer noted deficiencies or specific concerns with equipment covered under this maintenance agreement for correction while onsite or for the purpose of requesting additional repairs through the Contractor's repair department.
2. The Contractor's technician must ride Choose an item. elevator to observe door operation at each landing, ride quality/performance, sill to sill leveling, sill debris accumulation and the overall condition of the elevator.
3. The Contractor's technician must inspect the elevator pit to ensure the elevator pit is clean, there is no accumulation of water trash, or debris on the pit floor. (*Technician must immediately notify the Purchaser/Owner of any observed ground water intrusion or standing water within the elevator pit(s) prior to leaving the site.*)
4. The Contractor's technician must check the operation of the door re-opening devices of Choose an item. elevator to ensure the re-opening devices are operating as required by code.
5. The Contractor's technician must check all restrictive opening devices (door restrictors) to ensure all aspects of the door restrictor(s) are operating to prevent door operation outside of the door zone(s) as required by code.
6. The Contractor's technician must check & adjust door closing, and stall pressures as needed to maintain code compliance. This includes ensuring all hoistway doors are self-closing, and the Smartork spirators are adjusted to operate as designed (*\*observe the location of the Smartork spirator white dot to determine if adjustments are required*).
7. The Contractor's technician must check the emergency alarm bell & emergency lighting to ensure both devices are fully operational as required by code. If either component is inoperable, the contractor must immediately complete all repairs required to ensure emergency bell & emergency lighting are fully operational prior to leaving the site.
8. The Contractor's technician must check all car call, hall call, emergency phone operation, & other signal fixtures for proper operation, including fixture illumination. Technician must repair any/all observed inoperable components.
9. The Contractor's technician must check the condition of the elevator controller. This includes inspecting/checking the following items for wear or damage: relays, circuit boards, motion control drive components, timers, fuses, motor contactors, etc. for proper operation. The technician must repair or replace any control components showing signs of excessive wear, damage, or component malfunction.
10. The Contractor's technician must check the oil level in Choose an item. hoist machine(s) and add oil as necessary to eliminate the possibility of equipment cavitation due to low oil conditions.
11. The Contractor shall perform testing of the fire service operation monthly and record the monthly test information on a monthly fire service test log.
12. The Contractor's technician must correct all deficient items noted during the monthly maintenance visit.

**Quarterly Maintenance Task Requirements (Traction Elevators):**

1. (*\*When required by the Purchaser/Owner*) Upon arrival to the site and prior to beginning any maintenance tasks, the Contractor's technician may be required by the Purchaser/Owner to check-in with designated building personnel. At the time of check-in, the Contractor is to review & document all customer noted deficiencies or specific concerns with equipment covered under this maintenance agreement for correction while onsite or for the purpose of requesting additional repairs through the Contractor's repair department.
2. **(GEARED MACHINES)** The Contractor's technician must check the oil level in the geared hoist machine(s) and add oil as necessary to eliminate the possibility of equipment damage due to low oil conditions.
3. **(GEARLESS DC MACHINES)** Check all DC brushes & brush riggings for wear that may require replacement. Contractor is to replace all low or worn-out brushes to prevent damage to the commutators.
4. **(GEARLESS DC MACHINES)** Contractor is to vacuum/remove all accumulations of carbon dust.
5. Lubricate all hoist machine & deflector sheave grease fittings.
6. The Contractor's technician must check the hoist ropes for proper lubrication, and provide lubrication as needed to prevent rouging.
7. The Contractor's technician must inspect the governor rope(s) for rouging or damage. (*Any/all governor ropes are to be reported to the Purchaser/Owner, the affect elevator(s) are to be immediately removed from service, and the rope(s) are to be replaced immediately.*)
8. The Contractor's technician must verify proper operation of the car top inspection stations, car top work lights and pit stop switches of each elevator.
9. (*\*When present*) The Contractor's technician must check the proper operation of hoistway access operation.
10. The Contractor's technician must safely access the elevator car top for the purpose of inspecting hoistway equipment operation for noisy operation due to worn/damaged components (*door hanger rollers, worn door closers, pick-up rollers, door gibs, etc.*), or lack of component lubrication as required by the OEM.
11. The Contractor's technician must Inspect the overspeed governor(s), & tail sheave(s) for proper operation and lubricate all pivot points as recommended by the OEM.
12. The Contractor's technician must inspect the emergency braking system and verify the system operating as designed. (*Rope Gripper brake pads need to be inspected for wear, and the technician must never leave the gripper servicing set pins installed in the emergency braking unit*)
13. The Contractor's technician must Inspect & clean/vacuum/sweep all hoistway & car sills.
14. The Contractor's technician must check & adjust door stall pressures as needed to maintain code compliance.
15. Check all limit switches & pit stop switches for proper operation.
16. The Contractor's technician must check & verify the proper operation of the in-car emergency phone & phone monitoring system components.
17. (*\*When present*) The Contractor's technician is to check/verify the proper operation of battery lowering operation back-up batteries. In the event the emergency rescue unit (battery lowering) batteries are damaged, worn out, or inoperable the Contractor must inform the building personnel, and the Contractor must immediately order replacement parts.
18. The Contractor's technician must check all car call, hall call, & other signal fixtures for proper operation, and illumination.
19. The Contractor's technician must correct all deficient items noted during the quarterly maintenance visit.

**Annual Maintenance Task Requirements (Traction Elevators):**

1. The Contractor's technician must perform all acceptance, CAT-1, and CAT-5 inspection testing in the presence of the Purchaser/Owner hired inspector. (*\*Contractor may use their inspector for inspections only when the Contractor has the Purchaser/Owner's permission.*)
2. The Contractor's technician must check the operation of all safety circuit components to ensure all aspects of the safety circuit operate as required by code.
3. The Contractor's technician must perform a clean down of the elevator machine room(s), hoistway rails, car tops, and pits.
4. The Contractor's technician must check & verify all key switches associated with the elevator systems work properly.
5. The Contractor's technician must check the up and down speeds of each elevator to ensure speeds are maintained contract speeds & to code requirements.
6. The Contractor's technician must check door open & door closing times, and ADA code required door times to ensure code compliance and performance is always maintained.
7. The Contractor's technician must correct all deficient items noted during the annual maintenance visit.

**G. Hours and Manner of Work:**

All work, including unlimited regular-time callback service, shall be performed during the building's regular working hours, defined as 8:00 AM to 5:00 PM. The Purchaser/Owner may request in-scope callback service within these regular hours at no additional cost. Emergency callback requests made no later than 3:30 PM must be responded to on the same day and shall not incur overtime charges, regardless of the completion time. The Contractor may apply the regular time billing rate for any out-of-scope callbacks requested outside of regular working hours.

**Overtime Callback Service(s):**

1. **Modernization Related Interim Maintenance Callback Service:** Interim maintenance period callbacks and associated repairs shall be provided and covered 24 hours a day, 7 days a week, 365 days a year, at no additional cost to the Purchaser/Owner, except for callbacks that the Contractor can demonstrate were caused by acts of God or vandalism.
2. **Modernization Related Warranty Maintenance Callback Service:** Warranty maintenance callbacks and associated repairs shall be provided and covered 24 hours a day, 7 days a week, 365 days a year, for a period of twelve (12) months commencing immediately following the modernization acceptance of the last elevator by the Purchaser/Owner and Consultant. These warranty callbacks shall be provided at no additional cost to the Purchaser/Owner, except for callbacks demonstrated by the Contractor to result from acts of God, vandalism, fire, water, weather conditions, improper or misuse by the Purchaser/Owner or tenants, or damage caused by work performed by other trades.

**(OPTIONAL 24/7/365 Coverage – Ongoing Maintenance)** Overtime Call backs & associated repairs shall be provided & covered by the Contractor **24 hours, 7 days a week, 365 days a year for the remaining term of this maintenance agreement following the 12-month warranty period.** Callback coverage shall be provided at no additional cost to the Purchaser/Owner, with exception to callbacks proven by the Contractor to be a result of: acts of God, vandalism, fire, water, weather, improper use, misuse by Purchaser/Owner or tenants, , or damage because of work by other trades working within the building.

**Owner Accepts Ongoing Overtime Coverage - \_\_\_\_\_ - \_\_\_\_\_**  
*Owner Rep. Signature* *date*

3. **In-Scope & Out of Scope Callback Services:** Following the interim and warranty maintenance periods of this contract, the Contractor shall charge for in-scope callbacks requested outside the specified working hours only the difference between the regular billing rates and the applicable overtime billing rates. Under no circumstances shall the Owner be responsible for overtime charges related to out-of-scope callbacks caused by vandalism, nuisance calls, or circumstances beyond the Contractor's control, unless explicitly agreed in writing. For all out-of-scope callback services, the Contractor may charge the fully burdened applicable billable rate only if the claim of misuse, abuse, or vandalism is substantiated by clear photographic evidence, which must be provided to the Owner. Claims related to power events (including but not limited to surges) must be verified in writing by a competent and licensed repair facility approved by the Owner; absent such verification, the Contractor shall bear full responsibility and expense for all related repairs. The Contractor may charge the fully burdened overtime billing rate for out-of-scope callbacks occurring outside specified working hours only with prior written approval from the Owner. The Owner reserves the right to dispute any charges and withhold payment until proper documentation and justification are provided.

**Response Time for Callback Service:**

1. During regular time hours, a Contractor shall arrive at the property within **180 minutes** from the time of notification of equipment problem or failure by Purchaser/Owner.
2. During the regular time hours, the Contractor shall arrive at the property in response to passenger entrapment calls within **60 minutes** of the time of notification by Purchaser/Owner.
3. During non-regular time hours, the Contractor shall arrive at the property within **180 minutes** from the time of notification of equipment problem or failure by Purchaser/Owner.
4. During non-regular time hours, the Contractor shall arrive at the property in response to passenger entrapment calls within **60 minutes** from the time of notification by Purchaser/Owner.

**H. Billing Rates****1. Annual Rate Adjustment After First Year:**

- After the first year of the Agreement, the maintenance fees can be adjusted annually.
- Adjustments are capped at 3% per year.

**2. Adjustment Calculation:**

- The adjustment will be based on:
  - 90% of the increase in the Mechanic Labor Rate.
  - 10% of the increase in the Metals Index.

**3. Initial Term Pricing:**

- If specific pricing was provided by the Contractor for the initial term, the Contractor cannot adjust the rates (monthly, quarterly, or annually) during that initial period.

In essence, after the first year, the Contractor may adjust maintenance fees annually but only by a maximum of 3%. These adjustments will primarily reflect changes in labor and metals costs. However, during the initial term of this agreement, if specific pricing was given, the Contractor is locked into that pricing with no adjustments allowed.

<b>Select Elevator Company - Introductory (1<sup>st</sup> Year) Labor Rates</b>			
<b>Billing Rate</b>	<b>Mechanic</b>	<b>Helper/Apprentice</b>	<b>Team</b>
Regular Time (1.0)	<b>\$290.00</b>	N/A	<b>\$550.00</b>
Overtime (2X) "Double Time"	<b>\$554.00</b>	N/A	<b>\$820.00</b>

**I. Communication**

1. **Service Calls & Dispatching** – The Purchaser/Owner may initiate service calls by telephone through the Contractor’s dispatch center or via the Contractor’s web-based service and repair portal. Upon acceptance of a service call by the responding technician, the Contractor shall provide the Purchaser/Owner with an estimated time of arrival (ETA). Any changes to the technician’s arrival time or schedule must be promptly communicated to the Purchaser/Owner by the local branch office or the responding technician.
2. **Customer Service & Repair Portal** – The Contractor shall provide the Purchaser/Owner with unrestricted, 24/7/365 access to a secure, web-based customer service portal. This portal shall contain comprehensive records of all maintenance, service, and repair activities performed on the covered equipment. For any selected timeframe, the portal shall include, but not be limited to: equipment performance metrics, maintenance hours logged, service call time tickets, detailed descriptions of all services performed, account invoicing, and other relevant documentation. The Contractor shall ensure that the portal remains up-to-date and fully functional to allow real-time access to this information by the Purchaser/Owner.

3. **Communication Chain of Command** - Contractor shall provide Owner/Purchaser with a detailed chain of command for all communication requests and escalation when required. This shall include the account manager, dedicated route technician, service supervisor, branch manager, and regional manager.

## **J. Obsolescence**

1. **Component Obsolescence:** For the purposes of this Agreement, "Component Obsolescence" shall be defined as a system, component, or part that is no longer repairable, rebuildable, supported, manufactured, available in stock, or supplied by the original equipment manufacturer ("OEM"), a non-OEM systems parts supplier, or any other third-party parts supplier or fabricator, where such system, component, or part is no longer available in the same overall form, fit, and function. This includes, but is not limited to, situations where the replacement component may bear a different brand name, provided that there is no change in the overall design or intended function of the component. It shall be the sole responsibility of the Contractor to promptly obtain and provide proof of obsolescence to the Purchaser/Owner, in writing, if a part or component cannot be sourced or obtained from the OEM or any other qualified third-party or aftermarket supplier. The Contractor shall be obligated to supply all necessary elevator equipment and replacement parts at no additional cost to the Purchaser/Owner unless satisfactory proof of obsolescence is provided. If obsolescence is satisfactorily established, and the Purchaser/Owner and/or their consultant agree upon the associated replacement costs, the Contractor shall be entitled to charge such agreed-upon costs. A component that is interchangeable in form, fit, and function with the original component shall be deemed a replacement part and, as such, shall be covered under this Agreement, at no additional cost to the Purchaser/Owner. Prior to the commencement of this Agreement, and at each one-year anniversary thereafter, the Contractor may identify any components subject to obsolescence by submitting an addendum to the table below, which shall be subject to written approval by both parties. This provision is binding and enforceable under the terms of this Agreement.
2. **Open Order Repairs:** For any repairs or modifications to the mechanical elevator equipment or control system components that are classified as "not covered" under this agreement—due to obsolescence, claims of vandalism, power surges, etc., the Contractor will propose these as "open orders" with additional costs to the Purchaser/Owner. The following conditions apply: **(a)** the Contractor must provide supporting photographs for claims related to vandalism, acts of God, or electrical surge damage; **(b)** any claims regarding equipment damage from power surges must be verified by an independent circuit board or drive repair facility.

Furthermore, the Purchaser/Owner retains the right to solicit competitive bids for any uncovered repairs from qualified, licensed contractors in the industry. The elevator maintenance provider will have thirty (30) days following the completion of the work to inspect and accept it and must inform the Purchaser/Owner in writing of any observed deficiencies in installation or operation. Should the elevator maintenance provider refuse to accept the work, the Purchaser/Owner may immediately terminate the remaining term of this maintenance agreement.

Once the elevator maintenance provider has accepted the work, or if they fail to notify the Purchaser/Owner of any deficiencies within thirty (30) days of completion, all new, modified, or repaired components will be covered under the terms of this maintenance agreement.

**3. Pre-Modernization Equipment Coverage Exceptions:** Prior to the commencement of this Maintenance Agreement as a part of the elevator modernization specification program, the Contractor may identify or take exception to the coverage of obsolete components pre-modernization via the addendum to the table below, agreed to in writing by both parties.

