

**NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
EDEN POINT NORTH ASSOCIATION, INC. ("Association")
AT WHICH A SPECIAL ASSESSMENT
WILL BE CONSIDERED AND ADOPTED**

NOTICE IS HEREBY GIVEN in accordance with the Association's By-Laws that a Special Meeting of the Board of Directors of the Association ("Special Meeting") will be held on **Monday, April 21, 2025, at 6:00 p.m.**, in the **Association's Recreation Room located at 4000 NE 170th Street, 6th Floor, North Miami Beach, Florida 33160. Sign-in will commence at 5:45 p.m.**

At the Special Meeting, the Board will consider and vote on the adoption of a special assessment in an amount up to **\$2,556,002.00**, plus interest, if applicable, to cover expenses to perform maintenance, repairs and replacements for the building as identified on **Exhibit "A"** attached to this Notice, including related contingencies, engineering and other professional fees, accounting fees, bad debt, soft costs, loan costs and fees ("Special Assessment"). The Special Assessment will also serve as collateral for the payment of the Association's loan with Popular Bank ("Loan"). An itemized list of the expenses to be paid from the Special Assessment is attached hereto and incorporated herein as Exhibit "A".

In accordance with the Florida Statutes, the funds collected pursuant to the Special Assessment shall be used only to fund necessary maintenance and repairs to the property for the projects listed on Exhibit "A", which are not deemed material alterations unless such alterations to the common elements are approved by the membership in accordance with the Association's governing documents. Within the next few weeks, the Association will hold a membership meeting for the owners to consider and vote proposed alterations and improvements for the Community Room Remodeling and Furniture; Fitness Room Remodeling and Equipment, painting color change for the building; and Pool Restoration and Furniture for the property ("Alterations"). In the event the members do not approve the proposed Alterations to the common elements, the Association will only the Special Assessment funds to perform maintenance and repairs for these areas. Moreover, the finishes which are to be performed at the conclusion of such work will resemble the colors and styles that currently exist at the condominium.

Please note that the amounts for the items listed on Exhibit "A" are merely estimates of the amount for each category and as such, the actual expenses incurred for such categories may be more or less than the amounts specified. The share of the Special Assessment for each unit type is specified on **Exhibit "B"** attached hereto. If adopted, owners will have the option of paying their share of the Special Assessment (a) in three (3) monthly installments without interest for payments commencing on June 1, 2025, provided the total share of the Special Assessment for the unit is paid in full on or before August 31, 2025; or (b) in one hundred twenty (120) consecutive monthly installments with interest at 6.65% and related costs commencing on September 1, 2025. Additionally, if an owner obtains funding assistance from Miami-Dade County, Florida to pay the share of the Special Assessment for the owner's unit, the owner may pay the balance of the Special Assessment under the payment plan above for one hundred twenty (120) consecutive monthly installments with interest at 6.65% and related costs commencing on September 1, 2025.

Once adopted, the Special Assessment shall be deemed duly levied and owing for the applicable units and the amount of such Special Assessment shall be disclosed to all prospective purchasers and lenders, as applicable, and included on the Association's estoppel certificates. Additionally, the remaining balance of the Special Assessment shall be paid in full at the time of closing of any sale or other transfer of title to a unit. Furthermore, should a unit owner default on the payment of the Special Assessment, the Association shall have the right to accelerate the remaining balance of the Special Assessment, which shall become immediately due and payable. After the Special Meeting, the Association will provide the owners notice of the due date(s) for the Special Assessment adopted by the Board.

AGENDA FOR THE SPECIAL MEETING

1. Call to order by the President.
2. Establishment of a quorum of Directors.
3. Proof of Notice of the Special Meeting.

4. Consideration and vote by the Directors on the adoption of the Special Assessment.
5. Consideration and vote by the Directors to establish the following payment terms for the Special Assessment:
 - (a) owners will have the option of paying their share of the Special Assessment in three (3) monthly installments without interest for payments commencing on June 1, 2025, provided the total share of the Special Assessment for the unit is paid in full on or before August 31, 2025; or
 - (b) the Special Assessment will be due and payable in one hundred twenty (120) consecutive monthly installments (over a period of ten (10) years) with interest at 6.65% and related costs commencing on September 1, 2025; or
 - (c) if an owner obtains funding assistance from Miami-Dade County, Florida to pay the share of the Special Assessment for the owner's unit, the owner may pay the balance of the Special Assessment under payment option (b) above for one hundred twenty (120) consecutive monthly installments with interest at 6.65% and related costs commencing on September 1, 2025.
 - (d) The balance of the Special Assessments shall be paid in full at the time of closing of any sale or other transfer of title to a unit. Accordingly, any remaining share of the Special Assessment will be accelerated and 'due on sale' in the event of a transfer of a unit. Additionally, should a unit owner default on the payment of the Special Assessment, the Association shall have the right to accelerate the remaining balance of the Special Assessment, which shall become immediately due and payable.
6. Consideration and vote by the Directors to establish any additional payment terms and conditions for the Special Assessment, if applicable.
7. Vote by the Directors to approve the Loan documents from Popular Bank relating to the Non-Revolving Line of Credit Facility Converting to a Term Loan in an amount up to \$2,500,000.00.
8. Vote by the Directors to designate the signers of the Popular Bank Loan documents.
9. Vote by the Directors to approve the Resolution of Eden Point North Association, Inc., regarding the Loan with Popular Bank.
10. Vote by the Directors to approve the Certificate from the Association to Siegfried Rivera to issue a legal opinion with respect to the Loan with Popular Bank.
11. Adjournment.

EDEN POINT NORTH ASSOCIATION, INC.

By: _____

Print Name: Pablo Rodriguez

Title: President

DATED this 4TH day of April, 2025.

Eden Point North Association, Inc

EXHIBIT "A"

PROPOSED SPECIAL ASSESSMENT BREAKDOWN

<u>Project</u>	<u>Costs</u>
Engineering	\$ 25,000.00
Bad Debt	\$ 100,000.00
Community Rooms Remodeling & Furniture	\$ 40,000.00
Contingency	\$ 400,000.00
Doors and Windows	\$ 117,900.00
Electrical	\$ 60,000.00
Fences/ Entrance Gate	\$ 35,000.00
Fire Metal Cabinet Doors	\$ 6,220.00
Fitness Room Remodeling & Equipment	\$ 60,000.00
Landscaping	\$ 20,000.00
Loan Related Fees	\$ 69,950.00
Major Project Fees	\$ 50,000.00
Painting	\$ 250,000.00
Parking & Pavement	\$ 110,000.00
Pool Restoration & Furniture	\$ 177,000.00
SA Accounting	\$ 23,230.00
Seawall	\$ 800,000.00
Structural/ Concrete Restoration	\$ 300,000.00
Walkway Railings	\$ 11,950.00
Surplus from 2023 Special Assessment	\$ (100,248.00)
Subtotal	\$ 2,556,002.00
Interest- 6.65%	\$ 929,380.00
Total	\$ 3,485,382.00

