

Tom Crosier Painting & Restoration, LLC, DBA:



Southern Building Rehab Group

CGC #: 1532422

Office: 8708 North Mobley Road

Odessa, FL 33556

(813) 920-8000

Tom Crosier, Owner

Cell: (727) 282-9495

TomCsoutherngroup@gmail.com

May 19, 2025

Page 1 of 17

2nd REVISION from prior dated: May 12, 2025

Fareham Square St. Pete Drywall & Stucco

301 2nd St N

St. Petersburg, FL 33701

MANAGER:

James Myrthil

24701 US Hwy 19 N, Suite 102

Clearwater, FL 33763

Office: (727)-726-8000 EXT. 273

Fax: (727)-723-1101

Email: jmyrthil@ameritechmail.com

Thank you for the opportunity to submit this proposal for your project.

We have REVISED this Proposal to reduce the cost for two reasons.

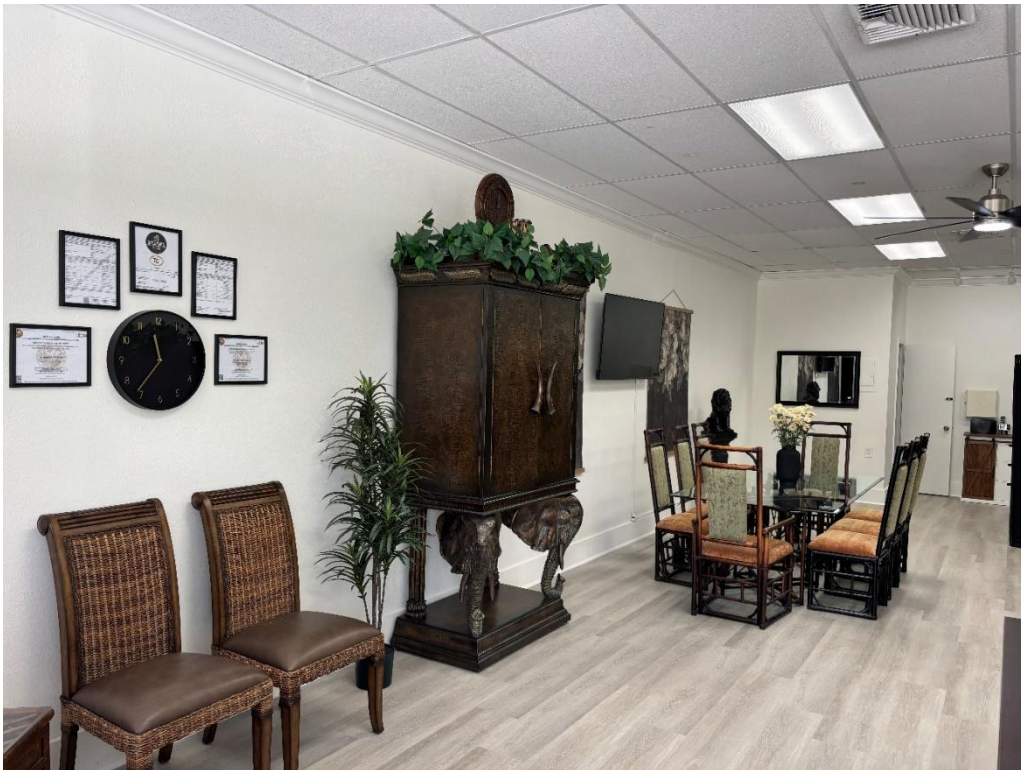
1. It is our understanding that Homeowners are responsible for the interior Paint Finishes. On our previous Proposal, we included "touch up" of Paint finishes. This is not the Associations Responsibility.
2. The "touch up" paint we intended would most likely not be a perfect match unless the homeowner has the paint available. That would leave inconsistencies within the unit.

Southern Building Rehab Group is a “DBA” (Doing Business As) under the parent company of Tom Crosier Painting & Restoration, LLC. This name was specifically selected because many Clients were unaware of the magnitude of our Construction related Services (in addition to expertise in Painting & Waterproofing).

Services we provide:

Roofing
Painting & Waterproofing
Below Grade Waterproofing
Stucco Repair / Replacement
Concrete Restoration
Wood Repair and Restoration
Welding
Railing Systems
Demolition
Balcony & Parking Deck Restoration & Waterproofing
Project Coordination and Project Management
Oversight of Projects you encounter to make you more efficient.

And more...!