Excluded Item #	Description of Obsolete System/Component/Part (Pre-Modernization Only)	Replacement Cost (Materials & Labor)
1.	<b>No Clarifications Submitted</b>	N/A
2.	N/A	N/A
3.	N/A	N/A
4.	N/A	N/A
5.	N/A	N/A
6.	N/A	N/A
7.	N/A	N/A
8.	N/A	N/A
9.	N/A	N/A
10.	N/A	N/A

#### **K. Exclusions:**

**Contractor shall NOT be responsible for the following:**

1. Repairs or replacements necessitated by negligence, accidents, "Acts of God," or misuse of the equipment by any party other than the Contractor, its employees, or subcontractors shall not be the responsibility of the Contractor under this Agreement. This includes, but is not limited to, damages arising from external causes beyond the Contractor's control, except for ordinary wear and tear.
2. The replacement of hoistway or machine room walls, floors, car enclosures (including removable panels), door panels, car gates, plenum chambers, suspended ceilings, light diffusers, light tubes or bulbs within the elevator machine rooms, light tubes or bulbs used for elevator car interior illumination, car handrails, mirrors, flooring inside the elevator, car enclosures, hoistway gates or doors, door frames, car and hoistway door sills, smoke detectors, and underground equipment associated with the elevator system shall not be the responsibility of the Contractor, unless such damage is caused by the Contractor's actions, omissions, or negligence.

**L. Code Mandated Tests:**

The Contractor must schedule, coordinate, and provide all labor & equipment necessary to successfully complete: **Category 1 (CAT-1)**, and **Category 5 (CAT-5)** testing, along with any other equipment tests including but not limited to:

1. The Purchaser/Owner shall retain the exclusive right to approve the elevator inspection company engaged by the Contractor, or alternatively, the Purchaser/Owner may select the elevator inspection company to be hired by the Contractor to witness and participate in the Category 1 (CAT-1) and/or Category 5 (CAT-5) elevator inspections.
2. The Contractor must provide all required assistance with periodic inspection(s) and testing of Standby Power Operation in accordance with the more stringent of ASME A17.1 or the AHJ by providing technician(s) directly employed by the Contractor to competently perform all testing procedures as per OEM testing procedures to eliminate the possibility of equipment damage due to negligence on the Contractor's behalf. Purchaser/Owner shall conduct tests during regular hours. Should the Purchaser/Owner require tests during overtime hours, the additional costs for tests required to be performed on overtime shall be paid by Purchaser/Owner.
3. The Contractor must complete and submit all documentation required of the elevator service provider by AHJ.
4. **Inspections Fees:** Local inspection fees shall be included within the Contractors proposed maintenance pricing to cover cost(s) related to CAT1 & CAT5 inspections. The Contractor must pay Re-inspection fees due to violations that are the Contractor's responsibility. Any fines associated with failure to expeditiously correct deficiencies or perform inspections timely shall be the Contractor's responsibility.
5. The Contractor shall be responsible for damages to elevator components due to any required testing if the damage was a direct cause of the Contractors negligence.
6. The damage could have been prevented through proper preventative maintenance of the damaged components as per the terms of this maintenance agreement.
7. The Contractor shall complete all inspector/AHJ cited CAT1 or CAT5 code violation related repairs within forty-five (45) days and complete any/all required re-inspections within ninety (90) days

**M. Interim Maintenance (When applicable):** The Contractor must perform the monthly, quarterly, and annual maintenance of all in-service equipment included/covered under the terms of this elevator maintenance agreement to the monthly, quarterly and annual maintenance requirements & associated check charts. This includes providing all records being properly filled-in indicating all services performed during each maintenance visit. During the modernization of any elevator included under the terms of this maintenance program, the Contractor shall suspend maintenance & billing for the duration of each elevator while being modernized.

**N. Post Modernization Warranty Maintenance Coverage:**

**During the 12-month warranty maintenance period following the completion & acceptance of all modernized elevators, the Elevator Contractor must:**

1. Warranty maintenance period shall not begin until the completion/acceptance of the last modernized elevator has occurred.
2. Only provide trained, state licensed, and competent technicians with a minimum of 5 years' experience within the elevator industry that are acceptable to the Owner and/or the Consultant that are supervised & are directly employed by the Elevator Contractor.
3. Provide/include warranty maintenance services, including 24-hour emergency callback service(s) for 12-months or One (1) year. In the event the modernized elevator(s) experience three (3) or more shutdowns or entrapments within a one (1) month period during the warranty period, the contractor shall extend the warranty period on the effected unit for three (3) additional month increments until the root cause of the shutdowns / entrapments have been identified & corrected by the elevator contractor.
4. When OEM manufactured equipment is installed, the Contractor must guarantee any/all OME installed equipment against any claims of obsolescence for a minimum of ten (10) years following the original or modernized equipment installation date; so long as the elevator contractor installed the equipment. The cost associated with replacement of any OEM components that fail within 10 years of the original installation date shall be the sole financial responsibility of the elevator contractor.
5. The warranty maintenance fees are not to be included with the modernization fees and it is understood maintenance fees will be billed/invoiced to the Owner monthly at the Elevator Contractor's quoted warranty maintenance fees.
6. The Elevator Contractor must repair and/or replace any/all defective parts only using Original Equipment Manufacturers (OEM) parts, or a consultant approved equal/manufactururer.
7. **NOTE: Any/all callback repairs/fees associated with vandalism, or "Acts of God" are not covered as "warranty repairs", and the Contractor may bill all labor & materials associated with repairs that "beyond their control" after they have provided documentation & irrefutable proof of the damaged components to the Purchaser/Owner or the Purchaser/Owner's Consultant.**

**Standard Maintenance/Service Repair Warranty:**

The Contractor warrants that all labor, materials, and workmanship provided under this Agreement shall conform to the requirements of the Agreement and shall be free from defects for a period of one (1) year from the date of final completion or formal acceptance of the work by the Purchaser/Owner, whichever occurs later. If any longer manufacturer's warranty applies to specific materials or equipment, the Contractor shall transfer such warranty rights to the Purchaser/Owner, and the longer period shall apply.

During the warranty period, the Contractor shall, at no cost to the Purchaser/Owner, promptly repair or replace any defective materials or correct any deficiencies in workmanship reported within the warranty period. All such corrective work shall be performed in a timely and professional manner.

This warranty does not cover damage or defects caused by external or unrelated factors, including but not limited to: acts of God, fire, flood, lightning, storm, wind, or other weather-related events; vandalism; misuse; abuse; neglect; lack of proper maintenance by others; or damage caused by third parties or other trades not under the Contractor's control.

This warranty is in addition to, and not in limitation of, any warranties provided by manufacturers or suppliers. Except as expressly provided herein, the Contractor disclaims all other warranties, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, to the full extent permitted by applicable Florida law.

**O. Elevator Shutdowns and Removal from Service:**

**Prior to removing an elevator from service for any reason, the Contractor must first notify Purchaser/Owner.**

1. Prior to removing any elevator from service for any reason, the Contractor must first notify Purchaser/Owner.
2. Prior to removing any elevator from service or initiating a shutdown, the Contractor must notify the Purchaser/Owner or an authorized Owner Representative of the reason for the shutdown. Once notification has been made, the Contractor may place the elevator's mainline power disconnect in the "OFF" position and must affix a clearly visible "DO NOT USE" placard using zip ties or equivalent mean explaining the reason the elevator has been removed from service.

The Contractor shall not install company-owned locks on the Owner's disconnects unless the Contractor is actively performing repair or troubleshooting work and there is a risk to the safety of the Contractor or others. In such cases, the Contractor is authorized to implement standard lock-out/tag-out (LOTO) safety procedures to prevent unsafe operation during active service.

If the associated repairs are determined to be outside the scope of covered maintenance, it is mutually understood that the Owner reserves the right to obtain competitive bids for any and all uncovered repair work. In such instances, if the Contractor has left the elevator mainline disconnect locked in the "OFF" position, the Owner reserves the right to remove the Contractor's lock by any reasonable means necessary in order to proceed with repairs.

Should the Owner remove any LOTO devices to facilitate such work, it is mutually acknowledged that the Owner assumes full responsibility for the safety, control, and condition of the affected elevator equipment during the course of the repair process, including ensuring the safety of all users and the general public.

In cases where the maintenance Contractor is performing the required repairs, the Contractor shall provide the Purchaser/Owner with daily status updates, including information on part availability, order status, and scheduling details necessary to return the elevator to service in a timely manner.

3. If an elevator unit is out of service or shut down due to equipment failure for more than seventy-two (72) consecutive hours, the Contractor shall suspend all maintenance billing fees associated with the affected unit until it is fully restored to safe and beneficial use. This suspension of billing does not apply to scheduled or pre-approved equipment repairs. Suspended billing shall be calculated on a per-unit, per-day basis and will commence on the 73rd hour of continuous downtime. The Contractor shall reflect the corresponding billing adjustments in the next invoicing cycle.

## Section IV

### Key Performance Indicators (KPI)

MEASURED UNIT	COMPLIANCE STANDARD	NON-COMPLIANCE PENALTY
Preventative Maintenance Hours Performed	100%	75% contract billing credit for % of hours missed
Service Calls Per Unit / Per Year	≤ 6	\$100.00 per call back above standard
Entrapments Per Unit / Per Year	≤ 4	\$250 per entrapment above standard
Elevator Availability	98%	Maintenance billing credit for proportional % below standard
Response time for a non-entrapment service call	± 180 Minutes	\$100.00 per call back above standard
Response time for entrapment service calls	± 60 Minutes	\$200.00 per call back above standard
Maintenance Audit Corrections	30 days	\$100.00 per day above standard
Inspection Deficiency Corrections	45 days	\$100.00 per day beyond the stated agreement timeframe requirement for CAT1 / CAT5 cited equipment repairs.
Interim & Warranty 24/7 Coverage Callback Failure to Respond	100%	\$100 Monthly Maintenance Fee Credit Per Event for All Missed After Hours Callbacks when 24/7 Coverage Applies

**\*Contractor's account representative shall conduct a review quarterly with the client to review all KPI's. On an annual basis, the Contractor shall provide customers with a credit for any amounts due to imposed penalties associated with KPI non-compliance. The meeting agenda shall include at a minimum review of:**

1. Previous quarter's callbacks.
2. Maintenance hours performed.
3. Repairs Performed.
4. Review of Inspections requirements, failures, and schedules as needed.
5. Any reported complaints.
6. Spare Parts Inventory.
7. Contractor's Proposals.

## **Section V**

### **Maintenance Control Program "MCP" & On-Site Records**

#### **Maintenance Control Program ("MCP"):**

The Contractor must, per this Agreement, comply with the more stringent requirements of ASME (American Society of Mechanical Engineers) A17.1 Requirement 8.6 Maintenance, Repair, Replacement, and Testing methods and procedures, excluding requirement: 8.6.1.6.5 (Fire Extinguishers).

1. The Contractor must provide/supply a written (paper copy) equipment-specific **Maintenance Control Program**, hereinafter referred to as "MCP", to the Purchaser/Owner and consultant for review/approval. The Contractor provided/supplied MCP must be always maintained on-site within the elevator machine room, and instructions for locating the program shall be appropriately posted on the exterior of the controller cabinets. MCP documentation must be maintained in a visually accessible location within the machine room(s).
2. The Contractor must always maintain on-site testing logs, oil usage logs, service repairs, and preventative maintenance history documentation in accordance with code & MCP requirements. This history must always be available to the Purchaser/Owner via a web-based platform & paper form at no additional cost. All documentation must be recorded in a manner that identifies the technician (name), type of work performed, the time of arrival & departure the building, and the total time dedicated to completing the maintenance on each unit.

## Section VI

### Indemnification & Insurance

To the fullest extent permitted by applicable Florida law, Contractor shall indemnify, defend, and hold harmless the Owner, Condominium Association, its Board of Directors, unit owners (in their capacity as such), management company, and their respective officers, directors, agents, employees, and representatives (collectively, the “Indemnified Parties”), from and against all claims, damages, losses, liabilities, fines, penalties, costs, and expenses, including but not limited to reasonable attorneys’ fees, experts’ fees, and court costs (collectively, “Claims”), to the extent such Claims arise out of, relate to, or are in connection with the performance of the Work under this Contract by Contractor or any of its subcontractors, agents, or employees, including any failure by Contractor to comply with applicable laws, codes, ordinances, rules, regulations, or the terms of this Contract.

This indemnification obligation shall not extend to any Claims to the extent caused by the negligence, gross negligence, or willful misconduct of any of the Indemnified Parties, as determined by a final judgment of a court of competent jurisdiction (with all appeals having been exhausted) or pursuant to a written settlement agreement executed by all affected parties and, if applicable, their insurers. For purposes of this clause, the passive failure of any Indemnified Party to supervise, inspect, or direct the Work shall not, in and of itself, be deemed negligence or misconduct.

This indemnification is intended to be interpreted in compliance with Section 725.06, Florida Statutes, and shall be limited to an amount not less than the greater of:

- (i) the total insurance coverage required to be maintained by Contractor under this Contract; or
- (ii) \$1,000,000.

This indemnity obligation is in addition to, and not in lieu of, any other rights, obligations, or remedies available under this Contract or at law or in equity.

**Insurance:**

The Contractor and any of their Subcontractors shall always procure insurance and maintain insurance in effect during the term of this Agreement, at the Contractor's sole cost and expense, the following insurance coverages, which insurance shall be placed with insurance companies rated at least A-7 by Best's Key Rating Guide.

<b>Insurance Requirement Reference Table</b>		
<b>1</b>	<b>Workers' Compensation</b>	<b>Statutory Required Amounts</b>
<b>2</b>	<b>Employer's Liability</b>	<b>\$500,000.00</b>
<b>3</b>	<b>Commercial General Liability</b>	<b>\$2,000,000.00</b>
<b>4</b>	<b>Commercial Automobile Liability Coverage</b>	<b>\$1,000,000.00</b>

1. Workers' Compensation and Occupational Disease.
2. Employer's Liability (Including Occupational Disease Coverage) limits no less than \$500,000 per Occurrence .
3. Commercial General Liability, Including Operations, Contractual, and Completed Operations Coverage, Occurrence Basis \$2,000,000 Combined Single Limit for Bodily Injury and Property Damage.
4. Commercial Automobile Liability Covering Owned, Non-Owned and Hired Vehicles Used in the Performance of the Services \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage.

The Contractor must provide, at its sole cost, an "Purchaser/Owner's and Contractor's Protection Liability" (OCPL) Policy. The OCPL shall list Ultimar Three Condominium Association, Inc. as the name insured and shall have policy limits of Five Million Dollars (\$5,000,000.00). In lieu of providing this required OCPL, the Contractor can choose to add the Purchaser/Owner as an "Additional Insurer" under the General Liability Policy.

## **Section VII**

### **Purchaser/Owner's Rights and Responsibilities**

**Acceptance of Work:** The Purchaser/Owner's payment for services rendered under this Agreement shall not constitute acceptance of any defective, deficient, incomplete, or non-conforming work, whether known or unknown at the time of payment. All services and work performed shall remain subject to inspection, review, and formal acceptance by the Purchaser/Owner or its authorized representative.

The Purchaser/Owner expressly reserves the right to reject, withhold acceptance, or require correction of any work that does not fully conform to the terms, specifications, or standards set forth in this Agreement, applicable codes (including Florida Building Code and ASME A17.1), or industry best practices, regardless of whether payment has been made.

The Contractor acknowledges and agrees that the Purchaser/Owner, including its agents or representatives, shall have unrestricted access at any reasonable time to inspect all work in progress or completed under this Agreement.

Time is of the essence in the performance of all services, obligations, and deliverables under this Agreement. Any delays in performance without prior written approval by the Purchaser/Owner shall be considered a material breach of contract.

**Purchaser/Owner's Right to Inspect Services:** The Purchaser/Owner, including its designated agents, representatives, or third-party consultants, shall have the absolute right to inspect, monitor, and test all Services performed under this Agreement at any time, whether during progress or after completion, to ensure full compliance with the terms of this Agreement, applicable Florida laws, codes, and industry standards.