Eden Point North Association, Inc

EXHIBIT "B"

Grand Total of Assessment: \$ 2,556,002

Per Unit Percentage- Special Assessment Fee Schedule

Unit	Percentage	Amount	Rec. Rooms Amount	Option 1 By 8/31/2025	Interest	Amount With Interest	Option 2 Beginning 9/1/25
100	1.82%	\$ 46,519	\$ 2,935	\$ 49,455	\$ 18,385	\$ 67,840	\$ 565
101	1.77%	\$ 45,241	\$ 2,859	\$ 48,101	\$ 17,882	\$ 65,982	\$ 550
102	1.31%	\$ 33,484	\$ 2,160	\$ 35,643	\$ 13,251	\$ 48,894	\$ 407
103	2.03%	\$ 51,887	\$ 3,255	\$ 55,142	\$ 20,499	\$ 75,641	\$ 630
104	1.77%	\$ 45,241	\$ 2,859	\$ 48,101	\$ 17,882	\$ 65,982	\$ 550
105	1.77%	\$ 45,241	\$ 2,859	\$ 48,101	\$ 17,882	\$ 65,982	\$ 550
106	1.31%	\$ 33,484	\$ 2,160	\$ 35,643	\$ 13,251	\$ 48,894	\$ 407
107	1.31%	\$ 33,484	\$ 2,160	\$ 35,643	\$ 13,251	\$ 48,894	\$ 407
108	2.03%	\$ 51,887	\$ 3,255	\$ 55,142	\$ 20,499	\$ 75,641	\$ 630
	15.12%	\$ 386,468	\$ 24,503	\$ 410,971	\$ 152,779	\$ 563,750	\$ 4,698
200	1.84%	\$ 47,030	\$ 2,966	\$ 49,996	\$ 18,586	\$ 68,583	\$ 572
201	1.80%	\$ 46,008	\$ 2,905	\$ 48,913	\$ 18,184	\$ 67,097	\$ 559
202	1.33%	\$ 33,995	\$ 2,190	\$ 36,185	\$ 13,452	\$ 49,637	\$ 414
203	2.06%	\$ 52,654	\$ 3,300	\$ 55,954	\$ 20,801	\$ 76,755	\$ 640
204	1.80%	\$ 46,008	\$ 2,905	\$ 48,913	\$ 18,184	\$ 67,097	\$ 559
205	1.80%	\$ 46,008	\$ 2,905	\$ 48,913	\$ 18,184	\$ 67,097	\$ 559
206	1.33%	\$ 33,995	\$ 2,190	\$ 36,185	\$ 13,452	\$ 49,637	\$ 414
207	1.33%	\$ 33,995	\$ 2,190	\$ 36,185	\$ 13,452	\$ 49,637	\$ 414
208	2.06%	\$ 52,654	\$ 3,300	\$ 55,954	\$ 20,801	\$ 76,755	\$ 640
	15.35%	\$ 392,346	\$ 24,853	\$ 417,199	\$ 155,095	\$ 572,294	\$ 4,769
300	1.87%	\$ 47,797	\$ 3,012	\$ 50,809	\$ 18,888	\$ 69,697	\$ 581
301	1.82%	\$ 46,519	\$ 2,935	\$ 49,455	\$ 18,385	\$ 67,840	\$ 565
302	1.36%	\$ 34,762	\$ 2,236	\$ 36,998	\$ 13,754	\$ 50,751	\$ 423
303	2.08%	\$ 53,165	\$ 3,331	\$ 56,496	\$ 21,002	\$ 77,498	\$ 646
304	1.82%	\$ 46,519	\$ 2,935	\$ 49,455	\$ 18,385	\$ 67,840	\$ 565
305	1.82%	\$ 46,519	\$ 2,935	\$ 49,455	\$ 18,385	\$ 67,840	\$ 565
306	1.36%	\$ 34,762	\$ 2,236	\$ 36,998	\$ 13,754	\$ 50,751	\$ 423
307	1.36%	\$ 34,762	\$ 2,236	\$ 36,998	\$ 13,754	\$ 50,751	\$ 423
308	2.08%	\$ 53,165	\$ 3,331	\$ 56,496	\$ 21,002	\$ 77,498	\$ 646
	15.57%	\$ 397,970	\$ 25,187	\$ 423,157	\$ 157,309	\$ 580,466	\$ 4,837
400	1.89%	\$ 48,308	\$ 3,042	\$ 51,350	\$ 19,090	\$ 70,440	\$ 587
401	1.84%	\$ 47,030	\$ 2,966	\$ 49,996	\$ 18,586	\$ 68,583	\$ 572
402	1.38%	\$ 35,273	\$ 2,266	\$ 37,539	\$ 13,955	\$ 51,494	\$ 429
403	2.11%	\$ 53,932	\$ 3,377	\$ 57,308	\$ 21,304	\$ 78,613	\$ 655
404	1.84%	\$ 47,030	\$ 2,966	\$ 49,996	\$ 18,586	\$ 68,583	\$ 572
405	1.84%	\$ 47,030	\$ 2,966	\$ 49,996	\$ 18,586	\$ 68,583	\$ 572
406	1.38%	\$ 35,273	\$ 2,266	\$ 37,539	\$ 13,955	\$ 51,494	\$ 429
407	1.38%	\$ 35,273	\$ 2,266	\$ 37,539	\$ 13,955	\$ 51,494	\$ 429
408	2.11%	\$ 53,932	\$ 3,377	\$ 57,308	\$ 21,304	\$ 78,613	\$ 655
	15.77%	\$ 403,082	\$ 25,492	\$ 428,573	\$ 159,323	\$ 587,896	\$ 4,899