SOUTHERN BUILDING REHAB GROUP OFFICE IN ODESSA
(Located at the intersection of Pinellas, Hillsborough & Pasco Counties)

For over 30 Years Management Companies & Associations have relied on us to evaluate, design and implement the proper System on well over 3,000 communities (not “units” but entire communities). We are Licensed and Insured in ALL 67 Counties within the State of Florida. The License Certified General Contactor #1532422 is defined by the State of Florida as “Unlimited as to the type of work which he or she may do, who may contract for any activity” (FL Statute 489.113). I also hold two additional Certified General Contactor Licenses which is extremely rare for a single person to hold Three CGC Licenses in Florida. In addition, a 4th License as an Instructor on behalf of the DBPR.

Current Licenses:

State of Florida DBPR Certified General Contactor #1532422
 State of Florida DBPR Certified General Contactor #1513754
 State of Florida DBPR Certified General Contactor #1534422
 State of Florida DBPR CEU Provider #PVD231

We will provide the Client (The Owner or Owners Representative) a “direct point of contact”. This is important as a direct and open line of communication for any concerns by Cell Phone (call or text), Office Phone as well as email.

The State of Florida General Liability Insurance Industry Standards require \$50,000 Property Damage and \$300,000 Public Liability. We greatly exceed this minimum and you will be listed as “Additionally Insured”. We are also properly insured with Workman’s Compensation with \$1million, \$1million and \$1million (3 categories). You will also be listed as “Additionally Insured” on this policy. In addition, Insured for “Errors and Omissions”.

This proposal includes all labor, material, tools, equipment, transportation, supervision, management, on-site progress inspections, on-site safety meetings, Liability Insurance, Property Damage Insurance and Workman’s Compensation Insurance to successfully complete the project.

All work shall be subject to inspection of the Owner or Representative of the Owner during the course of work. If a Change Order is necessary or desired, please contact us as all changes must be agreed upon in writing. Our workers are not to undertake additional work without our knowledge or written authorization.

Occasionally Unforeseen Conditions are beyond our control and can be discovered during the course of work. We will make every effort to make the Client aware of any conditions we “forecast PRIOR to the project” that are outside of the Scope of Work.

We will NOT invoice for Work performed outside of any written agreement between both parties. An additional Unforeseen Condition may include Product Availability, Raw Material Supply and / or Cost of Material Increases (an issue in the industry) from the date of this bid to the date of acceptance.

Owner or Owners Representative are to arrange full access to areas and substrates being addressed. This may include trimming of landscape vegetation, removal of wall hangings or furniture, flagging of all sprinklers (where a lift is involved), Electricity and Water as well as coordination for removal of vehicles where applicable. Owner shall provide at least four (4) parking spaces for our storage container and worker vehicles on large projects.

We will coordinate well in advance regarding notification of areas to be addressed. On LARGE PROJECTS, areas will be performed in "scheduled sections" rather than the entire project. START TO FINISH in "sections" will minimize the inconvenience time for residents (moving items from patios, moving cars, etc.).

Time is of the essence to this Contract and we start work at the agreed upon date and continue expeditiously and continuously without leaving the project until completion. This is subject to unavoidable delays such as weather, authorized adjustments or change orders, permits, hindrances, or issues beyond the control of the Client or us.

Permits if necessary... we are unlimited as to anything encountered (as per Florida Statute under our License). THIS WILL KEEP YOU OUT OF TROUBLE WITH STATE, COUNTY OR MUNICIPALITIES. Many Contracts we receive is simply to VERIFY that previously unpermitted work (by another Contractor) was performed correctly. Some work may require a Permit. If so, we will bill additional at cost of the Permit plus 15% of the cost of the Permit.

Structural issues (if encountered) may require the services of a Structural Engineer. Retaining a Structural Engineer is not a part of this Contract but between the Client and the Engineer. We always make every effort to point out any structural issues we foresee so the Client is aware. In addition, if a Permit is required we will submit the proper documentation immediately. We can suggest several Structural Engineers if this is necessary.

Point of Contact:

The Owner or Owners Representative shall provide a "direct point of contact" a single person point of contact (Manager/Maintenance). This to be the best way to provide ultimate results and seamless project results rather than having multiple residents involved...the result is coordination and success.

As noted above... We will provide the Client (The Owner or Owners Representative) a "direct point of contact". This is important as a direct and open line of communication for any concerns by Cell Phone (call or text), Office Phone as well as email.