1. If, upon inspection, any aspect of the Services is found to be deficient, incomplete, defective, or non-compliant, the Purchaser/Owner shall notify the Contractor in writing of the identified deficiencies. The Contractor shall, at its sole expense and without unreasonable delay, promptly correct or re-perform the Services to the full satisfaction of the Purchaser/Owner.
2. The Purchaser/Owner reserves the right to engage a qualified, independent elevator consultant or similarly credentialed professional to perform inspections, audits, or technical reviews of the Contractor's Services at any time. The cost of such review may be charged back to the Contractor if deficiencies are found to be the result of negligence, non-compliance, or breach of contract.
3. In the event of a dispute regarding the adequacy, quality, or completeness of Services, the Purchaser/Owner may rely upon the findings and recommendations of the independent consultant to support its position. The Contractor agrees to participate in good faith in any mediation or resolution process initiated by the Purchaser/Owner and to promptly comply with any mutually agreed corrective actions.

This inspection right shall survive termination or expiration of the Agreement and shall not be waived by any prior inspections, approvals, or payments.

**Purchaser/Owner's Responsibilities:** The Purchaser/Owner shall be responsible for providing and maintaining the following conditions to support the proper operation, maintenance, and servicing of the elevator systems covered under this Agreement. These responsibilities are required to ensure code compliance, safe access, and the continued performance of the equipment:

1. **Access:** Ensure safe, clear, and uninterrupted access to the property, including elevator machine rooms, hoistways, and pits, during all reasonable hours or as mutually agreed with the Contractor.
2. **Lighting, Communication & Power Infrastructure:** Maintain car lighting, active telephone communication lines to elevator controllers, electrical switchgear in equipment rooms, and electrical feeders supplying power to elevator controllers and the Firefighters' Control Room.
3. **Temperature Control:** Maintain heating, ventilation, and air conditioning (HVAC) systems serving elevator equipment rooms to ensure a temperature range of **60°F to 90°F**, non-condensing, consistent with code and manufacturer requirements.
4. **Fire Alarm Equipment:** Maintain all building-provided fire alarm initiating and detection devices located in elevator lobbies, machine rooms, hoistways, elevator cars, and associated spaces in accordance with applicable code and life safety requirements.
5. **Equipment Room Use Restrictions:** Prohibit the storage of building materials, equipment, or supplies in elevator machine rooms and ensure that access corridors, doorways, and areas around elevator equipment remain unobstructed at all times.
6. **Standby Power Systems:** Maintain the building's standby/emergency power generation systems, including associated automatic transfer switches (ATS), switchgear, and feeders that provide backup power to elevator systems, where applicable.
7. **Equipment Space Conditions:** Maintain elevator equipment rooms, hoistways, and pits in a clean, code-compliant, dry, and hazard-free condition, including the prevention of water infiltration or accumulation of debris.
8. **Coordination of Owner-Driven Modifications:** Coordinate in advance with the Contractor for any planned modifications or retrofits to elevator systems initiated by the Purchaser/Owner, including but not limited to the installation of security card access systems, new car interior finishes, CCTV or camera systems, or other non-maintenance upgrades.
9. **Construction & Retrofit Protections:** During building construction, renovation, or retrofitting activities, implement reasonable protective measures to prevent dust, dirt, and construction debris from infiltrating elevator systems or equipment spaces, in compliance with code and manufacturer guidelines.

Failure to maintain any of the above responsibilities in a code-compliant and safe manner may relieve the Contractor from obligations directly impacted by such non-compliance until the conditions are corrected.

## Section VIII

### General Terms and Conditions

#### **Invoicing Requirements:**

**The following criteria must be met for payment of any invoice:**

1. Travel time is identified as a separate line item on the technician's timesheet.
2. Site arrival time and departure time identified on technician's timesheet.
3. Service call and work description identified on technician's timesheet.
4. Billable material cost backup.
5. Travel expenses/surcharges are not allowed.
6. The Contractor's invoice must include precise detail of service call and work complete.
7. Contractor's invoice must include precise detail of travel hours billed.
8. The Contractor's invoice must include precise detail of time on the job.

**Removal of Parts and Testing Equipment:** No parts, components, testing equipment, or tools owned by the Purchaser/Owner, or located on-site for use in the maintenance, repair, or operation of the vertical transportation equipment, may be removed from the property without the Purchaser/Owner's prior written consent. This includes items originally installed as part of the elevator system, materials purchased by the Purchaser/Owner, and any Owner-provided testing or diagnostic tools. Title to all such items remains with the Purchaser/Owner, and any unauthorized removal shall be considered a material breach of this Agreement.

**Machine Rooms:** The Contractor shall furnish and maintain UL-rated metal parts cabinet(s), room(s), and dust pan(s) within each elevator machine room. Open storage of parts, supplies, or materials anywhere on the property is strictly prohibited. All parts cabinets must be kept clean, organized, and in good condition at all times. Contractor personnel are prohibited from leaving trash, debris, or unusable elevator or non-elevator components in the machine room(s) or elsewhere on the property. Machine room floors shall be painted battleship gray annually using only Low-VOC paint and maintained in accordance with all applicable code requirements.

**Wiring Diagrams:** The Contractor shall store all elevator-specific wiring schematics, considered the exclusive property of the Purchaser/Owner, in protective plastic sleeves, envelopes, or binders to prevent fading, damage, or mold. These schematics, whether provided by the Contractor or otherwise, must remain on-site, neatly organized, and in a condition suitable for future reference. If any diagrams are lost, damaged, or altered by the Contractor, they shall be promptly copied or replaced at no cost to the Purchaser/Owner. Under no circumstances shall wiring schematics, equipment-specific manuals, troubleshooting guides, or related materials be removed from the elevator machine room or property without the prior written approval of the Purchaser/Owner or their designated consultant.

**Remote Elevator Monitoring:** Should the Elevator Contractor require remote monitoring of the equipment to facilitate its maintenance program, all related costs shall be at the Contractor's expense.

**Diagnostic Tools:** Any electronic diagnostic tools or devices purchased by the Purchaser/Owner for use in servicing the elevator equipment shall be properly maintained, updated, and kept in working condition by the Contractor for the duration of this Agreement. These tools shall remain the sole property of the Purchaser/Owner at all times

# Section IX

## Traction Elevator Maintenance Check Chart(s)

<b>TRACTION ELEVATOR MAINTENANCE CHECK CHART FOR:</b>												
BUILDING: _____	ELEVATOR # _____	STATE ID # _____	YEAR = 20_____									
--- MONTHLY ---												
Maintenance Task Description	J A N	F E B	M A R	A P R	M A Y	J U N	J U L	A U G	S E P	O C T	N O V	D E C
1. - Upon arrival to the site and prior to beginning any quarterly maintenance tasks; the elevator contractor's technician must check-in with building personnel.												
2. - The elevator contractor's technician must ride the elevator to observe door operation, ride quality/performance, sill to sill leveling, sill debris accumulation and the overall condition of the elevator.												
3. The Contractor's technician must inspect the elevator pit to ensure the elevator pit is clean, there is no accumulation of water trash or debris on the pit floor. (Technician must immediately notify the Purchaser/Owner of any observed ground water intrusion or standing water within the elevator pit(s) prior to leaving the site.)												
4. - The elevator contractor's technician must check the operation of all door re-opening devices.												
5. - Check all restrictive opening devices (door restrictors) for proper operation.												
6. - Check & adjust door stall pressures as needed to maintain code compliance.												
7. - Check the emergency alarm bell & emergency lighting of each elevator to ensure they are fully operational as required by code												
8. - Check all car call, hall call, and emergency phone operation, & other signal fixtures for proper operation, and illumination												
9. - Check the condition of the elevator controller. This includes inspecting/checking relays, circuit boards, drive components, timers, fuses, etc. for proper operation.												
10. - The Contractor's technician must check the oil level in the geared hoist machine(s) and add oil as necessary to eliminate the possibility of equipment cavitation due to low oil conditions.												
11. - The Contractor shall perform testing of the fire service operation.												
12. - Correct all deficient items noted during the monthly maintenance visit.												

## TRACTION ELEVATOR MAINTENANCE CHECK CHART FOR:

BUILDING: \_\_\_\_\_

ELEVATOR # \_\_\_\_\_

STATE ID # \_\_\_\_\_

YEAR = 20\_\_\_\_\_

### --- QUARTERLY MAINTENANCE ---

Maintenance Task Description	J A N	F E B	M A R	A P R	M A Y	J U N	J U L	A U G	S E P	O C T	N O V	D E C
1. - Upon arrival to the site and prior to beginning any quarterly maintenance tasks; the technician must check-in with building personnel.												
2. - Check the oil level in the geared hoist machine(s) & add oil as necessary to eliminate the possibility of equipment damage due to low oil conditions.												
3. - Check all DC brushes & brush riggings for wear that may require replacement. Contractor is to replace all low or worn-out brushes to prevent damage to the commutators. <i>(DC Gearless machines &amp; Generators)</i>												
4. - Vacuum/remove all accumulations of carbon dust. <i>(DC Gearless Machines &amp; Generators)</i>												
5. - Lubricate all hoist machine & deflector sheave grease fittings.												
6. - The Contractor's technician must check the hoist ropes for proper lubrication, and provide lubrication as needed to prevent rouging.												
7.-The Contractor's technician must inspect the governor rope(s) for rouging or damage												
8. - The Contractor's technician must verify proper operation of the car top inspection station, car top work lights and pit stop switches.												
9. - Check the proper operation of hoistway access operation.												
10. - Inspect hoistway equipment operation for noisy operation due to worn/damaged components (door rollers, worn door closers, pick-up rollers, door gibs, etc.), or lack of component lubrication as required by the OEM.												
11. -Inspect the overspeed governor(s), & tail sheave(s) for proper operation and lubricate all pivot points as recommended by the OEM.												
12. -The Contractor's technician must inspect the emergency braking system and verify the system operating as designed.												
13. - Inspect & clean/vacuum all hoistway & car sills.												
14. -Check & adjust door stall pressures as needed to maintain code compliance												
15. - Check all limit switches & pit stop switches for proper operation.												
16. - The Contractor's technician must check & verify the proper operation of the in-car emergency phone & phone monitoring system components.												
17. - (*When present) The Contractor's technician is to check/verify the proper operation of battery lowering operation back-up batteries.												
18. - The Contractor's technician must check all car call, hall call, & other signal fixtures for proper operation, and illumination.												
19. - The Contractor's technician must correct all deficient items noted during the quarterly maintenance visit.												

## TRACTION ELEVATOR MAINTENANCE CHECK CHART FOR:

BUILDING: \_\_\_\_\_ ELEVATOR # \_\_\_\_\_ STATE ID # \_\_\_\_\_ YEAR = 20 \_\_\_\_\_

### --- ANNUAL MAINTENANCE ---

Maintenance Task Description	J A N	F E B	M A R	A P R	M A Y	J U N	J U L	A U G	S E P	O C T	N O V	D E C
1. - Perform all acceptance, CAT-1, and CAT-5 inspection testing in the presence of the Purchaser/Owner hired inspector. (*Contractor may use their inspector for inspections only when the Contractor has the Purchaser/Owner's permission.)												
2. - Check the operation of all safety circuit components to ensure all aspects of the safety circuit operate as required by code.												
3. - The Contractor's technician must perform a clean down of the elevator machine room(s), hoistway rails, car tops, and pits.												
4. - Check & verify all key switches associated with the elevator systems work properly.												
5. - Check the up and down speeds of each elevator to ensure speeds are maintained contract speeds & to code requirements.												
6. - Check door open & door closing times, and ADA code required door times to ensure code compliance and performance is always maintained.												
7. - The Contractor's technician must correct all deficient items noted during the annual maintenance visit.												





# MONTHLY FIRE SERVICE TEST LOG



**Property Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Elevator # \_\_\_\_\_ / State ID # \_\_\_\_\_**

**Testing Year (Check Applicable Year):**  2026  2027  2028  20\_\_

**ASME Rule 1206.7 & 8.6.11.1 Maintenance of Firefighter's Service:**

Fire Service testing records must always remain in the elevator machine room. All elevators provided with firefighter's service shall be subject to monthly "Phase I" recall and a minimum of one-floor operation on "Phase II" operation to ensure the system is maintained in proper working order.

Date Tested (Mo. & Day)	Phase I	Phase II	Tested By (Initials)	Pass/Fail (P or F)	Failure Type?	Date Repaired & Initials
JAN _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
FEB _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
MAR _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
APR _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
MAY _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
JUNE _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
JULY _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
AUG _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
SEP _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
OCT _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
NOV _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		
DEC _____				<input type="checkbox"/> Pass <input type="checkbox"/> Fail		

## Section X

### Maintenance Provider & Owner Contact Information

<b>Elevator Service Provider Contact Information</b>	<b>Owner Point of Contact Information</b>
<b>Select Elevator Company</b>	<b><u>Ultimar Three Owner Representative #1</u></b>
<b>Emergency/ Shutdown Call #:</b> _____  <i>(This number is to be called in the event of unit shutdown or entrapment.)</i>	<b>Name:</b> _____  <b>Owner Rep. #1 Phone #:</b> _____  <b>Owner Rep. #1 email:</b> _____
<b>Account Rep. Name:</b> _____  <b>Account Rep. Phone #:</b> _____  <b>Account Rep. email:</b> _____	<b><u>Ultimar Three Owner Representative #2</u></b>
	<b>Name:</b> _____  <b>Owner Rep. #2 Phone #:</b> _____  <b>Owner Rep. #2 email:</b> _____
<b>Branch Manager Name:</b> _____  <b>Branch Manager Phone #:</b> _____  <b>Branch Manager email:</b> _____	<b><u>Ultimar Three Owner Representative #3</u></b>
	<b>Name:</b> _____  <b>Owner Rep. #3 Phone #:</b> _____  <b>Owner Rep. #3 email:</b> _____

## Section XI

# Elevator Maintenance Program Acceptance Signature Page

The Parties hereby agree to the terms & conditions set forth in this elevator maintenance program, and such is demonstrated by their signatures below:

<p><b><u>ELEVATOR MAINT. CONTRACTOR</u></b> <b><u>(Select Elevator Company)</u></b></p> <p>_____</p> <p><i>Authorized Maint. Provider Representative (Print Name)</i></p> <p>_____</p> <p><i>Select Elev. Co. Authorized Representative Title</i></p> <p>_____</p> <p><i>Select Elev. Co. Authorized Representative Signature</i></p> <p>_____</p> <p><i>Select Elev. Co. Agreement Execution Date</i></p> <p>_____</p> <p><i>Select Elev. Co. Federal Identification #</i></p> <p><b><u>Select Elevator Company Mailing Address:</u></b></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><b><u>(Ultimar 3) - PURCHASER / OWNER</u></b></p> <p>_____</p> <p><i>Ultimar Three Authorized Owner Representative (Print Name)</i></p> <p>_____</p> <p><i>Ultimar Three Authorized Owner Representative Title</i></p> <p>_____</p> <p><i>Ultimar Three Authorized Owner Representative Signature</i></p> <p>_____</p> <p><i>Ultimar Three Agreement Execution Date</i></p> <p><b><u>Ultimar Three Mailing Address:</u></b></p> <p>_____</p> <p>_____</p> <p>_____</p>
--	---

**Ownership and Use of Documents – Intellectual Property Protection:** All documents, specifications, maintenance agreements, and related materials provided by Rise Elevator Services, LLC (“RES Elevator Consulting”) are the sole and exclusive property of RES Elevator Consulting and are protected under applicable intellectual property, copyright, and trade secret laws. These materials are provided solely as part of RES Elevator Consulting’s professional services and may be used only for the specific property or project identified in the associated request for bids or consultation scope. No portion of these documents may be copied, altered, adapted, reproduced, disseminated, distributed, or otherwise used in whole or in part, whether physically or electronically, by the Purchaser/Owner, any agent thereof, or any third party, without the prior express written consent of RES Elevator Consulting. Any unauthorized use, reproduction, modification, or distribution of these materials is strictly prohibited and constitutes a violation of RES Elevator Consulting’s intellectual property rights. RES Elevator Consulting expressly reserves all statutory and common law rights, including all copyrights, authorship rights, and proprietary interests in any and all documents created, developed, or provided in connection with its services. RES Elevator Consulting shall bear no liability for the unauthorized use, misuse, alteration, or dissemination of its documentation by any party.