500	1.92%	\$ 49,075	\$ 3,088	\$ 52,163	\$ 19,392	\$ 71,554	\$ 596
501	1.87%	\$ 47,797	\$ 3,012	\$ 50,809	\$ 18,888	\$ 69,697	\$ 581
502	1.41%	\$ 36,040	\$ 2,312	\$ 38,352	\$ 14,257	\$ 52,609	\$ 438
503	2.13%	\$ 54,443	\$ 3,407	\$ 57,850	\$ 21,506	\$ 79,356	\$ 661
504	1.87%	\$ 47,797	\$ 3,012	\$ 50,809	\$ 18,888	\$ 69,697	\$ 581
505	1.87%	\$ 47,797	\$ 3,012	\$ 50,809	\$ 18,888	\$ 69,697	\$ 581
506	1.41%	\$ 36,040	\$ 2,312	\$ 38,352	\$ 14,257	\$ 52,609	\$ 438
507	1.41%	\$ 36,040	\$ 2,312	\$ 38,352	\$ 14,257	\$ 52,609	\$ 438
508	2.13%	\$ 54,443	\$ 3,407	\$ 57,850	\$ 21,506	\$ 79,356	\$ 661
	16.02%	\$ 409,472	\$ 25,872	\$ 435,343	\$ 161,840	\$ 597,183	\$ 4,977
600	1.94%	\$ 49,586	\$ 3,118	\$ 52,704	\$ 19,593	\$ 72,297	\$ 602
601	1.89%	\$ 48,308	\$ 3,042	\$ 51,350	\$ 19,090	\$ 70,440	\$ 587
602	1.43%	\$ 36,551	\$ 2,342	\$ 38,893	\$ 14,459	\$ 53,352	\$ 445
603	2.16%	\$ 55,210	\$ 3,453	\$ 58,662	\$ 21,808	\$ 80,470	\$ 671
604	1.89%	\$ 48,308	\$ 3,042	\$ 51,350	\$ 19,090	\$ 70,440	\$ 587
605	1.89%	\$ 48,308	\$ 3,042	\$ 51,350	\$ 19,090	\$ 70,440	\$ 587
606	1.43%	\$ 36,551	\$ 2,342	\$ 38,893	\$ 14,459	\$ 53,352	\$ 445
607	1.43%	\$ 36,551	\$ 2,342	\$ 38,893	\$ 14,459	\$ 53,352	\$ 445
608	2.16%	\$ 55,210	\$ 3,453	\$ 58,662	\$ 21,808	\$ 80,470	\$ 671
	16.22%	\$ 414,584	\$ 26,176	\$ 440,759	\$ 163,853	\$ 604,613	\$ 5,038

Total Units %	94.05%	\$ 2,403,920	\$ 152,083	\$ 2,556,002
REC ROOMS 409/509/609	5.95%	\$ 152,082		
	100.00%	\$ 2,556,002		



Structural Recertification Services Fee Proposal

To: Eden Point South Association, Inc.
4000 NE 169 St.,
North Miami Beach, FL

Attention: Ivan Alfonso
COO, Epic Management Solutions

Reference: Eden Point North Condominium
Address: 4000 NE 169 St.,
North Miami Beach, FL

Date: March 28, 2025
Folio #: 07-2210-028-0001

Structural Recertification General Information

The primary purpose of the required inspection and report is to reasonably confirm that the referenced building or structure remains safe for continued use under its current occupancy. This inspection aims to assess the general structural condition of the building or structure to the extent reasonably possible, identifying any components, materials, or assemblies that may impact its safety or load-bearing capacity, in accordance with applicable codes.

In general, an existing structure that has withstood the test of time and continues to perform satisfactorily is considered reliable. However, it is rarely possible—or necessary—to visually examine all concealed construction elements.

Project Description

The building undergoing recertification is a six-story structure with an approximate area of 18,200 square feet per floor.

Assumptions and Exclusions:

Our proposal assumes that the client will provide access to all areas of the building and coordinate with tenants (if applicable) as necessary for the scheduled inspection dates, as agreed upon with the client or an owner-designated representative. At a minimum, 14 out of the 48 total units must be accessible during the inspection. Any delays caused by a failure to coordinate tenant access may result in adjustments to the project fees.

Additionally, our proposal assumes that roof access will be available; if not, the client shall be responsible for providing access. The use of lifts or other specialized equipment to access elevated areas, if required, is not included in this proposal and shall also be the responsibility of the client.

The design services fee has been determined based on the documents provided by M2E and is not expected to change. However, if additional scope is identified during the inspection, our office will notify the client, and we reserve the right to adjust the fee accordingly. No additional work will be undertaken without prior written approval from the client.

The structural survey and report do not guarantee compliance with building recertification requirements.

The client or owner's representative is expected to provide all available records, including drawings, reports, and any documentation of open violations.

Please note that the electrical portion of the recertification is excluded from this proposal.

Scope of Basic Service

Our basic services are limited to conducting a site observation for two and a half (2.5) days and preparing the Initial Inspection Report. Additionally, our office will develop a deficiency report for the exclusive use of the client. An Amended Inspection Report will also be provided upon completion of the required



Structural Recertification Services Fee Proposal

repairs. Please note that any re-inspection visit will incur an additional fee, as outlined in the Basic Service Fee.

The design of repair documents as described above.

Inspections during construction.

Basic Service Fee

Recertification

Vila Structural Consulting Engineers, Inc. proposes to perform the above-described Basic Services for a lump sum fee of **Four Thousand Two Hundred and Thirty Dollars (\$4,230.00)**.

The fee for Re-Inspection visit (if necessary) is **Four Hundred and Ten (\$410.00)**.

Design

Vila Structural Consulting Engineers, Inc. proposes to perform the above-described Basic Services for a lump sum fee of **Five Thousand Two Hundred Dollars (\$5,200.00)**.

Inspections During Construction

Vila Structural Consulting Engineers, Inc. proposes to perform the above-described Basic Services as follows:

Administrative Fee	\$1,880.00
Inspections (24 estimated)	24 x \$490 = \$11,760.00
Total	\$13,640.00

The administrative fee covers the preparation of field logs, compilation of reports, issuance of reports to the contractor for submission to the relevant regulatory agency, and the preparation of closeout documentation.

Inspections are an estimate and the quantity can vary. VSCE will charge per inspection on a monthly bases and will notify the client if we are expecting to exceed the estimated quantity.

Reimbursable Expenses

Reimbursable expenses as defined by AIA B101 are included in the Basic Service Fee.

Prepared by: Vila Structural Consulting Engineers, Inc.

Accepted by: Client Representative

(Signature) 

03/28/2025
(Date)

(Signature)

(Date)

Jose E. Vila Alvarez, PE / Principal
(Printed Name / Title)

(Printed Name / Title)

Please review, sign, and return a copy to our office. The Terms and Conditions on the following pages are part of this Agreement.



Terms and Conditions

Engineer's Responsibility: Vila Structural Consulting Engineers, Inc. shall perform its services consistent with professional skill and care ordinarily provided by engineers practicing in the same or similar locality under the same or similar circumstances. Vila Structural Consulting Engineers, Inc. shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

Additional Services: Services not included in the Scope of Basic Services requested by the client or required by the project after the adoption of this agreement should be considered Additional Services. Client shall have the option to request a different proposal of direct the Engineer to proceed per the Hourly Rates.