Property Damage: We have the right of first refusal to correct any damage we have created as a result of the project. In the event of any property damage we have created during the work, we will rectify on a timely manner at our sole expense.

Payments: It is UNDERSTOOD that "turn -around time" of Payments may exceed the 10 days so please make us aware if this is the case. We retain the right to cease and desist from the project if the account is not current in payments. A payment schedule has been outlined below. Payments will be requested as the project progresses and are given a Net 10 days from the date of invoice.

Thank you for the opportunity to provide a bid on your project. We are a completely different type of "Hands On" Contractor and assured you will be very pleased with the results.

This Proposal is valid for 30 days from the date of this proposal.

Tom Crosier, Owner

State of Florida DBPR Certified General Contactor #1532422

State of Florida DBPR Certified General Contactor #1513754

State of Florida DBPR Certified General Contactor #1534422

State of Florida DBPR CEU Provider #PVD231

Office: (813) 920-8000

Cell: (727) 282-9495

Email: TomCsoutherngroup@gmail.com



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
 PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



CROSIER, THOMAS PAUL
 TOM CROSIER PAINTING & RESTORATION LLC
 12498 LONGSTONE COURT
 TRINITY FL 34655

LICENSE NUMBER: CGC1532422

EXPIRATION DATE: AUGUST 31, 2026


Always verify licenses online at MyFloridaLicense.com



ISSUED: 01/22/2025


Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

COMMUNITY ASSOCIATION MANAGERS

THE COMMUNITY ASSOC MGRS CE PROVIDER HEREIN IS APPROVED UNDER THE
 PROVISIONS OF CHAPTER 468, FLORIDA STATUTES




THOMAS P. CROSIER
 12498 LONGSTONE COURT
 NEW PORT RICHEY FL 34655

LICENSE NUMBER: PVD231

EXPIRATION DATE: MAY 31, 2025

Always verify licenses online at MyFloridaLicense.com



ISSUED: 03/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE 06/06/2015 03/16/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OF PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in favor of such endorsement(s).

PRODUCER
 State Farm Insurance Agency, Inc.
 100 West 10th St.
 Fort Worth, TX 76102

INSURED
 TONY CHODER PAINTING AND RESTORATION LLC
 1348 Longshore Dr.
 New Port Richey, FL 34655

COVERAGES **CERTIFICATE NUMBER:** 001100201 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	CLASS CODE	POLICY NUMBER	PRODUCT	PERIOD	AMOUNT	LIMITS
1	COMMERCIAL GENERAL LIABILITY	CLAS 0000	001100201	COMMERCIAL GENERAL LIABILITY	06/01/2015 - 06/30/2015	\$1,000,000.00	
2	COMMERCIAL AUTOMOBILE LIABILITY	CLAS 0000	001100201	COMMERCIAL AUTOMOBILE LIABILITY	06/01/2015 - 06/30/2015	\$1,000,000.00	
3	PRODUCT LIABILITY	CLAS 0000	001100201	PRODUCT LIABILITY	06/01/2015 - 06/30/2015	\$1,000,000.00	
4	UTILITY SERVICE LIABILITY	CLAS 0000	001100201	UTILITY SERVICE LIABILITY	06/01/2015 - 06/30/2015	\$1,000,000.00	
5	ADDITIONAL COVERAGES	CLAS 0000	001100201	ADDITIONAL COVERAGES	06/01/2015 - 06/30/2015	\$1,000,000.00	

CERTIFICATE HOLDER
 TONY CHODER PAINTING AND RESTORATION LLC
 1348 Longshore Dr.
 New Port Richey, FL 34655

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ACORD 25 (09/08/12) The ACORD name and logo are registered marks of ACORD

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE 06/06/2015 03/16/2015

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PRODUCER
 ACORN RISK SERVICES SOUTH, INC.
 3000 LINCOLN ROAD NORTHEAST, SUITE 1100
 ATLANTA, GA 30309

INSURED
 TONY CHODER PAINTING AND RESTORATION LLC
 1348 Longshore Dr.
 New Port Richey, FL 34655

COVERAGES **CERTIFICATE NUMBER:** 001100201 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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3	PRODUCT LIABILITY	CLAS 0000	001100201	PRODUCT LIABILITY	06/01/2015 - 06/30/2015	\$1,000,000.00	
4	UTILITY SERVICE LIABILITY	CLAS 0000	001100201	UTILITY SERVICE LIABILITY	06/01/2015 - 06/30/2015	\$1,000,000.00	
5	ADDITIONAL COVERAGES	CLAS 0000	001100201	ADDITIONAL COVERAGES	06/01/2015 - 06/30/2015	\$1,000,000.00	