**--- End of Maintenance Agreement ---**



Job Number #: 241042  
Date: December 22, 2025

**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**

Commercial HVAC Repair  
Coordinator  
office@kalosflorida.com  
(352) 243-7099

## Technician Notes

12/9/2025-Dalton Moyer-Upon arrival, met with Kristin and the on-site maintenance team. The reported issues were a humming sound coming from CU-1 and an E9-24 error present on CU-2. CU-2 has already been quoted for replacement of the defective parts; a copy of the quote will be resent. Connected the service checker to CU-1 and monitored operation in Mode 2-6. The unit is operating normally with the following readings: 42°F discharge superheat, 7°F sub-cool, and 6°F suction superheat. However, when the compressor ramps above 60 RPS, it begins to show signs of bearing breakdown and produces the humming noise reported by the customer. All findings were communicated to the customer. A quote will be provided for compressor replacement on CU-1.

# 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	\$3200.00	\$3200.00
<b>Subtotal</b>			<b>\$8200.00</b>
<b>Grand Total</b>			<b>\$8200.00</b>

## Agreement Terms

**Agreement Duration:**

31 days (ending on January 22, 2026)

**Quote Validity:**

31 days from proposal date

## Signatures

**Proposed by:**

Michael Diaz  
Commercial HVAC Repair  
Coordinator  
Kalos Services, Inc.

**Accepted by:**

Kristin Crockett  
Ultimar Three Condominium  
Association

Signature

Date: December 22, 2025

---

Kalos Services, Inc. | Job Number #: 241042 | Phone: (352) 243-7099 | [www.kalosflorida.com](http://www.kalosflorida.com)

This document is legally binding upon signature by both parties.

© 2025 Kalos Services, Inc. All rights reserved.

# 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**

# Property & Casualty Insurance Proposal

## Ultimar Three Condominium Assoc Inc



Adam Lopatin: Senior Vice President/Partner

Troy Whitmill: Commercial Ins Advisor

Senior Account Manager: Samantha Almaraz

Date Prepared: Revised December 22, 2025



# Table of Contents

---

About USI Insurance Services .....	3
Service Team .....	4
Certificate of Insurance Request Form .....	5
Premium Summary .....	6
Agency Bill Payment Options and Procedures.....	7
Schedule of Locations .....	8
Property Options .....	9
Property Excludes Wind.....	12
Equipment Breakdown .....	15
Package - General Liability.....	17
Package - Directors & Officers Liability.....	19
Package - Crime/Fidelity .....	22
Workers Compensation .....	25
Umbrella .....	26
Plate Glass – Condo Units .....	29
Plate Glass – Common Areas .....	30
Environmental Impairment Liability .....	31
USI Disclosures.....	33
USI Privacy Notice.....	35
Insurance Carrier Ratings.....	37
Client Authorization to Bind .....	38

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## About USI Insurance Services

USI is one of the largest insurance brokerage and consulting firms in the world, delivering property and casualty, employee benefits, personal risk, program and retirement solutions to large risk management clients, middle market companies, smaller firms and individuals. Headquartered in Valhalla, New York, USI connects together over 10,500 industry leading professionals across ~200 offices to serve clients' local, national and international needs. USI has become a premier insurance brokerage and consulting firm by leveraging the USI ONE Advantage®, an interactive platform that integrates proprietary and innovative client solutions, networked local resources and expertise, and enterprise-wide collaboration to deliver customized results with positive, bottom line impact. USI attracts best-in-class industry talent with a long history of deep and continuing investment in our local communities. For more information, visit [usi.com](http://usi.com).

### The USI ONE Advantage

What truly distinguishes USI as a leading insurance brokerage and consulting firm is the USI ONE Advantage, a game-changing value proposition that delivers clients a robust set of risk management and benefit solutions and exclusive resources with financial impact. USI ONE® represents **Omni, Network, Enterprise**—the three key elements that create the USI ONE Advantage and set us apart from the competition.

#### **Omni – USI's Proprietary Analytics**

Omni, which means "all," is USI's one-of-a-kind solutions platform—real time, interactive, dynamic and evolving, and customized for each client. Built in-house by USI subject matter experts, Omni captures the experience of more than 500,000 clients, thousands of professionals and over 150 years of business activity through our acquired agencies into targeted, actionable solutions across property & casualty, employee benefits, personal risk and retirement. Omni features over a thousand solutions, case studies, work products and detailed analysis across industry verticals in a single dashboard. USI consultants input the client's personalized data into Omni – highlighting their business, employees, and risks. The results feature client specific recommendations with quantified financial impact and the ability to analyze alternative scenarios with the touch of a button.

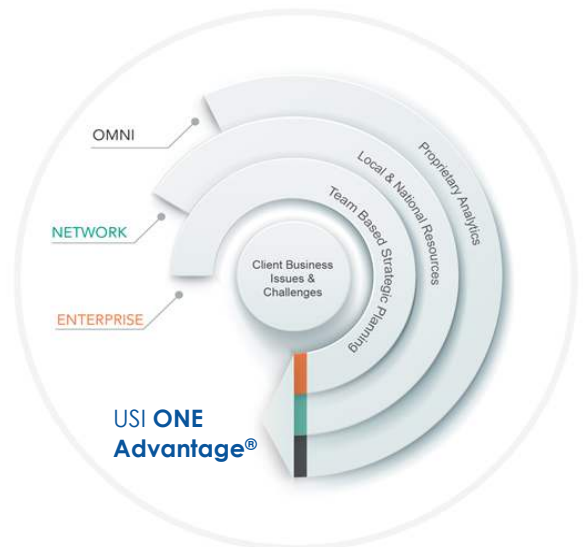
#### **Network – USI's Local and National Resources**

USI has made a very large investment in local resources and technical expertise, with more than 10,000 professionals networked nationally to build strong vertical capabilities and integrated account teams. Our local and regional experts ensure account team availability, hands-on service, and ongoing diligent follow-through so we can deliver on the solutions we customize for our clients.

#### **Enterprise – USI's Team Based Strategic Planning**

USI's enterprise planning is a disciplined, focused, analysis centered on our client's issues and challenges. Highly consultative meetings integrate USI's Omni analytics with our broad resource network to build a risk management strategy aligned with client business needs. Our enterprise process is a proven method for identifying, quantifying and minimizing client risk exposures.

The USI ONE Advantage—our Omni knowledge engine, with our Network of local and national resources, delivered to our clients through our Enterprise planning process gives USI fundamentally different solutions, the resources to deliver, and a process to bring superior results to our clients.



This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## Service Team

---

### USI Insurance Services LLC

2502 N Rocky Point Dr Ste 400, Tampa, FL 33607

(813) 321-7500 | [www.usi.com](http://www.usi.com)

#### Producer

**Adam Lopatin**

**Senior Vice President**

Direct Number: 813-320-0163

E-mail: [Adam.Lopatin@usi.com](mailto:Adam.Lopatin@usi.com)

**Troy Whitmill**

**Commercial Property & Casualty Advisor**

Cell Number: 904-343-3829

E-mail: [Troy.Whitmill@usi.com](mailto:Troy.Whitmill@usi.com)

#### Account Management Team

**Samantha Almaraz, AINS, AIS, CPIW**

**Senior Account Manager**

Direct Number: 813-320-0295

E-mail: [Samantha.Almaraz@usi.com](mailto:Samantha.Almaraz@usi.com)

**Eleana Hammond**

**Associate Account Representative**

Direct Number: 813-320-0227

E-mail: [Eleana.Hammond@usi.com](mailto:Eleana.Hammond@usi.com)

#### Additional USI Contacts

**Dayton Long**

**Claims Advocate**

Direct Number: 615-551-8422

E-mail: [Dayton.Long@usi.com](mailto:Dayton.Long@usi.com)

### CERTIFICATE REQUEST EMAIL ADDRESS

For Certificate of Insurance Requests

E-mail: [westcoastcondo@usi.com](mailto:westcoastcondo@usi.com)

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

# Certificate of Insurance Request Form

---

## Ultimar Three Condominium Association Inc

Name of Unit Owner:

---

Address:

---

Lender's Name:

Mortgagee Clause:

---

---

Address:

---

---

Loan or Reference #:

---

Lender Fax #:

---

Lender Email:

---

Copy of certificate to unit owner? If yes, please provide email address:

---

Email to [westcoastcondo@usi.com](mailto:westcoastcondo@usi.com)

or fax to 855-299-7117

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

# Premium Summary

Coverage	Term	Carrier	Expiring Term Premium	Option 1-Proposed Term Premium	Option 2-Proposed Term Premium	Option 3-Proposed Term Premium
Windstorm	2/4/20205-2/4/2026	Citizens	\$427,187.00	\$427,187.00	Perils Included	Perils Included
Property Excludes Wind	12/31/2025-12/31/2026	Wilshire Ins	\$106,054.00	\$105,218.45	Perils Included	Perils Included
Property (All Perils)	12/31/2025-12/31/2026	Slide	N/A	N/A	\$435,275.00	\$411,892.35
Equipment Breakdown	1/1/2026- 1/1/2027	Federal Ins Co	\$3,000.00	\$3,127.00	Perils Included	\$3,127.00
Package - General Liability, Directors & Officers Liability, Crime/Fidelity	1/1/2026- 1/1/2027	CUMIS Specialty Ins Co	\$26,918.85	\$26,573.40	\$26,573.40	\$26,573.40
Worker's Compensation	1/1/2026- 1/1/2027	PMA	\$2,196.00	\$2,304.00	\$2,304.00	\$2,304.00
Umbrella	1/1/2026- 1/1/2027	Midvale Indemnity	\$3,179.78	\$4,325.00	\$4,325.00	\$4,325.00
Environmental Impairment Liability	1/1/2026- 1/1/2027	Indian Harbor	\$892.50	\$892.50	\$892.50	\$892.50
Glass – Unit Owners	1/1/2026- 1/1/2027	USPlate	\$6,945.00	\$6,945.00	\$6,945.00	\$6,945.00
Glass – Common Areas	1/1/2026- 1/1/2027	USPlate	\$2,778.00	\$2,778.00	\$2,778.00	\$2,778.00
<b>TOTAL ESTIMATED ANNUAL PREMIUM</b>			<b>\$579,151.13</b>	<b>\$579,350.35</b>	<b>\$479,092.90</b>	<b>\$458,837.25</b>

## Additional Policies in force

Coverage	Carrier	Term	Premium
Flood	Wright National Flood Ins Co	8/25/2025-8/25/2026	\$25,437.00

## Recommended Coverages for Consideration:

Coverages	Premium
Legal Defense (unlimited legal defense coverage through trial if claim denied)	\$1,987.00

**Terrorism Option:** Due to the Terrorism Risk Insurance Act of 2002, you now have the right to purchase coverage for losses arising out of the Acts of Terrorism, as defined in Section 102 (1) of the act. Under Federal Law you may purchase this terrorism coverage for an additional premium. Please note the additional premium is not included in the above quote. We will require written confirmation at the time of binding if you elect or reject this coverage.

## Binding Requirements:

- “Client Authorization To Bind” signed by Board of Directors Officers
- Excess & Surplus Lines Waivers
- Supplemental Applications
- ACORD Applications
- Terrorism Rejection/Election

## Payment Terms:

- Payment in full – financing is available.

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## Agency Bill Payment Options and Procedures

---

We appreciate the opportunity to service your insurance needs. We believe good credit relationships are established by making our clients aware in advance of the terms of our payment procedures.

**Our basic payment policy is that all payments are due on or before the effective date of coverage. The following Agency Bill payment methods are available.**

- Check prior to effective date
- Online payment through ePayPolicy prior to effective date
- Insurance Company payment plan, if available

Additional premium invoices during the policy term are payable upon receipt. (Additional premiums may be premium financed under certain circumstances, please contact your insurance representative to determine eligibility).

You will receive a monthly statement of your account. Client statements are processed and mailed on the 15<sup>th</sup> of each month. Policies with payments past due are subject to cancellation for non-payment of premium. This is a serious situation as your insurer may refuse to reinstate coverage even if payment is made after cancellation.

Accounts are subject, but not limited to, reasonable attorney fees, interest, collection fees and/or court costs incurred in connection with collection of past due balances.

**Payments:** To ensure accurate application of all premiums, return the remittance copy of the invoice with your payment or use [ePayPolicy](#) to electronically send your payment. If we cannot identify the applicable invoice being paid, payments will be left unapplied or applied to your oldest balance.

**Credits:** After USI receives the return premium from the carrier(s), the funds can be applied to your account or returned to you. If your account is premium financed and the contract has not been paid in full, the funds will be returned to the Premium Finance Company. Receipt of funds from the carrier(s) can take up to 90 days.

These payment procedures will apply for all policy renewals or future business written.

If you have any questions concerning our payment procedures or any other matters pertaining to account payments, please feel free to contact our Regional Accounts Receivable Staff Accountant at 855-874-0004.

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## Schedule of Locations

---

Location Number	Description	Address	City	State	ZIP Code
001	100 Unit Residential Condominium	1560 Gulf Blvd	Clearwater Beach	FL	33767

**If any locations are not shown above and should be included for coverage, please notify us immediately.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

## Property Options

### Option 2

#### Coverage:

### Slide Ins Co- THIS OFFER IS VALID UNTIL 12/31/2025

Property insurance covers your interest against direct physical loss or damage by covered perils to named property that you own or are required to insure. See attached schedule for covered locations.

Current Coverage		Optional Midterm Offer
<b>Wilshire Ins Co</b>	<b>Citizens Ins</b>	<b>Slide Ins Co</b>
<b>Property Excludes Windstorm</b>	<b>Windstorm</b>	<b>Property Includes Windstorm</b>
<b>12/31/2025 – 12/31/2026</b>	<b>*2/4/2025 2/4/2026</b>	<b>Policy Term: 12/31/2025– 12/31/2026</b>
\$61,918,032 Total Insured Value	*\$59,780,000 Total Insured Value	\$61,918,032 Total Insured Value
Equipment Breakdown- Federal Ins Co		Equipment Breakdown- Included
Replacement Cost	Replacement Cost	Replacement Cost
Agreed Value	N/A	Agreed Amount
Ordinance or Law A- Included in building limit Ordinance or Law B & C \$500,000 Combined	Ordinance or Law – Not Available/Excluded	Ordinance or Law A, B & C \$1,000,000 Combined
Excludes Windstorm	5% Calendar Year Hurricane Deductible (\$2,989,000)	5% Calendar Year Hurricane Deductible (\$3,095,901)
\$10,000 All Perils Deductible \$25,000 Water Damage/Sprinkler Leakage \$25,000 Discharge from Sewer, Drain or Sump	1% All Other Wind Deductible (\$597,800)	\$1,000 All Other Perils Deductible
75% Minimum Earned	\$100 Minimum Earned Premium	See Policy for Minimum Earned
\$109,507.45 Property Excludes Wind Premium \$3,127.00 Equipment Breakdown Premium	*\$427,187.00 Wind Premium	\$435,275.00 Premium
<b>\$112,634.45 Annual Premium</b>	<b>\$427,187.00 Annual Premium</b>	<b>\$435,275.00 Annual Premium</b>

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Option 3**

**Excess & Surplus Lines - See Carriers Below**

**Policy Term:**

12/31/2025 to 12/31/2026

**Coverage:**

Property insurance covers your interest against direct physical loss or damage by covered perils to named property that you own or are required to insure. See attached schedule for covered locations.