Excluded Services

1. The design and/or detail non-structural architectural elements.
2. The design of site civil related structures.
3. Recurring meetings, unless agreed in the Basic Services

Hourly Rates

Engineer	\$91.00
Project Engineer	\$126.00
Senior Proj. Engineer	\$140.00
Associate	\$161.00
Principal	\$182.00
CAD Operator	\$80.50
Senior CAD Operator	\$105.00

Hourly Rates are adjusted yearly, starting on January 2025.

Compensation: Client shall compensate Vila Structural Consulting Engineer, Inc. for Basic Services on the following percentage basis:

Re-Certification Inspection	\$2,115.00
Re-Certification Report Initial	\$2,115.00
Construction Documents 30% DD	\$2,600.00
Construction Documents 100%	\$2,600.00
Administrative Fee after Permit Approval	\$1,880.00

Vila Structural Consulting Engineers, Inc. will bill the client on a monthly basis in proportion to the services performed during the Construction Inspection Phase. If the Basic Services covered in this agreement has not been complete within one (1) year/s for reasons beyond our control; compensation should be adjusted equitably.

Payments are due and payable upon presentation of Vila Structural Consulting Engineers, Inc.'s invoice. Amounts unpaid 30 days after the invoice date shall be considered late and Vila Structural Consulting Engineers, Inc. reserves the right to stop work and/or withhold documents.

Compensation for Reimbursable Expenses:

Reimbursable Expenses are in addition to compensation for Basic Services and Additional Services include expenses incurred by Vila Structural Consulting Engineers, Inc. directly related to the Project as stated in AIA B101. Reimbursable Expenses will be billed monthly as they are incurred.

Contractor's Means & Methods: Vila Structural Consulting Engineers, Inc. shall not have control, charge of, or responsibility for the construction means, methods,

techniques, sequences or procedures, or safety precautions and programs in connection with the Work, nor shall we be responsible for the Contractor's failure to perform the Work.

Hidden Conditions (If Applicable): Hidden Conditions are structural conditions concealed by existing finishes or are not capable of investigation by reasonable means of observation. Vila Structural Consulting Engineers, Inc. shall promptly notify the Client if there are visible signs of a hidden condition deficiency or any discrepancy from provided documentation. Client shall be responsible for any cost related to investigation of the hidden condition as well as any additional services arising from the deficiencies or discrepancies observed. If the Client declines to pursue the investigation after due notification, or if Vila Structural Engineers, Inc. has no reason to believe that a deficiency or discrepancy exists; then, the Client is responsible for all risks associated with this condition and Vila Structural Consulting Engineers, Inc. shall not be responsible for the existing condition nor resulting damages to persons or property.

Vila Structural Engineers, Inc. shall have no responsibility for the discovery, presence, handling, removal, or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

Mediation: Vila Structural Consulting Engineers, Inc. and Client agree that any claim, dispute, or other matter in question arising out of or related to this Agreement and the Project shall be subject to formal Mediation; unless the parties mutually agree otherwise. Anything contained in any other contract document notwithstanding, Vila Structural Consulting Engineers, Inc. shall not be bound by any provisions requiring arbitration of disputes or controversies arising out of Vila Consulting Structural Engineers, Inc.'s work.

Miscellaneous

- 1- Nothing contained in this agreement shall create a contractual relationship with, or cause of action in favor of, a third party against either the Client or Vila Structural Consulting Engineers, Inc.
- 2- The Client shall not assign this Agreement without written consent from Vila Structural Engineers, Inc.
- 3- In the event any part or provision of this Agreement is held to be illegal or enforceable, this shall not have the effect of making illegal or enforceable any of the other parts or provisions.

Termination: Either party may terminate this Agreement upon not less than (7) seven days' written Notice should the other party fail to perform in accordance with this Agreement. If the Client terminates this Agreement, Client agrees to compensate Vila Structural Consulting Engineers, Inc. for services performed prior to Termination, together with Reimbursable Expenses and Termination Expenses (if any).



State General Contractor CGC1516760
2355 NW 70th Ave #D-02 Doral, FL 33122
Office: (786) 618-5369 Ph: (305) 218-0872
Email: info@rioconstructions.com

PROPOSAL

Estimate No: 2025-12813

March 7th, 2025

Attn. Eden Point North Condominium

Job Address:

4000 NE 170th ST North Miami Beach, FL 33160

Reference: Renovation

We are pleased to submit our proposal for the above referenced work, includes installation and materials as follows:

DESCRIPTION OF THE JOB:

Recreation Room:

1. Remove existing carpet flooring and install new laminate flooring picked by client.
 2. Install new baseboards.
 3. Remove existing closets, kitchen appliances, cabinetry, and wood panels on walls.
 4. Plaster, finish (knockdown), and paint walls.
 5. Install new light fixtures provided by client.
 6. Remove existing ceiling mounted AHU and grille.
 7. Seal openings from removal of AHU unit.
 8. (2) Remove existing and install new bathroom tile, toilet, vanity, faucet and mirror.
- Price: 25,200

Gym:

1. Temporarily relocate gym machines.
 2. Demolition of bathrooms and saunas.
 3. Remove existing gym flooring and install new foam flooring and baseboards.
 4. Remove and install (3) new custom mirrors from ceiling to floor.
 5. Paint walls in color picked by client.
 6. Remove existing bathroom walls and sauna to adjust layout.
 7. Remove and install new bathroom tiles.
 8. Relocate toilets and install new plumbing and toilet.
 9. Remove and install new bathroom vanity, faucet, and mirror.
 10. Install new bathroom dividers.
- Price: 39,600

Note: Labor and Materials provided by contractor (Fixtures not included)



*****THE PRICE IS 64,800.00 *****
SIXTY FOUR THOUSAND AND EIGHT HUNDRED DOLLARS

PAYMENT:

Initial payment at approval of contract – 60 %

Final Payment at completion – 40%

NOTES:

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. Rio Constructions is not responsible for damage to irrigation, drainage, lighting, cable wiring, etc. This proposal is subject to acceptance within (30) days. Permit fees and processing not included if necessary.

Allowances: \$1.89 SQFT Flooring, \$350 Bathroom Vanity w/ Mirror and Faucet, \$100 Toilet, \$225 per divider, \$1.30 Bathroom tile

Thanks for allowing RIO CONSTRUCTIONS GROUP the opportunity to present this proposal for your inspection & approval. Cost of labor and material are included on total.