CERTIFICATE HOLDER
 TONY CHODER PAINTING AND RESTORATION LLC
 1348 Longshore Dr.
 New Port Richey, FL 34655

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ACORD 25 (09/08/12) The ACORD name and logo are registered marks of ACORD

Specimen of Liability Insurance Coverage
&
Specimen of Workers Compensation Insurance Coverage

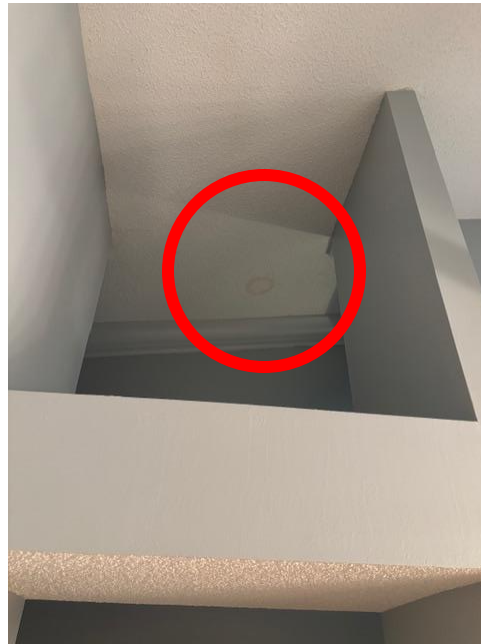
*Please note that as we understand on INTERIOR AREAS, Unit Owner are responsible for the “finish paint”. Some Owners may have touch up but the majority we spoke with do not. That requires full repaint of some entire areas (such as an entire hallway or bedroom ceiling) as color matching is not possible. In some cases, we can paint “wall to wall” (to the corners or change of direction) but exact color match is not guaranteed. **Therefore, “finish paint” has been EXCLUDED. We can provide a separate Proposal for individual Homeowners consideration. ***

*Also, as we understand on INTERIOR AREAS, The Association is responsible for stain block sealing of INTERIOR water damaged areas and drywall replacement/repair. The Association is also responsible for exterior stucco areas. This is INCLUDED in this Proposal.

INTERIOR TYPICAL REPAIRS THROUGHOUT AS INSPECTED:



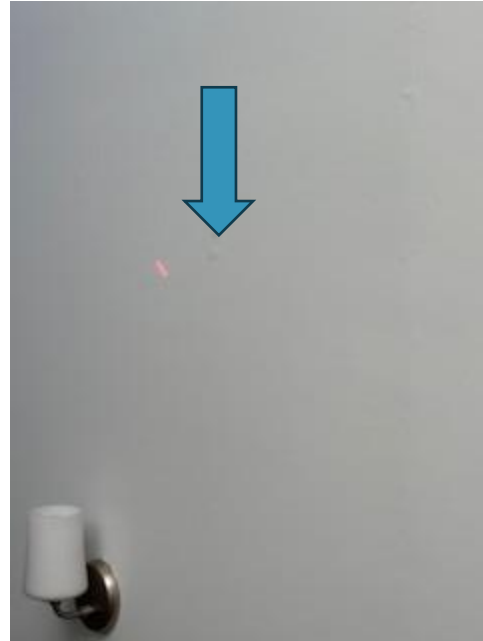
Water damaged Drywall



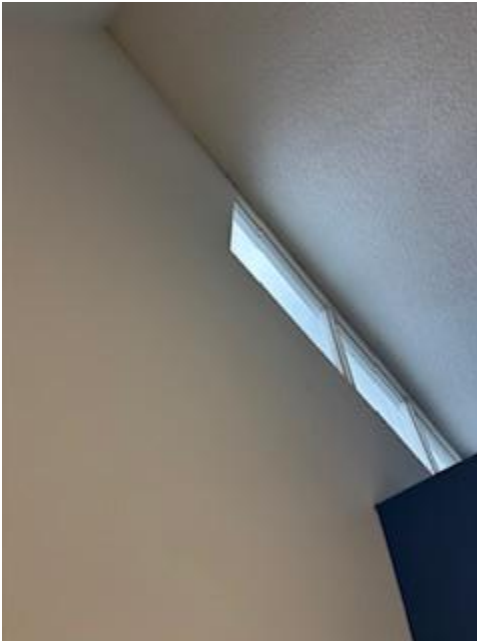
Water Damage Stains



Drywall texture water damage



Water blisters on smooth wall



Many damaged areas are 16 feet high and access will be difficult.
Covering of all the surrounding items and floor covering will be provided.