Layered Coverage	Limit of Coverage	Premium
<b>VENTUS- Arch Specialty AM Best Rating A+(Superior) Underwriters at Lloyds AM Best Rating A (Excellent)</b>	<b>\$20,000,000</b>	<b>\$298,228.15</b>
<b>Kinsale Ins Co AM Best Rating A (Excellent) 25% Minium Earned Premium</b>	<b>\$10,000,000</b>	<b>\$45,311.50</b>
<b>VENTUS- Arch Specialty AM Best Rating A+(Superior)</b>	<b>\$31,918,032</b>	<b>\$68,352.70</b>
Replacement Cost		
Agreed Amount		
Ordinance or Law A- Full Limits Ordinance or Law B&C- 10%		
5% Named Storm Deductible minimum \$100,000 per occurrence		
\$50,000 All Other Windstorm/Hail		
\$25,000 Water Damage Deductible		
\$10,000 All Other Perils Deductible		
20% Minimum Earned- subject to increase during wind season		
<b>TOTAL</b>	<b>\$61,918,032</b>	<b>\$411,892.35</b>

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## PROPERTY ENHANCEMENT ENDORSEMENT SCHEDULE

The sub-limits applicable to each coverage described in the Property Enhancement Endorsement are shown below. No coverage applies under this endorsement if the amount shown for the respective coverage is zero or if no amount is shown.

### Building and BPP Coverages

Debris Removal	
% of Loss	25
Maximum	500,000
Additional Limit	0
Fine Arts	10,000
Fire Department Service Charges	10,000
Fungus, Wet Rot, Dry Rot and Bacteria	
Per Occurrence	25,000
Aggregate	25,000
Limited Pollution Coverage (Annual Aggregate)	10,000
Outdoor Property	
Per Item Limit for Plants, Trees and Shrubs	500
Aggregate Limit	10,000
Preservation of Property (Days)	180
Professional Fees for Claim Preparation (Annual Aggregate)	10,000
Recharging of Fire Extinguishing Equipment	10,000
Service Interruption Direct Damage	
Direct Damage Limit	25,000
Combined Direct Damage and Time Element Limit	0
Sewer, Drain or Sump Backup or Overflow	100,000
Transit	10,000
Wind-Driven Precipitation	250,000

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## Property Excludes Wind

**Insurance Company:** Wilshire Ins Co  
**AM Best Rating:** A - (Excellent) XII  
**Policy Term:** 12/31/2025 to 12/31/2026  
**Coverage:** Property insurance covers your interest against direct physical loss or damage by covered perils to named property that you own or are required to insure. **See attached schedule for covered locations.**

EXPIRING TOTAL INSURED VALUE	RENEWAL TOTAL INSURED VALUE
\$59,899,009	\$61,918,032

*(Limit of coverage increased to the 2025 Insurance Appraisal)*

### Coverage Applicable to All Locations

Cause of Loss	Coinsurance	Valuation	Catastrophic Ground Coverage Collapse	Deductible	Water Damage &/or Sprinkler Leakage Deductible	Discharge from Sewer, Drain, or Sump Deductible
Special Perils	Waived – Agreed Value	Replacement Cost	Included	\$10,000	\$25,000	\$25,000

### Property Coverage by Location

Location	Description	Limit
1	100 Unit Building	\$61,468,032
1	Contents Limit	\$450,000

**Florida Statute 718. Requires Residential Condominiums secure an Insurance Appraisal every 36 months.**

Date of Last Appraisal	Appraisal Company
9/12/2025	Sedgwick Valuation Services

#### Valuation (VAL) Legend:

R - Replacement Cost	Cost to replace damaged property with like kind and quality, without deduction for depreciation.
A - Actual Cash Value	Cost to replace damaged property with deduction for depreciation.
M - Market Value	The true underlying value of the property.
L - Actual Loss Sustained	The amount of Business Income that would have been earned if a loss had not occurred, less the amount that was actually earned.
F - Functional Replacement Cost	The cost of acquiring another item of property that performs the same function, even if it is not identical to the property being replaced.

**Key Endorsements, Limitations, Warranties and Exclusions include, but are not limited to, the following:**

Coverage	Limit of Coverage
Ordinance or Law Coverage A	Included in Building Limit
Ordinance or Law Coverage B & C Combined	\$500,000

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## FORMS AND ENDORSEMENTS

Form Number/Edition Date	Form Title
PIL30011118	COMMERCIAL LINES POLICY JACKET
PIL20160121	CLAIM REPORTING POLICYHOLDER NOTICE
PCP90000621	JURISDICTIONAL INSPECTIONS
CPP0201220	CYBER INCIDENT EXCLUSION ENDORSEMENT ADVISORY NOTICE TO POLICYHOLDERS
PIL00100521	COMMON POLICY DECLARATIONS
PIL10100818	SCHEDULE OF FORMS AND ENDORSEMENTS
IL00171198	COMMON POLICY CONDITIONS
PCP0001A0525	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS - SUMMARY OF PROPERTY PREMIUMS
PCP0001B0525	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS - SCHEDULE OF COVERED LOCATIONS
PCP0001C0525	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS - SCHEDULE OF PROPERTY COVERAGE AND LIMITS
PCP0001D0525	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS - COVERAGE TERMS AND DEDUCTIBLES
CP00170607	CONDOMINIUM ASSOCIATION COVERAGE FORM
CP00900788	COMMERCIAL PROPERTY CONDITIONS
PCP32151119	EQUIPMENT BREAKDOWN COVERAGE
CP10300607	CAUSES OF LOSS - SPECIAL FORM
CP10320808	WATER EXCLUSION ENDORSEMENT
CP10540607	WINDSTORM OR HAIL EXCLUSION
CP10751220	CYBER INCIDENT EXCLUSION
PCP32681120	EXISTING DAMAGE EXCLUSION
PCP32750921	ORDINANCE OR LAW COVERAGE
CP01400706	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

PCP32840423	COVERED PROPERTY AMENDMENT ENDORSEMENT
PCP32870524	DISCHARGE FROM SEWER, DRAIN OR SUMP COVERAGE (NOT FLOOD-RELATED)
PCP32900723	WATER DAMAGE AND SPRINKLER LEAKAGE DEDUCTIBLE
PCP32910723	WINDSTORM OR HAIL EXCLUSION SCHEDULE
PCP32990324	MINIMUM EARNED PREMIUM ENDORSEMENT
CP01250223	FLORIDA CHANGES
IL09350702	EXCLUSION OF CERTAIN COMPUTER-RELATED LOSSES
IL09520115	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
IL09851220	DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
ILP0010104	U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC) ADVISORY NOTICE TO POLICYHOLDERS
PIL10121021	SERVICE OF SUIT ENDORSEMENT
PIL20150820	NOTICE OF DISCLOSURE FOR AGENT BROKER & MANAGING GENERAL AGENCY COMPENSATION
PIL20211220	TERRORISM COVERAGE NOTICE
PRNotice0118	NOTICE OF PRIVACY POLICY
IL01121118	FLORIDA CHANGES - MEDIATION OR APPRAISAL (COMMERCIAL RESIDENTIAL PROPERTY)
IL01750907	FLORIDA CHANGES - LEGAL ACTION AGAINST US
IL02551224	FLORIDA CHANGES - CANCELLATION AND NONRENEWAL
PCP3299	MINIMUM PREMIUM ENDORSEMENT

**Excluded coverage or other coverages sought may be available: please discuss with USI**

**Other exclusions and policy limitations may apply. Please refer to the actual policies for specific terms, conditions, limitations, exclusions and sublimits that will govern in the event of a loss.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

# Equipment Breakdown

**Insurance Company:** Federal Insurance Co  
**AM Best Rating:** A++ (Superior) XV  
**Policy Term:** 01/01/2026 to 01/01/2027  
**Coverage:** Provides coverage to various equipment types for the costly physical and financial damage resulting from mechanical breakdown, electrical arcing, artificially generated electrical currents, bulging, cracking, or collapse of pressure vessels.

Equipment Breakdown Coverage Description	Limit/Sublimit
Blanket Limit of Coverage	\$61,918,032

Property Coverages	Limit/Sublimit
Ammonia Contamination	\$100,000
Debris Removal	\$100,000
Fungus Clean up Or Removal	\$50,000
Off Premises Property Damage	\$50,000
Pair And Set	\$50,000
Pollutant Clean Up or Removal	\$50,000
Preparation of Loss Fees	\$50,000
Unintentional Errors or Omissions	\$50,000

\$250,000 Blanket Limit of Insurance
Electronic Data Expediting Expenses Public Safety Service Charge Spoilage-Scheduled Locations Spoilage-Utility Owned Equipment Water Damage

Business Income Coverages	Limit/Sublimit
Dependent Business Premises	\$100,000
Loss of Utilities	\$100,000
Pollutant Clean-up or Removal	\$100,000
Preparation of Loss Fees	\$100,000

Deductibles	
Property Damage	\$10,000
Waiting Period	24 Hours

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Key Endorsements, Limitations, Warranties and Exclusions include, but are not limited to, the following:**

**Forms and Conditions**

43-02-0450	(Rev. 4-11)	How To Report A Loss
43-02-0976	(Rev. 4-21)	Premium Summary
43-02-0455	(Rev. 4-11)	Schedule Of Forms
43-02-0477	(Rev. 4-11)	Named Insured
43-02-0675	(Rev. 1-15)	Cap On Certified Terrorism Losses
43-02-0742	(Rev. 4-11)	Insuring Agreement
43-02-0778	(Ed. 4-11)	Supplementary Declarations - Property
43-02-0783	(Rev. 2-13)	Property Damage
43-02-0784	(Rev. 2-13)	Business Income with Extra Expense
43-02-0785	(Ed. 4-11)	Property/Business Income Conditions and Definitions
43-02-0786	(Ed. 4-11)	Supplementary Declarations – Business Income
43-02-0962	(Ed. 3-17)	Ammonia Contamination Property Damage
43-02-0981	(Ed. 4-22)	Malicious Programming Exclusion Amended
43-02-0980	(Ed. 2-22)	Fungus Clean Up or Removal Premises Coverage Amended

**Excluded coverage or other coverages sought may be available: please discuss with USI**

**Other exclusions and policy limitations may apply. Please refer to the actual policies for specific terms, conditions, limitations, exclusions, and sub-limits that will govern in the event of a loss.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## Package - General Liability

<b>Insurance Company:</b>	CUMIS Specialty Insurance Company
<b>AM Best Rating:</b>	A Excellent XII
<b>Policy Term:</b>	01/01/2026 to 01/01/2027
<b>Coverage:</b>	Provides coverage for claims arising from an insured's liability due to damage or injury to others during performance of their duties or business. The loss can be reported years later, but the key is when it happened.

General Liability Coverage - Occurrence	Limit
Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000
Products and Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Hired & Non Owned Auto	\$1,000,000
Damage to Rented Premises (Each Occurrence)	\$50,000
Medical Expense	\$5,000
Deductible	\$0
Mold Liability Coverage (Claims Made Coverage )	Limit
Fungi & Bacteria Liability (Each fungi or bacteria incident & aggregate)	\$500,000
Fungi & Bacteria Liability Self-Insured Retention Amount (Each fungi or bacteria incident)	\$25,000
Retroactive Date	<b>Inception Date</b>

### Schedule of Exposures

Class Code	Description	Basis	Exposure
62003	Residential Condominium	Units	100
48925	Swimming Pool	Other	1
44311	Fitness Center	Other	Included

#### General Liability Coverage Extension Endorsement Included:

- Association Owned Units
- Knowledge of Incidents, Claims or Suits by Board or Manager Only Enhancement
- Revised Notice of Occurrence Duties
- Blanket Additional Insured When Required by Contract
- Additional Insured – Committee, Organization, and Subsidiary
- Additional Insured – Manager or Lessors of Premise
- Unintentional Failure to Disclose Hazards
- Revised Waiver or Transfer of Rights of Recovery
- Property Damage to Borrowed Property

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Key Endorsements, Limitations, Warranties and Exclusions include, but are not limited to, the following:**

## **GENERAL LIABILITY COVERAGE EXTENSION ENDORSEMENT – COMMUNITY ASSOCIATION**

This endorsement modifies insurance provided under the following:

### **COMMERCIAL GENERAL LIABILITY COVERAGE FORM CG 00 01**

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy the words "you" and "your" refer to the Named Insured shown in the Declarations, and any other person or organization qualifying as a Named Insured under this policy. The words "we", "us" and "our" refer to the Company providing this insurance. The word "insured" means any person or organization qualifying as such under Section II - Who Is An Insured. Other words and phrases that appear in quotation marks have special meaning. Refer to Section V - Definitions.

The following is a summary of the limits, additional coverages and extensions provided by this endorsement. For complete details on specific coverages, consult the policy contract wording.

### **SCHEDULE**

Additional Insured – Committee, Organization and Subsidiary	Included
Additional Insured – Managers or Lessors of Premises	Included
Additional Insured – Automatic Status When Required by Contract	Included
Association Owned Units	Included
Broadened Definition of Mobile Equipment	Included
Damage to Premises Rented to You	Broadened Perils
Duties in the Event of Occurrence, Offense, Claim or Suit	Included
Liberalization	Included
Non-Owned Aircraft	If rented or loaned with a paid crew
Non-Owned Watercraft	Increased to 51 feet long
Notice of Occurrence	Included
Per Location and Per Project Aggregates	Included
Property Damage to Borrowed Equipment	Up to \$10,000 per "occurrence"
Revised Exclusion for Expected or Intended Injury	Included
Supplementary Payments	
Bail Bonds	Up to \$2,500
Loss of Earnings	Up to \$300 a day
Unintentional Failure to Disclose Hazards	Included
Waiver of Transfer of Rights of Recovery	Included

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## Package - Directors & Officers Liability

<b>Insurance Company:</b>	CUMIS Specialty Insurance Company
<b>AM Best Rating:</b>	A Excellent XII
<b>Policy Term:</b>	01/01/2026 to 01/01/2027
<b>Coverage:</b>	Provides coverage for Non-Profit Management and Organization Liability.
	<b>Claims Made and Reported</b>

Coverage Description	Limit/Sublimit	Deductible/Retention
Each Claim & Aggregate	\$1,000,000	\$2,500

### Forms and Conditions

<b>Policy Form:</b>	Claims Made
<b>Prior and Pending Litigation Date:</b>	Policy Inception
<b>Full Prior Acts:</b>	Included, Subject to Warranty Statement on application

### Key Definitions

The Key Definitions contain generic definitions for common types of insurance. Not all coverage types are defined and some of those that are defined may not be included in your insurance program.

**“Named Insured”** shall mean: The Association and any Person who has been, now, or shall become a duly elected Director or Trustee, a duly elected or appointed Officer, an Employee or Committee Member, whether or not they are salaried and any Members of the Association acting at the direction of the Board of Directors on behalf of the Association in a voluntary capacity

**“Claims made”** means that the Claim has to be made during the policy period. In addition:

- Claims have to be reported during the policy period.
- The definition of “claim” may include matters ordinarily not considered a claim, such as an administrative or regulatory proceeding (EEOC, DFEH charge or investigation). Consult your policy or contact a member of your account team with any questions.
- The failure to report a claim within the restrictive time periods for “Notice” could prejudice coverage.
- Defense costs incurred prior to notice, even on a claim that is ultimately covered, may not be covered.