CUSTOMER:

_____	_____	_____
Authorized Signature	Print Name	Date

CONTRACTOR:

_____	_____	_____
Authorized Signature	Print Name	Date



175 W 24th St, Hialeah, FL 33010.
Phone: 305-822-8877
Fax: 305-822-8661
Email: alexandra@agwindow.com

Quote #

569011

Prepared by: American Glass & Window Inc. Client Name: *
Job Name: PABLO RODRIGUEZ COPY Client Address: *
Rep: AD



**DON'T FORGET
TO ASK YOUR DEALER
ABOUT OUR
ROLLER SHADES**



MR-GLASS
DOORS & WINDOWS
MANUFACTURING, LLC



Summary

System Summary

Total Products	3
Single Hung (MG-200)	4
Storefront Door (MG-500)	5
Storefront Window (MG-5000)	31

Subtotal:	\$61,541.36
Installations:	\$28,350.00
Engineering:	\$1,600.00
Total:	\$91,491.36

Sqft Summary

Single Hung (MG-200)	55.14 sqft
Storefront(MG-500/MG5000)	972.56 sqft
Total Sqft	1027.7 sqft

Notes: We are upgrading the software, please go to the NOA to check compliance

All rates apply, only line items mentioned are included. Customer agrees to pay all cost/expenses incurred collecting any amount due, including attorney's fees and associated expenses. A \$25 charge is added to checks returned and 1.5% monthly interest fee for past due balance. Quote valid for 30 days.

THIS QUOTE IS SUBJECT TO FIELD VERIFICATION.

ACCEPTED BY:

Print Name:

Date:

Title:

Signature:

(please complete if party to this quote is a corporation only)

**MEGA LINK GROUP LLC.
DBA GUTTERS & FILTERS NOW**

14800 NW 2ND AVE SUITE B
MIAMI FL 33168

786-703-6934 OFFICE
WWW.GUTTERS-NOW.COM



**GUTTERS &
FILTERS NOW!**
The Professionals

TO: EDEN POINT NORTH CONDOMINIUM
4000 NE 170TH ST
NORTH MIAMI BEACH FL 33160

500-148

ATT: MR. IVAN ALFONSO

DATE: 14-Oct-24

QTY	DESCRIPTION	TOTAL PRICE
	MANUFACTURE AND INSTALLATION OF 1 ALUMINIUM DOOR ATTACHED TO A FENCE WITH SPIKES TO PREVENT TRESPASSING, ALL PAINTED IN WHITE FOR POOL PUMP ARE SOUTH SIDEWALK	\$ 1,900.00
	MANUFACTURE AND INSTALLATION OF 1 ALUMINIUM FENCE WITH SPIKES TO PREVENT TRESPASSING FOR THE NORTH SIDE, ALL PAINTED IN WHITE	\$ 1,000.00
TOTAL:		\$ 2,900.00

PAYMENT TERMS:

PAYMENT IS DUE WHEN THE PROJECT IS 100% COMPLETED

40% OF THE TOTAL AMOUNT IS DUE AT THE ACCEPTANCE OF THE JOB,
AND OTHER 60% WHEN THE PROJECT IS COMPLETED

MEGA LINK GROUP LLC.
DBA GUTTERS & FILTERS NOW

14900 NW 2ND AVE SUITE B
MIAMI FL 33168

786-703-6934 OFFICE
WWW.GUTTERS-NOW.COM



**GUTTERS &
FILTERS NOW!**
The Professionals

TO: EDEN POINT NORTH CONDOMINIUM
4000 NE 170TH ST
NORTH MIAMI BEACH FL 331

INVOICE: 500-175

ATT: MR. IVAN ALFONSO

DATE: 12-Dec-24

QTY	DESCRIPTION	TOTAL PRICE
2	Removal and disposal of existing rotten metal door of stairwell north & south side of the building	\$ 4,850.00
2	Manufacture & Installation of door slab, The door has a 3 hour UL fire rating and is made from heavy duty 18 Gauge galvanized steel.	
2	Purchase & Installation of Door Closer It is a heavy-duty aluminum commercial door closer that complies with ANSI A156.4, UL/ULC listed up to 3-hour fire rated.	
2	Bar" style exit device which meets the performance standards of Grade 1 and ADA compliant exit devices.	
2	Purchase & Installation of Door Controls thumpiece handleset, his locking handleset has a keyed entry function	
1	Removal and disposal of existing rotten metal door of trash room of the building	\$ 2,100.00
1	Manufacture & Installation of door slab, The door has a 3 hour UL fire rating and is made from heavy duty 18 Gauge galvanized steel.	
1	Purchase & Installation of Door Closer It is a heavy-duty aluminum commercial door closer that complies with ANSI A156.4, UL/ULC listed up to 3-hour fire rated.	
1	Purchase & Installation of Door Knob lock	
TOTAL:		\$ 6,950.00

PAYMENT TERMS:

40% OF THE TOTAL AMOUNT IS DUE AT THE ACCEPTANCE OF THE JOB,
AND OTHER 60% WHEN THE PROJECT IS COMPLETED

14800 NW 2ND AVE SUITE B
MIAMI FL 33168

786-703-6934 OFFICE
WWW.GUTTERS-NOW.COM



GUTTERS & FILTERS NOW!

The Professionals

TO: EDEN POINT NORTH CONDOMINIUM
4000 NE 170TH ST
NORTH MIAMI BEACH FL 331

ATT: MR. IVAN ALFONSO

INVOICE: 500-178

DATE: 12-Dec-24

QTY	DESCRIPTION	TOTAL PRICE
1	Removal and disposal of existing rotten double metal door of trash room	\$ 5,800.00
1	Manufacture & Installation of ONE Manual Aluminum Garage door system " Roll Up" Class "B" Fire rated with horizontal vents	
	INCLUDES:	
	Reels, frames, Hiches, Gate Knob, Powder coated Paint in Gray	
	LABOR AND MATERIALS INCLUDED	
	TOTAL:	\$ 5,800.00

PAYMENT TERMS:

40% OF THE TOTAL AMOUNT IS DUE AT THE ACCEPTANCE OF THE JOB,
AND OTHER 60% WHEN THE PROJECT IS COMPLETED

40% OF THE TOTAL AMOUNT IS DUE AT THE ACCEPTANCE OF THE JOB,
AND OTHER 60% WHEN THE PROJECT IS COMPLETED

MEGA LINK GROUP LLC.