Some areas will require entire drywall replacement to rectify (such as shown), while other areas are application of Stain Block Primer.

SCOPE OF WORK:

Interior Areas by Individual Unit:

These were the observed areas. If additional areas are discovered or if additional damage has occurred outside of the below descriptions, we will provide a price to rectify. This price will be based on sq. ft. pricing for the already-known areas.

UNIT #1:

- 2nd level laundry room return...remove closet door track above, scrape and refinish. Reinstall closet door track.
- 3rd level ceiling...stain block discolored areas. Drywall repair and tape.

UNIT #5:

- 2nd level ceiling...remove and replace 24 square feet of drywall, tape and mud. Prime new drywall (16 feet up).
- Guest Bedroom & Bathroom...repair damaged areas as shown

UNIT #6: *ADDED FROM PRIOR PROPOSAL DATED MAY 6*

- *2nd level ceiling...Prime water damage, install sealant (caulking).*
- *Exterior Rusted Column Corner Bead... see next section regarding EXTERIOR for repair method. We will use Plastic Corner Bead as a replacement so it will not rust in the future.*

(This adds only \$400 to the previous Proposal Dated 05/16)

UNIT #7:

- 2nd level...Master Bedroom, remove and replace damage drywall (approximately 64 sq. ft., tape and mud. Prime new drywall (16 feet up).
- 3rd level...Ceiling. Apply stain block to 6 ft. x 18 ft. (14 ft. up). We cannot positively identify if the drywall is damaged in certain areas. If drywall is damaged it will be an extra charge as it is not included at this time.

UNIT #12:

- 2nd level...top of stair ceiling stain block (above board game).

UNIT #17:

- 3rd level...Stain Block 6 sq. ft..
- repair TWO perforated balcony soffits that are damaged, bent, collapsing. This is repair not replacement. Both are approximately 5 ft. wide x 18 ft. long.

UNIT #18:

- 3rd level...Master bedroom, repair 2 holes in ceiling adjacent to the wall. We would not recommend Finish Paint as these areas are small.
- Stairwell... remove and replace damage drywall (approximately 12 square feet, tape and mud. Prime new drywall.
- 2nd level...Bathroom, apply 24 lineal feet of sealant at intersection of the wall and ceiling crack (16 feet up). Prime & Paint is not necessary.

EXTERIOR AREAS AS INSPECTED:

These were the observed areas. If additional areas are discovered or if additional damage has occurred outside of the below descriptions, we will provide a price to rectify. This price will be based on sq. ft. pricing for the already known areas.



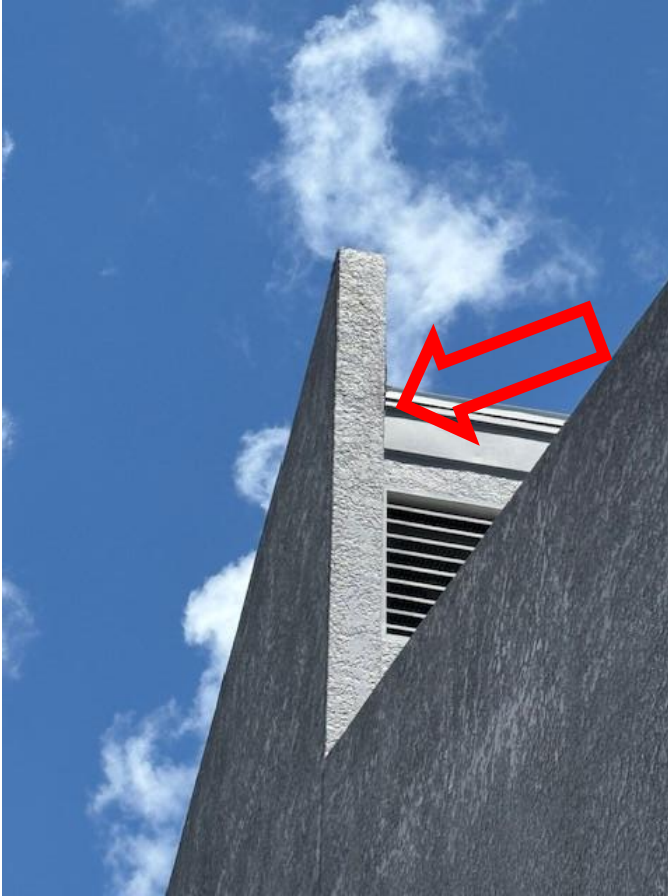
This Photo is from the WALL area above Unit #10...disbonding stucco.