Listed below are some elements of a claims-made form:

1. Under a “claims-made” form, the policy that is in effect at the time that a claim is made against you is the policy that will respond to that claim, regardless of whether this policy was in effect when the accident, incident, or injury occurred, subject to any retroactive date.
2. If your policy has a “retroactive date”, the accident, incident, or injury must have occurred after the retroactive date in order for the policy to respond to a claim.
3. You have the right to purchase an “extended reporting period (ERP) endorsement” if the policy is cancelled or not renewed. This endorsement will provide a period of time to continue to report claims that arise resulting from accidents, incidents, or injuries that occurred after any retroactive date and before the ending of your policy. The ERP (often called “tail coverage”) must be requested within a specific time frame and the additional premium promptly paid when due.

Please notify our office immediately if a claim is made or lawsuit brought against you, or if you need to file a claim

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Key Endorsements, Limitations, Warranties and Exclusions include, but are not limited to, the following:**

## Gold

- \* Full prior acts coverage included (subject to warranties)
- \* Named insured entity coverage included
- \* Any current, past, or future duly elected or appointed directors, officers, or trustees as insureds
- \* Spouses, committee members, volunteers, estates, employees, or leased employees included as insureds
- \* Property management employees included as insureds
- \* D&O coverage extended for insureds serving on outside not for profit boards with written approval(i.e. CAI board)
- \* Non-monetary and monetary damages included
- \* Defense cost outside the limit
- \* No insured versus insured exclusion
- \* Defense and Settlement Provision 70%/30% with insured (Soft Hammer Clause) included
- \* Defense cost included for contractual liability
- \* Oral or written publication of material unless published with knowledge of falsity
- \* Defense cost included for failure to maintain insurance
- \* Criminal final adjudication Language
- \* Pay on behalf wording
- \* Duty to defend form
- \* As soon as practical claim reporting language
- \* Full severability for innocent insured (severability for each insured)
- \* Punitive damages included when insurable
- \* Consideration of insured's choice of defense attorney
- \* Sixty days basic extended reporting period for claims not reported
- \* Five year basic extended reporting period for previous reported prior claims at no additional premium
- \* 12 & 36 month supplemental extended reporting period available for an additional premium
- \* Broad definition of claim including civil and criminal proceedings
- \* No exclusion for noise or interference with quiet enjoyment
- \* Cyber liability is silent on exclusions

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

- \* Broad EPLI definition (23 affirmative perils)
- \* Third party discrimination coverage
- \* Failure to maintain insurance exclusion removed
- \* Property manager entity coverage
- \* See Policy Form for exact policy terms, conditions, Limitations, definitions, and exclusions

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## Package - Crime/Fidelity

<b>Insurance Company:</b>	CUMIS Specialty Insurance Company
<b>AM Best Rating:</b>	A Excellent XII
<b>Policy Term:</b>	01/01/2026 to 01/01/2027
<b>Coverage:</b>	Effective May 30, 1998, Florida State Legislature requires Condominium Associations shall obtain and maintain adequate insurance of fidelity bonding of all persons who control or disburse funds of the Association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the Association or its management agent at any one time. As used in this paragraph, the term “persons who control or disburse funds of the association” includes, but is not limited to, those individuals authorized to sign checks and the president, secretary, and treasurer of the association.

Coverage Description	Limit/Sublimit	Deductible/Retention
Blanket Crime Limit for Employee Theft, Money & Securities, Forgery & Alteration, Money Order & Counterfeit Currency, Funds Transfer Fraud, and Computer Fraud	\$2,000,000	\$5,000
Social Engineering (Deception Fraud)	\$100,000	\$5,000

### Forms and Conditions

<b>Policy Form:</b>	<b>Discovery</b>
<b>Covered Employees:</b>	<b>Management Company Directors &amp; Trustees Non-Compensated Officers</b>

### Key Definitions

The Key Definitions contain definitions for common types of insurance. Not all coverage types are defined, and some of those that are defined may not be included in your insurance program.

Computer Fraud – Theft of money, securities or property by computer to fraudulently transfer covered property from your premises or bank to another person or place outside of your premises

Employee Theft Coverage – Covers loss of or damage to money, securities and other property caused by employee dishonesty

Forgery or Alteration – Covers losses resulting from forgery or alteration of checks or covered instrument

Inside the Premises – Theft of Money and Securities - Covers losses by theft, disappearance or destruction

Inside the Premises – Robbery or Safe Burglary of Other Property – Covers the robbery of a custodian and safe burglary

Outside the Premises – Covers losses in the care and custody of a messenger or armored car

Theft, Destruction or Disappearance – Covers against loss resulting from the theft, destruction or disappearance of money and securities as well as damage to containers on premises directly resulting from theft or unlawful entry

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Key Endorsements, Limitations, Warranties and Exclusions include, but are not limited to, the following:**

<b>Form Number</b>	<b>Form Date</b>	<b>Form Description</b>
CIU0101FL	03/08	Surplus Lines Statement
CSIC CIU IL 001	10/12	Minimum Earned Premium Endorsement
IL0003	09/08	Calculation of Premium
IL0017	11/98	Common Policy Conditions
CSIC 70 03	05/23	Service of Suit Clause
TRIA Disclosure	09/12	Policyholder Disclosure Notice of Terrorism Insurance Coverage And Cap On Losses
CSIC CIU IL 015	11/13	Nuclear, Biological Or Chemical Exclusion
CSIC CIU IL 031	05/20	Cancellation And Nonrenewal Endorsement
CSIC CIU CP 019	07/13	Special Activity Exclusion
CG0001	12/07	Commercial General Liability Coverage Form
CG0300	01/96	Deductible Liability Insurance
CG2004	11/85	Additional Insured - Condominium Unit Owners
CG0067	03/05	Exclusion - Violation of Statutes that Govern E-mails, Fax, Phone Calls or Other Methods of Sending Material or Information
CG2147	12/07	Exclusion - Employment Related Practices Exclusion
CG2165	12/04	Exclusion – Total Pollution Exclusion With A Building Heating, Cooling, And Dehumidifying Equipment Exception And A Hostile Fire Exception
CSIC CIU GL 004	08/18	General Liability Coverage Extension Endorsement - Community Association
CG2160	09/98	Exclusion - Year 2000 Computer-Related And Other Electronic Problems
CG2196	03/05	Silica or Silica Related Dust Exclusion
CSIC CIU IL 018	11/13	Nuclear, Biological or Chemical Terrorism Exclusion
CG2186	12/04	Exclusion - Exterior Insulation and Finish Systems
CSIC CIU IL 019	01/15	Terrorism Exclusion
CG2426	07/04	Amendment of Insured Contract Definition
CSIC 61 02	05/23	Exclusion - Lead Paint
CSIC 61 01	05/23	Exclusion - Asbestos
IL0021	09/08	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
CSIC 61 03	05/23	PFAs And Related Chemicals Exclusion Endorsement
CSIC CIU GL 023	01/16	Limited Fungi Or Bacteria Coverage
CSIC CIU GL 006	10/12	Hired and Non-Owned Auto Liability
CSIC CIU GL 025	11/20	Communicable Disease Exclusion
CSIC CIU DO 001	02/18	Condominium Directors, Officers and Employment Practices Liability Insurance Policy
CSIC CIU DO 012	01/15	Property Manager Entity Coverage Endorsement
CSIC CIU DO 013	01/15	Third Party Wrongful Employment Practices Endorsement
CSIC CIU DO 015	01/15	Failure To Maintain Insurance Endorsement
CSIC CIU DO 016	01/15	Increased Consent To Settle Clause Coverage Endorsement
CSIC CIU DO 019	02/15	Bodily Injury / Physical Damage Exclusion Endorsement
CSIC CIU DO 002	12/24	Continuity of Coverage Endorsement
CR0020	11/15	Commercial Crime Policy (Discovery Form)
CR2508	10/10	Include Specified Non-Compensated Officers

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

CR2506	10/10	Include Chairman and Member of Specified Committees
CR2502	10/10	Include Designated Agents as Employees
CSIC CIU CR 004	05/18	Deception Fraud Endorsement
CR0151	08/07	Florida Changes - Legal Action Against Us

**Excluded coverage or other coverages sought may be available: please discuss with USI**

**Other exclusions and policy limitations may apply. Please refer to the actual policies for specific terms, conditions, limitations, exclusions and sublimits that will govern in the event of a loss.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

# Workers Compensation

**Insurance Company:** Pennsylvania Manufacturers Assoc Insurance Co  
**AM Best Rating:** A+ (Superior) XV  
**Policy Term:** 01/01/2026 to 01/01/2027  
**Coverage:** **Part One** – Workers’ Compensation agrees to pay the benefits required under the applicable State’s Workers’ Compensation Law.

**Part Two** – Employers Liability for work-related injuries or disease other than that which is imposed by a state Workers’ Compensation Law.

**Part Three** – Other States in which you have no exposure on the policy inception date, but in which you may have a temporary or future worksite or exposure in during the policy term. If listed, statutory benefits will apply as if the state were listed in Part One; with the exception of excluded states, North Dakota, Ohio, Washington and Wyoming.

Coverage Description	Limit
Employers Liability - Each Accident	\$500,000
Employers Liability - Disease (Policy Limit)	\$500,000
Employers Liability - Disease (Each Employee)	\$500,000

**State: FL Workers’ Compensation Schedule of Exposures**

Class Code	Classification Description	Estimated Annual Payroll	Rate
9012	Building or Property Management Property Managers, leasing agents and clerical salespersons	If Any	0.66
9015	Building or Property Management- All Other Employees (Maintenance)	\$85,696	2.68

Premium Adjustments	Amount
Total Class Premium	\$2,297
Increase Limits	\$25
Minimum Difference	\$50
Experience Premium	-\$237
Expense Constant	\$160
Terrorism	\$9
<b>Total Estimated Annual Premium Including Premium Adjustments</b>	<b>\$2,304</b>

**Important Considerations**

**Volunteers Endorsement-** Includes coverage for volunteers performing light maintenance under the direction of the board. No use of ladders or power tools.

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

# Umbrella

**Insurance Company:** Midvale Indemnity  
**AM Best Rating:** A (Excellent) XV  
**Policy Term:** 01/01/2026 to 01/01/2027  
**Coverage:** Provides additional liability limits that are in excess of the limits provided on specified underlying liability policies.

Coverage Description	Limit
Limit Per Occurrence	\$25,000,000
General Aggregate	\$25,000,000
Self-Insured Retention	\$0

**Your coverage follows the policies listed below unless otherwise noted**

### General Liability

Coverage Description	Limit
Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

### Hired & Non Owned Auto Liability

Coverage Description	Limit
Combined Single Limit	\$1,000,000

### Employers Liability

Coverage Description	Limit
Bodily Injury by Disease – Each Employee	\$500,000
Bodily Injury by Disease – Policy Aggregate	\$500,000
Bodily Injury Each Accident	\$500,000

### Directors & Officers Liability

Coverage Description	Limit
Limit of Liability	\$1,000,000

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Key Endorsements, Limitations, Warranties and Exclusions include, but are not limited to, the following:**

Policyholder Notice  
OFAC Advisory Notice  
Policyholder Fraud Warning  
Master Policy Declarations - Commercial Umbrella  
Master Policy Declarations – Risk Purchasing Group Commercial Liability Umbrella Coverage  
Commercial Liability Umbrella Coverage Form  
Common Policy Conditions  
Additional Conditions  
Calculation of Premium  
Terrorism Coverage Disclosure Notice  
Form Schedule  
Amendment of Insuring Agreement  
Amendatory Exclusions  
Condominium/Co-operative Directors and Officers Liability Claims-Made Coverage  
Employee Benefits Liability Limitation Claims Made Version  
Garage Keepers Liability Limitation  
Schedule of Underlying Insurance  
Employee Benefits Liability Limitation Occurrence Based  
Exclusion – Human Trafficking (With Limitations)  
Coverage Enhancement (Program Version – Risk Purchasing Group)  
Expenses in Addition to Limits of Insurance  
Limits of Insurance Amendment  
Limitation – Anti-stacking  
Condition – Claims Reporting Amendment  
Economic or Trade Sanctions  
Knowledge of Occurrence  
Additional Definitions  
Member Policy Period  
Insured and Named Insured Amendatory Endorsement  
Amendment of Definition of Retained Limit and Schedule of Retained Limits  
Exclusion – Absolute Access, Collection and Disclosure of Non-Public Information

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Limitation – Auto Liability  
Limitation – Commercial General Liability  
Exclusion – Communicable Disease  
Exclusion – Condominium and Cooperative Conversion  
Exclusion – Construction Operations  
Exclusion – Diving Board and Water Slide  
Exclusion – Earth Movement  
Limitation – Employers Liability  
Exclusion – Financial Institutions  
Limitation – Foreign Liability  
Exclusion – Fungus and Bacteria  
Exclusion – Marine Liability  
Exclusion – No Coverage for Sublimits  
Exclusion – Pesticide or Herbicide  
Exclusion – Pollution and SIR Amendment  
Act of Terrorism Self-Insured Retention  
Exclusion – Water Sports  
Limitation to Designated Premises  
Exclusion – Cross Suits  
Exclusion - Exterior Insulation and Finish Systems  
Nuclear Energy Liability Exclusion Endorsement (Broad Form)  
All State Amendatory Endorsements

**Excluded coverage or other coverages sought may be available: please discuss with USI**

**Other exclusions and policy limitations may apply. Please refer to the actual policies for specific terms, conditions, limitations, exclusions and sublimits that will govern in the event of a loss.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

## Plate Glass – Condo Units

**Insurance Company:** USPlate Glass Insurance Company (Admitted)  
**AM Best Rating:** A (Excellent) VII  
**Policy Term:** 01/01/2026 to 01/01/2027  
**Coverage:** Plate glass insurance protects against breakage for all types of plate glass installed within the insured’s premises: ornamental, lettered, embossed or stained.

Location	Address	City	State	Zip
1	1560 Gulf Blvd	Clearwater	FL	33767

Item Number	Description (plain, embossed, stained, etc.)	Limit
1	Condo Units: (2) Up to 1,200 sq ft (90) 1,201-3,000 sq ft (2) over 5,000 sq ft 100 TOTAL UNITS	Replacement cost not to exceed \$350,000 per loss

<b>Deductible – Per Occurrence</b>	\$0
------------------------------------	-----

Condo Unit Sub-Limits Supplemental: per unit per loss
\$250 Board-up
\$250 Frame Damage
\$250 Obstruction Removal

**CLAIM – Report to 877-SHATTER – Do not order glass replacement without written authorization from USPlate Glass Company.**

**Excluded coverage may be available for an additional premium.**

**Other exclusions and policy limitations may apply. Please refer to the actual policies for specific terms, conditions, limitations and exclusions that will govern in the event of a loss.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
 Confidential. © 2021 USI Insurance Services. All rights reserved.

## Plate Glass – Common Areas

**Insurance Company:** USPlate Glass Insurance Company (Admitted)  
**AM Best Rating:** A (Excellent) VII  
**Policy Term:** 01/01/2026 to 01/01/2027  
**Coverage:** Plate glass insurance protects against breakage for all types of plate glass installed within the insured’s premises: ornamental, lettered, embossed or stained.

Location	Address	City	State	Zip
1	1560 Gulf Blvd	Clearwater	FL	33767

Description (plain, embossed, stained, etc.)	Limit
297 scheduled plates -	Replacement at market cost

<b>Deductible – Per Occurrence</b>	\$0
------------------------------------	-----

Common Area Sub-Limits Supplemental: per loss
\$250 Board-up
\$250 Frame Damage
\$250 Obstruction Removal

**CLAIM – Report to 877-SHATTER – Do not order glass replacement without written authorization from USPlate Glass Company.**

**Excluded coverage may be available for an additional premium.**

**Other exclusions and policy limitations may apply. Please refer to the actual policies for specific terms, conditions, limitations and exclusions that will govern in the event of a loss.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
 Confidential. © 2021 USI Insurance Services. All rights reserved.