DBA GUTTERS & FILTERS NOW

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MIAMI FL 33168

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TO: EDEN POINT NORTH CONDO

4000 NE 170TH ST NORTH MIAMI BEACH FL 33160

ESTIMATE : 500-072

ATT: MR. IVAN ALFONSO

DATE: 24-Apr-24

QTY	DESCRIPTION		TOTAL PRICE
3	SLIDING GATES - ALUMINIUM POWER COATED MATERIAL, MANUFACTURE, PAINT AND INSTALLATION INCLUDED; ELECTRIC GATE OPENER SYSTEM FOR EACH GATE INCLUDED 22 FEET WIDE GATE # 1 PLUS 8' FENCE 20 FEET WIDE GATE # 2 21 FEET WIDE GATE # 3 PLUS 20' FENCE		
	MIAMI DADE COUNTY PERMIT EXPEDITURE PROCESS FOR ALL THE PROJECT PLUS COUNTY FEES PAID BY THE CONDOMINIUM		\$ 1,500.00
		TOTAL	\$ 24,500.00

PAYMENT TERMS:

60% OF THE TOTAL AMOUNT IS DUE TO BEGIN THE JOB, 20% WHEN
COUNTY FIRST INSPECTION IS PASSED AND OTHER 20% WHEN THE
INSTALLATION IS DONE

MEGA LINK GROUP LLC.
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FILTERS NOW!**

The Professionals

TO: EDEN POINT NORTH CONDOMINIUM
4000 NE 170TH ST
NORTH MIAMI BEACH FL 331

INVOICE: 500-157

ATT: MR. IVAN ALFONSO

DATE: 31-Oct-24

QTY	DESCRIPTION	TOTAL PRICE
	Removal and disposal of 5 existing exagonal railings located on each floor hallways Manufacture and installation of same design exagonal railings power coated paint in white	\$ 11,250.00
	Removal and disposal of 18 fire department valve and hose metal doors cabinet Manufacture of 18 aluminium doors for fire department valve and hose cabinet Installation with all the hardware and plexi glass	\$ 6,220.00
	Manufacture and installation of safety railing for pool stair case Aluminium power coated paint in white	\$ 700.00
TOTAL:		\$ 18,170.00

PAYMENT TERMS:

PAYMENT IS DUE WHEN THE PROJECT IS 100% COMPLETED



ESTIMATE #	DATE	EXPIRES
162	11/05/2024	01/06/2025

Title: Eden Point Painting Project

CUSTOMER

Eden Point Condo
Pablo Rodriguez
4000 Northeast 170th Street
North Miami Beach, FL 33160

PROJECT

Concrete Restoration
PROJECT #: 76
4000 Northeast 170th Street
North Miami Beach, FL 33160

SERVICE ADDRESS

4000 Northeast 170th Street
North Miami Beach, FL 33160

SUMMARY

Basile USA LCC is please to provide estimate for the following scope of work.

To prepare, prime, and paint exterior surfaces of the buildings to include:

- Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 4000 PSI. at a flow of 4-14 gallons per minute. Power tool clean per SSPC-SP3 to remove loose rust and mill scale.

Includes all previously painted surface. Roof not included.

- Treat mold areas as per spec.
- Treat all exposed cracks and voids around trims as per spec.
- Scrape or wire brush any remaining loose or scaling paint as per spec.
- paint All Stucco Walls (Includes EIFES, Metal Lathe stucco, Tilt-up)
- Painting of any other exposed substrate not included in the above which is presently coated with field-applied paint.

PROPERTY COMPONENTS:

- Main Tower Building
- Parking elevation
- All Balconies walls and ceiling
- All Stucco and Masonry Surfaces
- All exterior Utility Doors (only if previously painted)
- Paint vents and electrical conduit



ESTIMATE #	DATE	EXPIRES
162	11/05/2024	01/06/2025

- Parapet and roof structure walls.
- Patch all cracks as specified within.
- Paint garage's main entrance
- Concrete walls

EXCLUSIONS:

1. All hurricane shutters.
2. All light fixtures.
3. Any area not specifically specified.

CLEANLINESS:

All areas of ground, building, Windows, parking areas and patios shall be left clean of any paint dripping and splatter. Windows, plants, shrubbery, and trees shall be protected

MANUFACTURER'S REPRESENTATIVE:

ALL PAINTING PROCEDURES SHALL BE DONE ACCORDING TO **Benjamin Moore** or an authorized dealer representative on the above-listed address.

The contractor shall provide a periodic written report from the factory representative for each of these operations.

The contractor shall be responsible for requesting prompt clarification when instructions are lacking when conflicts occur in the specifications and/or paint manufacture's literature or the procedures specified are not clearly understood.

COATINGS

Exterior Surface – Masonry, Stucco & Parapets:

- 1st Coat: Primer Benjamin Moore products
- 2nd Coat: 10 years paint Benjamin Moore products -



ESTIMATE #	DATE	EXPIRES
162	11/05/2024	01/06/2025

- 3rd Coat: Same as above

Caulking:

- All 90-degree joints where two different surfaces meet to be caulked as needed using Sherwin Williams Polyurethane Sealant per spec.

We estimate for this project 70 working days and 6 labor.

10-year Benjamin Moore paint warranty.

	Qty
Labor Painters Crew	655
Primer, Paint Latitude from Sherwin Williams.	1
Materials Misselaneous.	1
Boom Lift Equipment	1

Subtotal: \$248,077.50

Subtotal \$248,077.50

Tax: (0%) \$0.00

Total \$248,077.50

INCLUSIONS

Labor, materials and equipment.

Sherwin Williams Products are included.



Paving Engineering License E1400048
7951 W 26TH AVE, HIALEAH, FL 33016
Cell: (786) 209-6294
Email: fcartaya2011@gmail.com

PROPOSAL PREPARE FOR:
EDEN POINT NORTH CONDOMINIUM

4000 NE 170TH ST
NORTH MIAMI BEACH FL, 33160



Prepared by: Francisco Cartaya
Diamond Paving Inc
[Fcartaya2011@gmail.com](mailto:fcartaya2011@gmail.com)
786-209-6294
03/02/2025

Diamond Paving, INC
Thank you for your Business!
Page 1 of 4



Paving Engineering License E1400048
7951 W 26TH AVE, HIALEAH, FL 33016
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Email: fcartaya2011@gmail.com

PROPOSAL

ASPHALT REPAVING 1" - 1.5" AVG:

1. Milling of damage asphalt areas as needed to create smooth surface for new asphalt overlay.
2. Saw cut asphalt joints as needed.
3. Stump grind roots in the areas that are damaging the asphalt.
4. All asphalt material is loaded into dump trucks and hauled off site.
5. Limerock will be spread out in areas needed to create better water movement and level surface.
6. Limerock will be compacted.
7. Sweep the base pavement to a broom-clean condition, using manual push brooms and air blowers.
8. Apply a tack/primer coat to the exposed asphalt base course to ensure a good bonding for new asphalt.
9. Supply and Install a new 1 inch to 1.5-inch HOT MIX ASPHALT TYPE SIII layer to all previously mentioned asphalt areas.
10. Compact the asphalt thoroughly using a 3 – 5-ton steel drum roller.
11. Re-stripe all parking spaces and all traffic markings using D.O.T. approved Traffic Paint.
12. Paint all speed bumps, car wheel stops, existing curbing, stop bars and all other traffic markings.
13. Car wheel stops will be numbered/marked same as existing.
14. Car wheel stops will be removed to apply new asphalt overlay.
15. Damaged Car wheel stops can be replaced at a cost of \$55.00 each.
16. Install all car wheel stops using 12-inch rebar anchors once overlay is completed.
17. Total area of asphalt overlay 42,500 sqft.