1. Remove stucco that is damaged or not adhering to the substrate and dispose of waste.
2. Clean Substrate.
3. Apply Bonding Primer.
4. Apply scratch coat of Stucco (allow to dry 24 hours minimum).
5. Apply Finish coat of Stucco obtaining a minimum stucco thickness of 5/8".
6. Apply 1st coat of High Build Waterproof Coating at a maximum of 100 sq. ft. per gallon.
7. Apply Finish Paint (Association will need to advise SBRG of the Product and Color so we have a Color Match as this is "touch up" areas).



This was also discovered above Unit #10...only by standing on a planter wall across the Courtyard. The Flashing at the base of the wall has lifted directly above the rooftop...this was lifted during the high winds experienced with Hurricanes (Photo explains this issue). Approximately 24 Lineal Feet of Flashing.

1. Remove rusted/damaged flashing.
2. Clean Substrate.
3. Install new Flashing to stop water penetration using stainless Flashing & fasteners.
4. Caulk with One Part Urethane Sealant at perimeters.
5. Surrounding the Flashing (where absent), apply scratch coat of Stucco (allow to dry 24 hours minimum).
6. Surrounding the Flashing (where absent), apply Finish coat of Stucco obtaining a minimum stucco thickness of 5/8".
7. Over the Stucco, apply 1st coat of High Build Waterproof Coating at a maximum of 100 sq. ft. per gallon.
8. Apply Finish Paint (Association will need to advise SBRG of the Product and Color so we have a Color Match as this is "touch up" areas).
9. Prime the NEW Flashing with XIM Boding Primer.
10. Apply Finish Paint (Association will need to advise SBRG of the Product and Color so we have a Color Match as this is "touch up" areas).



Although difficult to see from the ground, there are various rooftop areas where the metal corner bead has rusted. As it rusts, it expands and cracks the stucco. Some areas have been photographed by Management. If retained, we will provide a full survey to assure all areas have been documented for repair.

1. Remove rusted/damaged corner bead and dispose of waste.
 2. Clean Substrate.
 3. Install new PVC Corner Bead **(Plastic instead of Metal)**.
 4. Apply scratch coat of Stucco (allow to dry 24 hours minimum).
 5. Apply Finish coat of Stucco obtaining a minimum stucco thickness of 5/8".
 6. Apply 1st coat of High Build Waterproof Coating at a maximum of 100 sq. ft. per gallon.
 7. Apply Finish Paint (Association will need to advise SBRG of the Product and Color so we have a Color Match as this is "touch up" areas).
- Several areas



UNIT #7: Brick Paver "Top" Step is completely loose to the degree that the pavers can be moved by hand. This is a "fall" hazard and can be rectified by cementing this course in place.

BID PAGE:

You may accept our proposal by signing and returning by email.

TomCSouthernGroup@gmail.com

KateLynnESouthernGroup@gmail.com

Alternate email: 1paintshaker@gmail.com

MAIN BID: \$28,330

LESS A \$2,000 DISCOUNT FOR FINISH PAINT

TOTAL PRICE WITHOUT FINISH PAINT ON INTERIORS

= \$26,330 TOTAL CONTRACT

This is with UNIT #6 ADDED at only a \$400 Increase from Prior Proposal Dated May 12.

(All areas within the scope of work mentioned).

We can provide each Individual Homeowner with a Price to apply "Finish Paint" in areas they desire. This will be a separate Contract between Homeowner and SBRG as it is not the Associations Responsibility.

Payment Terms:

30% upon acceptance of Proposal

30% at 50% Completion

30% at 75% Completion

10% RETAINER at Final Approval (Walk -Through) and Satisfaction of the Contract.

START DATE: To Be Determined by Association

PROJECTED END DATE: Not to exceed 30 days from Start Date

Acceptance of Proposal:

Client Printed Name: _____

Client Signature: _____

Date: _____

SBRG Printed Name: _____

SBRG Signature: _____

Date: _____

* Countersignature from Authorized Associate at Southern Building Rehab Group (SBRG) is required to validate this contract.