# Environmental Impairment Liability

**Insurance Company:** Indian Harbor Insurance Co  
**AM Best Rating:** A+ (Superior) XV  
**Policy Term:** 01/01/2026 to 01/01/2027  
**Coverage:** Provides First and Third-Party coverage for pollution conditions. Clean up expensed and legal defense incurred in investigation, adjustment, settlement and defense of a claim

Coverage Description	Limit/Sublimit	Deductible/Retention
Each Pollution Condition/ Aggregate	\$1,000,000	\$5,000
<b>Policy Form</b>	<b>Claims Made</b>	
Retroactive Date	Inception of Policy	

## Forms and Conditions

***“Claims made” means that the Claim has to be made during the policy period. In addition:***

- ***Claims have to be reported during the policy period.***
- ***The definition of “claim” may include matters ordinarily not considered a claim, such as an administrative or regulatory proceeding (EEOC, DFEH charge or investigation). Consult your policy or contact a member of your account team with any questions.***
- ***The failure to report a claim within the restrictive time periods for “Notice” could prejudice coverage.***
- ***Defense costs incurred prior to notice, even on a claim that is ultimately covered, may not be covered.***

## Important Considerations

### Some Common Environmental Exposures Faced by Community Associations Include:

- Retention pond migration of pollutants which spill into a nearby environmentally sensitive wetland
- Above ground fuel tank lines for the elevator generator leak into the surrounding soil
- Hazardous chemical storage spills including chlorine, pesticides and herbicides
- Below ground fuel tank leaks into the soil
- Contaminants from neighboring properties such as golf courses cause an EPA investigation
- A storm causes the diesel fuel tanks that control storm water retention pond levels to rupture and spill fuel
- Contractor incorrectly connects the clubhouse intake/outtake lines of the HVAC system causing a release of pollutants which cause bodily injury

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Key Endorsements, Limitations, Warranties and Exclusions include, but are not limited to, the following:**

No Flat Cancellations  
Claims Made Policy  
Underground Storage tank(s) excluded, unless scheduled  
Above Ground Storage tank(s)-Secondary Containment required  
Known Circumstance or Conditions Exclusion  
Fines, Penalties, Punitive and Multiple Damages Exclusion  
Equitable or Injunctive Relief Exclusion  
Employer's Liability Exclusion  
Workers' Compensation and Similar Laws Exclusion  
Contractual Liability Exclusion  
  
Property Exclusion  
Transportation Exclusion  
Divested Property Exclusion  
Nuclear or Radioactive Waste and Materials Exclusion  
Goods, Products or Materials Exclusion  
Intentional Acts Exclusion  
Mold Matter Exclusion  
Asbestos Exclusion  
Lead Exclusion  
Hostile Acts and Terrorism Exclusion  
  
Drywall Exclusion  
Offshore Oil and Gas Exclusion  
Unit and Private Storage Area Excluded  
Non-Cumulation Excluded

**Excluded coverage may be available for an additional premium.**

**Other exclusions and policy limitations may apply. Please refer to the actual policies for specific terms, conditions, limitations and exclusions that will govern in the event of a loss.**

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

## USI Disclosures

---

**Direct Bill DISCLOSURE:** The Insurance Company operates independently for the financing of your insurance premium. Your agreement to finance this premium is directly with the insurance company and not USI Insurance Services.

If payment is not received by the due date, the insurance company could cancel your insurance policy(s) for non-payment of premium. The insurance company has the right to honor the cancellation date and **NOT** offer reinstatement or rewrite the insurance coverage.

We are not in a position to make monthly reminders or verify that your payment was received. Please take the necessary action to avoid possible cancellation of your insurance policy(s) which you are paying directly to the insurance company.

**Surplus Lines DISCLOSURE:** Insurance is issued pursuant to the Surplus Lines Laws. Persons insured by Surplus Lines Carriers do not have the protection of the Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent unlicensed insurer. Surplus Lines policies that are subject to audit provide for additional premium charges, but may not allow for return premium.

**Information Concerning Our Fees:** As a licensed insurance producer, USI is authorized to confer with or advise our clients and prospective clients concerning substantive benefits, terms or conditions of insurance contracts, to sell insurance and to obtain insurance coverages for our clients. Our compensation for placement of insurance coverage, unless otherwise specifically negotiated and agreed to with our client, is customarily based on commission calculated as a percentage of the premium collected by the insurer and is paid to us by the insurer. We may also receive from insurers and insurance intermediaries (which may include USI affiliated companies) additional compensation (monetary and non-monetary) based in whole or in part on the insurance contract we sell, which is contingent on volume of business and/or profitability of insurance contracts we supply to them and/or other factors pursuant to agreements we may have with them relating to all or part of the business we place with those insurers or through those intermediaries. Some of these agreements with insurers and/or intermediaries include financial incentives for USI to grow its business or otherwise strengthen the distribution relationship with the insurer or intermediary. Such agreements may be in effect with one or more of the insurers with whom your insurance is placed, or with the insurance intermediary we use to place your insurance. You may obtain information about the nature and source of such compensation expected to be received by us, and, if applicable, compensation expected to be received on any alternative quotes pertinent to your placement upon your request.

**Document Delivery DISCLOSURE:** USI strives to make your interactions with us easy and efficient. Therefore, we intend to deliver your policy and all policy-related documents electronically through our InsurLink client portal or through email. If you do not wish to receive these documents electronically or if you would like a paper copy of any or all documents at no cost to you, please notify your client service representative in writing. If your email or electronic contact information changes, please notify your client service representative in writing.

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

**Reviewing Client Contracts DISCLOSURE:** As a service to our clients, upon their request, USI will review those portions of your contract regarding the insurance and indemnity requirements as they relate to your insurance program and provide comments and/or recommendations based upon such review. This service should not be taken as legal advice and it does not replace the need for review by the insured's own legal counsel.

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

# USI Privacy Notice

---

## Our Privacy Promise to You

USI provides this notice to you, our customer, so that you will know what we will do with the personal information, personal financial and health information (collectively referred to as the “protected information”) that we may receive from you directly or receive from your health care provider or receive from another source that you have authorized to send us your protected information. We at USI are concerned about your privacy and assure you that we will do what is required of us to safeguard your protected information.

## What types of information will we be collecting?

USI collects information from you required both for our business and pursuant to regulatory requirements. Without it, we cannot provide our products and services for you. We will be collected protected information about you from:

- Applications or other forms, such as name, address, Social Security number, assets and income, employment status and dependent information;
- Your transactions with us or your transactions with others, such as account activity, payment history, and products and services purchased;
- Consumer reporting agencies, such as credit relationships and credit history. These agencies may retain their reports and share them with others who use their services;
- Other individuals, businesses and agencies, such as medical and demographic information; and
- Visitors to our websites, such as information from on-line forms, site visitorship data and on-line information collection devices, commonly called “cookies.”

## What will we do with your protected information?

The information USI gathers is shared within our company to help us maximize the services we can provide to our customers. We will only disclose your protected information as is necessary for us to provide the insurance products and services you expect from us. USI does not sell your protected information to third parties, nor does it sell or share customer lists.

We may also disclose all of the information described above to third parties with which we contract for services. In addition, we may disclose your protected information to medical care institutions or medical professionals, insurance regulatory authorities, law enforcement or other government authorities, or to affiliated or nonaffiliated third parties as is reasonably necessary to conduct our business or as otherwise permitted by law.

## Our Security Procedures

At USI, we have put in place the highest measures to ensure the security and confidentiality of customer information. We will handle the protected information we receive by restricting access to the protected information about you to those employees and agents of ours who need to know that information to provide you with our products or services or to otherwise conduct our business, including actuarial or research studies. Our computer database has multiple levels of security to protect against threats or hazards to the integrity of customer records, and to protect against unauthorized access to records that may harm or inconvenience our customers. We maintain physical, electronic, and procedural safeguards that comply with federal and state regulations to safeguard all of your protected information.

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

## **Our Legal Use of Information**

We retain the right to use ideas, concepts, know-how, or techniques contained in any nonpublic personal information you provide to us for our own purposes, including developing and marketing products and services.

## **Your Right to Review Your Records**

You have the right to review the protected information about you relating to any insurance or annuity product issued by us that we could reasonably locate and retrieve. You may also request that we correct, amend or delete any inaccurate information by writing to us at the above address.

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.

Proposal date: 12/22/2025 Prepared for Ultimar Three Condominium Assoc Inc  
Confidential. © 2021 USI Insurance Services. All rights reserved.

# Insurance Carrier Ratings

As a service to our clients, USI is furnishing an assessment by a financial rating service of the insurance companies included in our proposal. We are including the legends used by this service.

All ratings are subject to periodic review, therefore, it is important to obtain updated ratings from each service. Should you desire further information concerning the financial statements of any of the insurance companies being proposed, so that you can make your own assessment of the financial strength of the companies being offered, it is available from USI at your request.

USI has made no attempt to determine independently the financial capacity of the insurance companies that we are including in our proposal as we believe the nationally recognized services are better equipped to comment.

### A. M. BEST RATINGS

<b>A++ &amp; A+</b>	Superior	<b>D</b>	Poor
<b>A &amp; A-</b>	Excellent	<b>E</b>	Under Regulatory Supervision
<b>B++ &amp; B+</b>	Good	<b>F</b>	In Liquidation
<b>B &amp; B-</b>	Fair	<b>S</b>	Rating Suspended
<b>C++ &amp; C+</b>	Marginal	<b>NR</b>	Not Rated

### FINANCIAL SIZE CATEGORY

(In \$ Thousands)

Class I	Less than		1,000
Class II	1,000	to	2,000
Class III	2,000	to	5,000
Class IV	5,000	to	10,000
Class V	10,000	to	25,000
Class VI	25,000	to	50,000
Class VII	50,000	to	100,000
Class VIII	100,000	to	250,000
Class IX	250,000	to	500,000
Class X	500,000	to	750,000
Class XI	750,000	to	1,000,000
Class XII	1,000,000	to	1,250,000
Class XIII	1,250,000	to	1,500,000
Class XIV	1,500,000	to	2,000,000
Class XV	2,000,000	to	or greater

### RATING "NOT ASSIGNED" CLASSIFICATIONS

<b>NR-1</b> Insufficient Data	<b>NR-2</b> Insufficient Size and/or Operating Experience
<b>NR-3</b> Rating Procedure Inapplicable	<b>NR-4</b> Company Request
<b>NR-5</b> Not Formally Followed	

This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only; it is not a binder and does not amend or alter the insurance contract. Please refer to the policy contract for specific terms, conditions, limitations, and exclusions.





November 12, 2025,

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

**RE: Fire Extinguishers 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. Fire Extinguisher, A.B.C 10 lbs. (2), due for 6yr maintenance.
2. Fire Extinguisher, A.B.C 5 lbs. (44), due for 6yr maintenance

Location: Please refer to building reports for location

**Total Cost ..... \$3,695.00 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.

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: \_\_\_\_\_



Clearwater Plumbing Inc.  
2101 Calumet Street  
Clearwater FL 33765  
Ph 727-446-8355  
Fax 727-461-2028  
www.clearwaterplumbing.com

# PROPOSAL

Page 1  
Proposal Date 11/17/2025  
Quote # Q03443

S  
O  
L ULTIMAR 3 CONDO ASSOCIATION  
D 1560 GULF BLVD  
CLEARWATER, FL 33767  
T  
O

J  
O  
B ULTIMAR III CONDO ASSOCIATION  
S 1560 GULF BLVD  
I CLEARWATER BEACH, FL 33767  
T  
E

SLS# CW CARL WIKOFF

CLEARWATER PLUMBING INC. proposes to furnish material and labor necessary to complete the following:

For lobby ceiling 06 risers, cut abandoned 2" steel A/C line.

Furnish and install:

(1) 2-1/2" butterfly valve with ProPress flanges.

(1) 2" IPS ball valve with male adapter.

Install new tees with drain drain valves. Work to be completed during normal business hours.

Excludes ceiling repair.

**For the sum of: \$4,378.00**

The undersigned has read, understands and agrees to all conditions and terms contained herein and on the reverse of this page.  
This agreement may be void if not accepted within thirty (30) days from date of proposal.

Customer Acceptance:

CLEARWATER PLUMBING INC.

_____	_____	_____	_____
SIGNATURE	DATE	SIGNATURE	DATE
_____		<u>CARL WIKOFF</u>	_____
PRINT NAME AND TITLE		PRINT NAME AND TITLE	

THE FOLLOWING STATEMENT IS A MANDATORY PROVISION FOR RESIDENTIAL CONTRACTORS PER FLORIDA STATUTES.

**Mandatory Provision for Residential Contracts**

Florida Statue 713.015

**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.**

**PAYMENT TERMS:** It is understood and agreed that the terms are cash and payments, as set forth herein, are due when invoiced. It is further understood and agreed that progress payments be made before work on the next phase begins. If Clearwater Plumbing Inc. incurs any expenses in collecting payments or enforcing the terms of this contract, the owner agrees to pay all such costs and expenses including reasonable attorney's fees and court costs.

**CLEARWATER PLUMBING INC.** shall perform all work as specified herein in a good and workmanlike manner in accordance with this agreement and the codes and requirements of the municipality wherein the above referenced property is located.

By signing this agreement, the owner warrants that they own the property upon which the work will progress or that they are the assigned agent for the owner duly authorized by law to enter into this agreement on behalf of the owner and any co-owners and bind them, their heirs, personal representatives, successors and assigns to the terms herein. Owner shall indemnify and hold harmless Clearwater Plumbing Inc. in all matters on this account. In the event that this agreement is entered into by two or more owners, any changes, modifications, alterations or approval in writing provided for in the agreement signed by one of the owners or the owner's authorized agent, shall be binding on all of the owners, their heirs, personal representatives, successors and assigns, and said owners designating and authorizing each other as agents for all owners with full authority to accomplish the matters set forth herein. In the event of default of this agreement by the owner, the owner agrees to pay to Clearwater Plumbing Inc. all costs plus overhead and profit as liquidated damages and should Clearwater Plumbing Inc. incur any costs or expenses in enforcing the terms of this agreement including reasonable attorney fees. Clearwater Plumbing Inc. shall have the right to stop all work in the event that payments, as set out above, are not immediately paid when due and may discontinue work until the entire bill is paid and then complete its work. This agreement is not valid unless signed by both parties.

The owner / authorized agent acknowledges receipt of a true copy of this agreement and that they have read and know the contents thereof. This proposal constitutes the entire agreement between Clearwater Plumbing Inc. and the owner and supersedes all prior negotiations and agreements. No other verbal or written agreements shall affect this agreement and this agreement may not be modified except by mutual written consent of owner and Clearwater Plumbing Inc. Should any provisions of this agreement be determined by a court of law to be unenforceable, such a determination shall not affect the validity and enforceability of any other section or part thereof. This agreement shall be governed under the laws of Pinellas County, Florida.

It is agreed that Clearwater Plumbing Inc shall be permitted to prosecute its work without interruptions. If it is delayed at any time by any act or neglect of the owner or the owner's representatives or employees or any other contractor employed by the owner, or changes ordered in the work, then Clearwater Plumbing Inc shall be reimbursed or paid for any additional expense or damage. Clearwater Plumbing Inc. shall not be held liable for any damage to its installation or any delays resulting from storms, floods, earthquakes, fire, hostilities, whether war is declared or not, government sanction or controls, strikes, interruption of electricity, gas or communication services or any other accidental or natural causes beyond its control.