Estimated life expectancy assuming proper maintenance and use will be 10 years. Maintenance includes preventing any type of oil leaks or spills, preventing any diesel spills, seal coating and restriping of parking lot once a year starting after the 2nd year of new asphalt installation. Addressing any cracks that may appear because of base movement. Life expectancy may decrease if any utility company needs to cut a trench for maintenance and a patch is done.



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Cell: (786) 209-6294
Email: fcartaya2011@gmail.com

1 FRENCH DRAIN SYSTEMS:

- 1-Dig out existing drain system pipe, drain rock and fabric.
- 2-Install 2 new Catch basins according to city code and ordinances. Catch basing will include grates and frames.
- 3- Install new Mirafi ® N-Series Nonwoven Polypropylene Geotextiles on open French drain trench. This fabric is used to prevent any dirt material to enter new drain system.
- 4- Install new drain gravel ballast rock 57.
- 5- Install new 12 IN x 100 LFT of Dade County approved perforated French drainpipe.
- 6- Install new 12 IN x 10 LFT of Dade County approved solid French drainpipe.
- 7-Apply drain gravel on top of pipe to fill to about 2" from desire level.
- 8-Secure New fabric around new drain gravel ballack 57 to ensure no contamination.
- 9-Compact the base using hand steel dampers.
- 10- Baffles will be installed on all new catch basing.
- 11- Trench will be 3 ft wide by 10 ft deep.

General Notes:

Clean all areas after work is done.

Customer will pay for any permit fees assign by the city. Permit running is not included in this price.

Is the condominium's responsibility to allow access to the contractor to all areas being worked on.

New sealer will fade faster on high traffic sections, example: TURNING POINTS AND SHARP CURVES.

New sealer may have steering marks and is normal, after time the marks will disappear, we recommend that condominium communicates to owners not to turn their wheels in place because of the damage to new sealer.

Diamond Paving Inc will provide the customer with a site map showing the proposed schedule by sections. This schedule can be modified to satisfy both parties. If additional sections need to be added, Diamond will not billed the customer.

Sealer will last longer on smooth surfaces.

Oil car leaks will damage sealer and asphalt patches.

Diamond paving will provide all barricades and safety cones needed for road closure.

Curbing will match exiting design and structure.

Water movement will be increased on asphalt overlay areas, having water puddles is normal due to existing underlaying levels not being done.

All work performed will have a 1-year labor warranty NOT including normal wear and tear, markings water puddles, oil leaks, roots damage, any other damage not related to labor.

Customer will pay for any plans/surveys or permits to be submitted to the County.

Diamond Paving Inc will provide all cones or barricades needed for traffic control purposes.

Any existing damages will be reported to Management by photos to protect our performance.

A portable toilet will be placed on the premises. Placement of these items will be coordinated with management.

We are not responsible for vehicles that DO NOT obey caution tape, cones, or barricades. If these vehicles intentionally remove, park, or drive on within these items listed above and get hot mix asphalt or seal coating sprayed on such vehicle. Diamond will not be responsible for any damages cause to personal properties due to not obeying traffic control enforcement.

New asphalt may have steering marks and is normal, after time the marks will disappear, we recommend that condominium communicates to owners not to turn their wheels in place because of the damage to new asphalt.

Oil car leaks will damage new asphalt.

Diamond Paving, INC
Thank you for your Business!



Paving Engineering License E1400048
7951 W 26TH AVE, HIALEAH, FL 33016
Cell: (786) 209-6294
Email: fcartaya2011@gmail.com

TOTAL PRICE: \$102,485.00

PAYMENT SCHEDULE:

30% AT CONTRACT SIGNING:\$30,745.50
20% AT DRAIN INSTALATION:\$20,497.00
40% AT 50% COMPLETION:\$40,994.00
10% AT 100% COMPLETION:\$10,248.50

PAYMENT METHOD CAN BE DISCUSS TO REACH A MUTUAL AGREEMENT.

Thanks for allowing Diamond Paving Inc the opportunity to present this painting proposal for your inspection & approval. Cost of labor and material are included in total price.

CUSTOMER: EDEN POINT NORTH CONDOMINIUM

President signature **Print Name** **Date**

Authorized signature **Print Name** **Date**

CONTRACTOR: DIAMOND PAVING, INC

By: _____
Authorized Signature **Print Name** **Date**

Diamond Paving, INC
Thank you for your Business!



ROSMEI POOLS, INC., 9300 NW 25 ST. # 103 DORAL, FL 33172- SALES: 305.592.7900, FAX: 305.592.7997 - CPC-1458911- www.rosmelpools.com

Customer Name: EDEN POINT NORTH CONDO **DATE:** 4/3/2025
Customer Address: 4000 Northeast 170th Street, North Miami Beach, FL, USA
Customer E-Mail: Ivan@epicmgmts.com
Phone Number: 305-345-9572

OWNER'S RESPONSABILITIES (not included in our scope of work)

- ** Updated property survey
- ** Pool plans if available
- ** Any fence work for pool barrier purposes.
- ** Any electrical repair or upgrade work at Equipment room for new equipment.
- ** Permit fees for City and DOH departments.
- ** Anything not listed in our scope of work

POOL RENOVATION SCOPE OF WORK (convert pool from a gutter pool to a skimmer pool)

- * Engineer Aquatic plans for pool renovation
- * Process permits with City municipality and DOH department.
- * Empty out pool
- * Ladder and handrail removal and disposal
- * Old paver deck removal and disposal
- * Pool coping removal
- * Water line and gutter tile removal (to bare concrete)
- * Cut and remove pool beam flus with existing deck
- * Cut and remove 2 ft. of concrete all around pool perimeter and to Equipment room
- * Excavate around pool perimeter, and remove old plumbing
- * Old plaster hollow spots removal up to 20% of total surface (up to 3 layers)
- * Any additional sq. ft. will be charge at \$5.50
- * Remove old main drain frame and grate
- * Remove pool steps mud caps
- * Haul away all debris
- * Install (2) new skimmers by new plans
- * Add all new pool returns by new plans
- * Pressurize existing main drain line to check for leaks
- * New skimmer, pool return and main drain plumbing lines from pool to equipment room.
- * Replace pool light niche and bonding
- * New electrical light conduit to equipment room area
- * NOTE: (this will eliminate existing junction box and transformer on the middle of the deck now)
- * Pass necessary plumbing and electrical inspections
- * Cover up trench with sand and well compacted lime rock
- * Form new concrete deck section around pool, reinforced with rebar
- * Form old pool gutter to pool deck level
- * Do new (4) bonging points to pool structure
- * Do new bonding points for ladder, handrail and new pool light niche
- * Run new 360 deck-bonding around pool perimeter and to equipment room
- * Pass necessary inspections
- * Pour deck and gutter sections
- * New 12"x 24" travertine coping]
- * New 6" water line tile
- * New non-skit mud cap tiles on pool steps
- * Install all new Depth marker on deck and inside pool wall by code.
- * Partial site cleanup
- * Backfill and compact deck sunken areas.
- * Install new 6"x 12" travertine pavers on sand on pool deck
- * Seal all pool penetrations
- * Pressure clean and acid wash pool interior surface
- * Site cleanup
- * Disconnect electrical from pool equipment

- * Cut pipes and remove exiting pool equipment
- * Form and pour new elevated concrete base for pump and filter
- * clean and repair pool room concrete floor
- * pour a 3" concrete slab inside the pool room with slopes to existing drainage
- * replace sunk pump on drainage pit
- * replace pool pump and filter based on pool gallons and turnover rate
- * new flow meter and gages
- * all new fittings and valves needed
- * new Vac-Alert devise by code
- * New plumbing hook up
- * new chemical feeders
- * new chemical tanks
- * electrical reconnect to new pool equipment
- * test all equipment
- * Apply new bond kote to pool surface
- * New Diamond brite or equal (std. colors)
- * Install New pool ladder and handrail
- * New fittings and main drain frame and cover by code
- NOTE: if main drain sump needs to be replaced, it will be an additional \$1,600.00
- * Fill pool using carbon filters
- * Get equipment running
- * And do chemical start up for 2 weeks
- * Pool deck accessories required by DOH.
- * Final walk thru with owner's rep
- * Close out permits
- * Get Certificate of use from the DOH Department.

TOTAL COST FOR ABOVE SCOPE OF WORK-----\$ 160,498.00

PAYMENT SCHEDULE

**	15%	DEPOSIT	\$	24,074.70
**	20%	DEMOLITION COMPLETED	\$	32,099.60
**	20%	ROUGH-PLUMBING-ELECTRICAL	\$	32,099.60
**	20%	COPING- TILE & DECK PAVERS INTS.	\$	32,099.60
**	15%	POOL EQUIPMENT INSTLLATION	\$	24,074.70
**	10%	DIAMOND BRITE	\$	16,049.80
				160,498.00

Owner acknowledges that, if during the performance of this Agreement, the price of materials significantly increases, through no fault of Contractor, the price of said materials under this Contract shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding 10% (10%) from the date the Agreement is signed. Such price increase shall be documented by quotes, invoices, or receipts.

ROSMEL POOLS INC, SALE ASSOCIATE	OWNER'S AUTHORIZED SIGNATURE:
ROSMEL POOLS INC, OWNER	<-- IS CONTRACT IS NOT VALID UNTILL FINAL APPROVAL FROM PRESIDENT

Owner may cancel this Agreement at any time prior to midnight on the third business day (excluding holidays and Sundays) after the Agreement is signed without any cancellation fees. However, after the passage of three business days (72 hours), any cancellation is subject to a cancellation fee equivalent to ten percent (10%) of the total Contract Sum, including any hard costs that may have been incurred, such as those related to plans, permitting, engineering, sketches, electrical schematics, etc. Owner acknowledges that the terms and conditions attached hereto and incorporated herein as Exhibit A are an essential part of this Agreement.

BLUE SEABIRD LLC
FL License CGC1527728
9314 FORREST HILL BLVD suite 38
Wellington FL 33414
www.blueseawalls.com
(786) 543- 0996



CONTRACT

CUSTOMER

4000 Towers Buildings
4000 NE 170TH
Norht Miami Beach, FL 33160

ESTIMATE 753-0715
DATE 07/16/2024
EXPIRATION DATE 08/15/2024

BLUE SEABIRD LLC (hereinafter called the Contractor) and 4000 Towers Buildings (hereinafter called the Customer) hereby affirm and agree upon terms and conditions hereinafter set forth and continued in this contract.

Work to be performed

1. Barge mobilization and delivery of concrete pillings
2. Remove existing wood dock and disposal
3. Remove pillings and disposal
4. Demo 4 ft sections for new concrete batter pillings
5. Install 90 concrete batter pillings
6. Install 800 lineal feet of concrete cap
7. Install 16 new wood pillings
8. Install new framing and decking
9. Permit, Derm and engineering permits

TOTAL CONSTRUCTION COST\$796,000.00

Does not include county, building , derm and other municipal fees

PAYMENT SCHEDULE

- 9% Deposit due upon signing
- 20% upon permit approval
- 25% upon demolition and disposal
- 25% upon pile installation
- 15% upon concrete pouring of cap
- 6 % Final inspections

BLUE SEABIRD LLC
Fl License CGC1527728
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Contract is limited to the current owner of the property and shall immediately become null and void if above stated property is sold to new owners during the course of permitting process and/or actual work. Permitting fees are non-transferable and non-refundable.

If the applicable building Department requires additional work other than described. Those costs are not included.

Legal dispute: In the event of legal dispute, disputed party gets disputed monies plus court costs and legal expenses paid by losing party.

Impact on the Contract/Proposal of the Project shall be presented to the current owner/client as a "Contract Change Order" to comply with mandatory building Code or Ordinance Change.

Contract is limited only to works stated herein. Any changes and/or additions added on by the owner, during the performance of work shall be additional costs and at the owner's expense. Any and all new changes shall be presented to the current owner in a form of a "CONTRACT CHANGE ORDER" and must carry the owner's approving signature before changes and /or additions will be performed.\

Blue Seabird LLC will not be held responsible for any injuries incurred to any and all non-employees, including but not limited to owner 's family members and guests during the duration of this project due to unauthorized trespassing onto or around the project area. Any mandatory Florida Building Code or Local Municipality Code or Ordinance Changes which become effective subsequent to date of contract and have any additional costs, would be client's responsibility Unexpected, no visible repairs will be extra, a change order requirement.

Latent defects no discernable by visual observation in existing construction that impact contract price shall be cause to submit a "contract change order"

Contracts are subject to Permitting Agency (s) approval.

Permit delays not being the responsibility of Blue Seabird LLC. Agencies Comprised of :Local County, State, DERM, FDEP, Army Corp of Engineers.

Price includes all labor, machinery and materials.

Price does Not Include: Survey fees, bonds, mitigation fees (if required), electrical, plumbing, landscaping (sod, sprinkles, trees, etc) fence repairs or replacements, Tile etc. Permit fees.

Contractor and Customer herein signify their acceptance and approval of this contract by their signatures shown below, and agree to be bound by the conditions stated here.

Alvaro Payeras Manager
Blue Seabird LLC

Date_____

Fernando Perea
Project Manager

Customer

Date_____

Date_____