Clearwater Plumbing Inc. shall pay for required licenses and shall carry worker's compensation, general liability and automobile insurance. Owner shall carry builder's risk insurance at their option.

**WARRANTY:** Clearwater Plumbing Inc. warrants its work to be free from defects in workmanship and material it provides for a period of one (1) year from the date of substantial completion. Should any defects appear within such time, Clearwater Plumbing Inc. shall remedy same without cost to the owner, provided said owner has complied in full with the terms of payment and other conditions of this agreement. Owner's failure to make full payment to Clearwater Plumbing Inc. in accordance with this agreement and additional work orders, shall void this warranty. Defects or failures caused by mistreatment or neglect shall be excluded from this warranty. Clearwater Plumbing Inc. neither warrants or guarantees materials and equipment it installs under this agreement which are purchased, assembled or otherwise provided by the owner and servicing or replacing of such items shall be at owner's cost. No other warranties, express or implied, have been made or are extended, including warranty of merchantability or fitness for a particular purpose.

The following statement is required under Florida Statutes:

**ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES." §558.005(6), Fla. Stat. (2012).**

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

The following statement is required under Florida Statutes:

**PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-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:**

Construction Industry Licensing Board  
2601 Blair Stone Road  
Tallahassee, Florida 32399- 2215  
Phone 850.487.1395

Select Elevator Company  
4481 122<sup>nd</sup> Ave N, Suite E  
Clearwater, FL 33762



**Select Elevator Company**  
4481 122nd Avenue North, Suite E  
Clearwater, Florida 33762  
**To:** Kristen Crockett  
Property Manager, Ultimar III Condominiums

Dear Kristen,

It has been a pleasure working with you and managing the elevator maintenance at your properties. We truly value the opportunity to serve you, and we hope to continue providing excellent service.

To provide more insight into our team, we are pleased to present the profiles of our key personnel and their respective roles in a clear and organized manner. As you can see from the chart below, we have a strong contingent of experienced mechanics in charge/supervisors, complemented by skilled technicians and apprentices. We are confident that their diverse experiences and expertise ensure top-tier service for your elevator maintenance needs.

In addition, we are pleased to provide a list of references for both our maintenance and repair services. Please feel free to contact any of the customers listed below, and we would be happy to provide additional references if needed. We are proud of the work we do and will continue to strive for excellent customer service and satisfying your vertical transportation needs.

We look forward to many more successful engagements.

### **Key Personnel Profiles**

#### **Jason Youngblood – Owner Operator/Adjuster 27 Years Elevator Industry Experience**

Jason came up through the apprenticeship program and worked his way up to become a mechanic. Early in his career, he observed that some colleagues were not the top in the industry, motivating him to strive for excellence. He later advanced to the role of Regional Adjuster, where he managed complex elevator issues that other technicians could not resolve.

During this time, Jason earned a reputation for being highly respected among peers and clients due to his honesty, integrity, and dedication to doing the right thing. Having dedicated his entire career to a major elevator company, Jason emphasizes honesty and integrity. His leadership qualities and experience led him to carefully select and recruit top talent, bringing in team members, most of whom have worked with him in the past. Many of these employees are highly sought after, and the team is paid overscale to ensure retention and excellence.

Most importantly, the company is committed to building from within with apprentices, which is progressing very well. The goal is to develop skilled technicians internally to foster a strong, resolute team.

**Mikey (Mike) Bowden – Vice President, Owner Operator 15 Years Elevator Industry Experience**

Mike has been a trusted part of both Brian and Jason’s teams and has consistently demonstrated his value and dedication. His contributions have been vital to the success of the operations, which is why he is now a part-owner of the business. Mike proves his worth every day as a leader on the field and continues to grow, with a strong focus on becoming even more proficient in the business side of operations. His ongoing development is a key component of the team’s future strength and success.

**Brian Rye – Vice President of Operations 35 Years Elevator Industry Experience**

With over 35 years of experience in the elevator industry, Brian Rye has built a distinguished career marked by leadership and expertise. He has spent a decade as the Owner Operator and President of Millennium Elevator in the DC Market, overseeing all aspects of the business and maintaining strong client relationships.

Prior to that, Brian served as Operations Manager for Otis Elevator in West Florida, managing regional operations and strategic initiatives. He also held leadership roles as Operations Manager for TKE in Orlando and for Schindler in West Florida, where he was responsible for overseeing daily operations, project execution, and team management.

Most of the team members have been recruited and hand-picked by Jason and Brian, many of whom have worked for them in the past and are highly sought after. The company places a strong emphasis on paying above scale to retain top talent. The ongoing goal is to build a team internally from the ground up with apprentices, which is going exceedingly well.

**Field Employees and Titles**

Employee Name	Title	Years of Experience
Brian Covey	Mechanic in Charge (Foreman)	28
Jonathan Alonso	Mechanic in Charge (Foreman)	14
Luis Garcia	Mechanic in Charge (Foreman)	18
Saul Garcia	Mechanic in Charge (Foreman)	10
Brock Johnson	Mechanic in Charge / Adjuster	10
Javari Marquis	Mechanic	8
Hayden Gertt	Mechanic	6
Craig Mcmilen	4th Year Apprentice	4
Jason Ausburn	4th Year Apprentice	4
Tyler Youngblood	4th Year Apprentice	4
Terrence Tucker III	1st Year Apprentice	1

**Maintenance Customer References:**

1. **St. Regis Residences**
  - o Chuck Pettit – 941.299.4218, [chuck.pettit@stregis.com](mailto:chuck.pettit@stregis.com)
  - o 1561 Gulf of Mexico Dr, Longboat Key, FL 34228
  - o 17 tractions
2. **Summer Cove on Siesta Key**
  - o Karen Williams – 941.228.6756, [karensummercove@gmail.com](mailto:karensummercove@gmail.com)

- 1600 Summer House Ln, Sarasota, FL 34242
- 6 tractions
- 3. **The Phoenix Condominium**
  - Elise Angeloro - 941-921-5393 x1144, [eangeloro@pcmfla.com](mailto:eangeloro@pcmfla.com)
  - 136 Golden Gate Pt, Sarasota, FL 34236
  - 2 tractions
- 4. **Inn on the Beach Office Building**
  - Jeff Balls – 727.204.4624, [jeff.balls@nosocoinc.com](mailto:jeff.balls@nosocoinc.com)
  - 442 Gulf of Mexico Dr, Sarasota, FL 34228
  - 1 hydraulic
- 5. **Cirque St. Armands**
  - Jeff Balls – 727.204.4624, [jeff.balls@nosocoinc.com](mailto:jeff.balls@nosocoinc.com)
  - 233 Benjamin Franklin Dr, Sarasota, FL 34236
  - 2 hydraulic

### Repair Customer References:

1. **Plymouth Harbor**
  - George McGonagill – 941.376.3310, [georgem@plymouthharbor.org](mailto:georgem@plymouthharbor.org)
  - 700 John Ringling Blvd, Sarasota, FL 34236
  - 7 hydraulic, 3 traction, 1 dumbwaiter
2. **Bay Village**
  - Marvin Lunsford – 352.396.0698, [marvin.lunsford@bayvillage.org](mailto:marvin.lunsford@bayvillage.org)
  - 8400 Vamos Rd, Sarasota, FL 34236
  - 5 tractions
3. **Renaissance I Condominium**
  - Cheryl Gabriel – 941.504.7109, [cgabriel@ren750.com](mailto:cgabriel@ren750.com)
  - 750 N Tamiami Trail, Sarasota, FL 34236
  - 4 tractions

### Modernization References:

- **Massimo "Max" Molinaro**  
Senior Consultant  
ATT Elevator Consulting LLC
  - Phone: 219.777.0421
  - Email: [massimo@attelevatorconsulting.com](mailto:massimo@attelevatorconsulting.com)
- **Tim Rye, QEI / CEI / CET**  
RES President of Consulting & Sr. Consulting Specialist  
Rise Elevator Services, LLC.
  - Phone: 352.942.9723
  - Email: [tim.rye@reselevator.com](mailto:tim.rye@reselevator.com)
- **Carmen Galante**  
Elevator Consulting and Design, Inc.  
Mountain Cross Consulting

- Phone: 847-302-7339
- Email: [carmen@mountaincross.com](mailto:carmen@mountaincross.com)
- **Plymouth Harbor**
  - George McGonagill – 941.376.3310, [georgem@plymouthharbor.org](mailto:georgem@plymouthharbor.org)
  - 700 John Ringling Blvd, Sarasota, FL 34236
  - 7 hydraulic, 3 traction, 1 dumbwaiter

Thank you for considering Select Elevator Company for your vertical transportation needs. We value our relationship with Ultimar III Condominiums and are committed to providing exceptional service and support. Please do not hesitate to contact us with any questions or requests.

**Property Manager**  
Kristen Crockett  
Ultimar III Condominiums

# 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 Three Condominium Association, Inc.

Bill to  
~~15200 SW 392nd~~ 1560 Gulf Blvd., Clearwater, FL 33767  
Clearwater  
FL  
33767  
USA

## Estimate details

Estimate no.: 1234  
Estimate date: 09/13/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Turf installation</b>	Scope of work for the upstairs planter bed includes the following:  Removal and disposal of 3 inches of dirt, which is currently within the planter bed.  The delivery and installation of weed mat followed by the installation of Paver base.  The installation of 600 square feet of turf-Del Mar Palms T-82. Other samples can be provided, if need be.  Drop cloths and tarps will be utilized as well.  See photograph for area to have work completed.	1	\$9,510.00	\$9,510.00
2.	<b>Robolini 25-30 gallon</b>	4-5ft in overall height triple Robolini palm.	1	\$225.00	\$225.00
3.	<b>Installation</b>	The installation of 1 Robolini palm.	150	\$1.00	\$150.00
4.	<b>Irrigation</b>	Irrigation work is to be determined.	1	\$0.00	\$0.00
				<b>Total</b>	<b>\$9,885.00</b>

Accepted date

Accepted by



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:

- INSURANCE VALUATION - VAL

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

One 18-Story Residential Condominium Building and related amenities

Total Service Fee: Three Thousand Six Hundred Dollars and No Cents (\$3,600.00)

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 8<sup>th</sup> 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 8<sup>th</sup> 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:

Monetary Replacement Cost Valuation (RCV) of all items listed below for the sole purpose of establishing limits of liability for property insurance. This report includes, but is not limited to: hazard and flood insurance replacement cost values, risk descriptions, risk sketch/diagram, risk photographs, general risk condition, risk occupancy, and property maps. A complete inspection of all insured items will be made, not to include personal property. Any items not listed below may be subject to additional fees.

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:

One 18-Story Residential Condominium Building and related amenities

### **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 **Three Thousand Six Hundred Dollars and No Cents (\$3,600.00)** 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:** \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name (Please Print) Phone Number

\_\_\_\_\_  
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.



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 8<sup>th</sup> 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 8<sup>th</sup> 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:** \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name (Please Print) Phone Number

\_\_\_\_\_  
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.



## 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:** \_\_\_\_\_

**Kalos Representative:** Roman Baugh, Director of Commercial HVAC



**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: 5 Year Internal Inspection**

United Fire is pleased to present you with a proposal to perform the repairs to the sprinkler system(s) as noted on the annual test and inspection reports for the wet sprinkler systems.

**Scope of work**

***1. The Internal 5-Year Inspection Scope***

- Take apart a piece of cross main and branch line each system and check for obstructions.
- Internal inspection on riser check valves.
- Take apart all accessible check valves (35) and check for any obstruction.
- Record Inspection with Pictures from inside the pipes.
- Replace all gauges on system (24).
- If obstructions, tubercules or slime is found it shall be tested for indications of microbiological influenced corrosion (MIC). Additional proposals will be sent for the MIC test.
- Non-metallic pipe shall not be required to be internally inspected at cross main and branch line.
- Perform hydrostatic test on FDC (fire department connection).

According to NFPA 13 & 25 of the National Fire Protection Agency requires all buildings to conduct an internal inspection of the piping and branch line conditions every 5 years by opening a flushing connection at the end of one main and by removing a sprinkler toward the end of one branch line for the purpose of inspecting for the presence of foreign organic and inorganic material.

**Cost for above scope of work: ..... \$7,685.00**

**\*The Following is not included:**

- Any additional devices or work not listed in this proposal.
- Any Afterhours work.
- Any painting, patching, caulking or sleeves.
- Any plans or permitting.

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

To accept the above scope of work, please sign and date below, and fax to: 727-471-0861:

*Sign:* \_\_\_\_\_ *Date:* \_\_\_\_\_

**5 Year Internal Inspection  
Page 2**

**United Fire Protection offers the following:**

- One-year warranty on all parts and labor

Thank you for the opportunity to quote on this project. United Fire Protection has over 50 years of experience in the Fire Protection industry. We are a state licensed Class I Fire Suppression contractor and Alarm I (EF) Electrical contractor. United Fire Protection provides the highest level of service, quality and professionalism. Thank you for the opportunity to assist you with protecting your critical assets

Thanks,

***DM***

Dennis Mwaipola  
Compliance Specialist  
[dmwaipola@united-fire.com](mailto:dmwaipola@united-fire.com)

# STORM BLOCKERS

License # SCC131153193

**QUOTE: 359**

Date: Jun 30, 2025  
 Valid Until: Aug 29, 2025  
 Sales Rep:

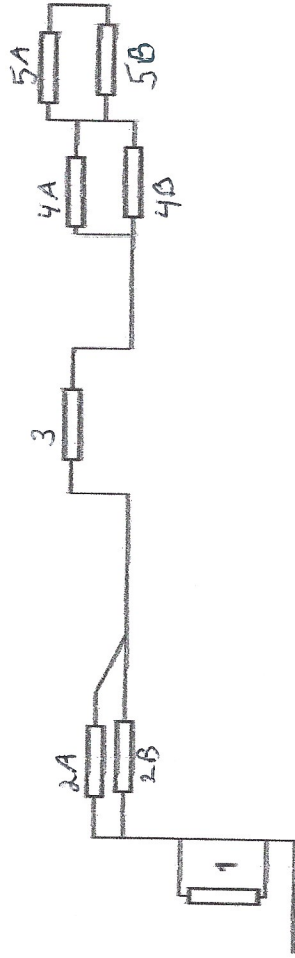
Customer	Contact Information	Job Site Address
Ultimar 3		1560 GULF BLVD CLEARWATER, FL 33767

#	Opening Description	Opening Width	Opening Height	Product	Color	Price
1	OVER DOOR	75	94	Nautilus Pull Down		\$ 3,370.00
2A	OVER DOOR	117	120	Nautilus Motorized Roll Down		\$ 6,136.00
2B	AWAY FROM DOOR	180	132	Nautilus Motorized Roll Down		\$ 9,345.00
3A	OVER DOOR	97	120	Nautilus Motorized Roll Down		\$ 4,980.00
4A	OVER DOOR	85	171	Nautilus Motorized Roll Down		\$ 5,796.00
4B	AWAY FROM DOOR	97	171	Nautilus Motorized Roll Down		\$ 6,562.00
5A	OVER DOOR	102	120	Nautilus Motorized Roll Down		\$ 5,624.00
5B	AWAY FROM DOOR	179	120	Nautilus Motorized Roll Down		\$ 8,348.00
<b>Project Total</b>						<b>50,161.00</b>

Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

\* 5B- INSTALL NEW ANCHORS FOR HURRICANE FABRIC - \$ 3400  
 OLD ONES CAN NOT BE USED



**Opening**

1. Nautilus Pull Down  
(OVER DOOR)