

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, March 1, 2023 10:15 PM
To: Roni Elias; Rami Yitzhak
Cc: Renee Sloan; Joe DiRienzi Jr.; Brandon Leonard
Subject: island park list with pricing extras 3.1.23
Attachments: island park list with pricing extras 3.1.23.docx

Roni,

Please see attached list with pricing as requested for Island Park.

Island Park - Additional work & costs (per unit)

	bldg #	Additional work performed	Additional costs (per unit)
1	17600 Captiva	<ul style="list-style-type: none"> EBC Removed Master bathroom DURROCK left damaged unremoved by ServePro. EBC Removed Master bathroom DURROCK shower walls and concrete floor. EBC Replace Master bedroom subfloor. 2' x 12' area EBC Remove Kitchen DURROCK from tile floor. <p>\$3,800.00 (\$3,600.00 labor plus \$200.00 materials and debris removal)</p>	\$3,800.00
2	17601 Captiva	<ul style="list-style-type: none"> EBC removed kitchen cabinets completely due to moisture all cabs falling apart off walls left by ServePro. Drywall in kitchen behind cabinets and along garage wall was moist and was removed. Left by ServePro. <p>\$2,600.00 (\$2,300.00 labor plus \$300.00 debris disposal)</p>	\$2,600.00
3	17602 Captiva		
4	17603 Captiva	<ul style="list-style-type: none"> wood sheathing in living room walls are water damaged non storm related. Unforeseen/unknown/unquotable needs to be T&M kitchen subfloors that share master bathroom subfloors have water damage. Needs to be replaced this is due to storm. Will be captured in EBC Xactimate. Potential moisture damaged drywall in laundry area. \$800.00 (\$600.00 labor plus \$200.00 in materials) guest bedroom Wood wall ext. sheathing are all rotted and showing daylight severely damaged this is non storm related. Unforeseen/unknown/unquotable needs to be T&M Framing in master bedroom is rotted and master bathroom, subfloor, flaky, and rotted. Non storm related Unforeseen/unknown/unquotable needs to be T&M 	\$800.00 + T&M
5	17611 Captiva	<ul style="list-style-type: none"> kitchen drywall guest bedroom ext. wood sheathing water damaged; plywood rotted showing daylight. Non storm related. Unforeseen/unknown/unquotable needs to be T&M kitchen area behind refrigerator potential mold found, drywall was removed should have been removed by demo sub. \$250.00 labor and materials. sub flooring damage in guest bathroom. Needs replaced. sub-flooring and frame damage in kitchen and living room/ entry. Needs repair replaced. (\$4,800.00 labor and \$1,967.00 materials) 	\$6,767.00
6	17613 Captiva	<ul style="list-style-type: none"> master bathroom, shower framing, and subfloor water damage needs replaced. Non storm related. Unforeseen/unknown/unquotable needs to be T&M Guest bathroom subfloor and framing around bathtub is rotted needs replaced. Non storm related. Unforeseen/unknown/unquotable needs to be T&M 	T&M
7	17620 Captiva	<ul style="list-style-type: none"> Need to replace sub-flooring in master bedroom and bathroom, master closet, Hallway closet, and guest bath all share same area of sub flooring, completely rotted out to the framing needs replaced. Will need to take out sub-flooring in kitchen. Will have to remove sub-flooring in guest bedroom as well. <p>Estimated at \$21,885.00 (\$14,855.00 labor plus \$7,030.00 materials) All this above will be captured in Xactimate.</p>	\$21,885.00
8	17631 Captiva	<ul style="list-style-type: none"> We need to remove the DURROCK on the floor throughout the whole house never removed from demo guys. Potential mold in master bathroom wall on cinderblocks due to roof damage. Pocket door next to laundry room is hanging, and the door casing is damaged badly all due to demo done poorly. Master bathroom has excess linoleum that needs to be removed was not done by demo ServePro. <p>All this above is Estimated cost \$15,000.00 will be captured in Xactimate quote.</p>	\$15,000.00
9	17633 Captiva	<ul style="list-style-type: none"> Roof damage waiting on engineering. 	
10	17634 Captiva		
11	17641 Captiva	<ul style="list-style-type: none"> pulled out being done by others. 	
12	17642 Captiva		
13	17643 Captiva		
14	17653 Captiva	<ul style="list-style-type: none"> Tile on bathroom floors, and kitchen floors never demoed out by others needs removed. Estimate \$6,000.00 will capture in Xactimate. This unit has a potential roof leak. Entry way closet ext. wood sheathing rotted non storm related. Unforeseen/unknown/unquotable needs to be T&M Living room ext. wood sheathing rotted in several different areas non storm related. Unforeseen/unknown/unquotable needs to be T&M Guest bedroom wood ext. sheathing and plywood water damage and severely rotted and still potential mold in wall. Non storm related. Unforeseen/unknown/unquotable needs to be T&M 	\$6,000.00 & T&M

Island Park - Additional work & costs (per unit)

	bldg #	Additional work performed	Additional costs (per unit)
15	17601 marco	<ul style="list-style-type: none"> •Master bedroom subfloors and living room water damaged due to storm needs replaced. \$750.00 (\$600.00 labor plus \$150.00 materials) •EBC Removed subfloor and cement board in standup shower in master bath. \$750.00 (\$600.00 labor plus \$150.00 materials) 	\$1,400.00
16	17623 Marco	<ul style="list-style-type: none"> •master bathroom behind sink wall, ext. wood sheathing, rotted. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Subfloor needs replaced from water damage as well as in stand-up shower area sub-flooring needs replaced non storm related. Unforeseen/unknown/unquotable needs to be T&M •living room area wood ext. sheathing damaged in several areas non storm related. Unforeseen/unknown/unquotable needs to be T&M •Guest bedroom ext. Wood sheathing water damage several areas needs replaced. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Guest bathroom sub floor is flaky needs replaced. \$1,350.00 (\$1,200.00 labor plus \$150.00 materials) •Guest bedroom 2 ext. wood sheathing is water damage in several areas non storm related. Unforeseen/unknown/unquotable needs to be T&M 	\$1,350.00 & T&M
17	17633 marco	<ul style="list-style-type: none"> •Sub-flooring throughout the unit in guest bedrooms 1 and 2 and the master bedroom hallway, kitchen, living room, dining room area, bathroom area was water damage throughout the unit and when demoed by others the subfloor plywood was destroyed needs replaced. \$21,885.00 (\$14,855.00 labor plus \$7,030.00 materials) •Rotted ext. wood framing in dining living room wall area and in Mast. Bed by slider door. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Master bedroom next to sliding glass door, right hand side rotted wood in wall. Non storm related. Unforeseen/unknown/unquotable needs to be T&M. 	\$21,885.00 & T&M
18	17641 Marco		
19	17643 Marco	<ul style="list-style-type: none"> •Hallway bathroom/Living room floor has 1/2" sag due to poor framing under the house. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •All upper cabinets are hanging off the walls in kitchen damaged by storm never removed. Estimate demo to be \$2500.00 •Water damage ext. sheathing on wall and framing in living room area non storm related. Unforeseen/unknown/unquotable needs to be T&M •Back side of sink wall facing the living room there is subfloor rotted non storm related. Unforeseen/unknown/unquotable needs to be T&M •Kitchen floor next to sink damaged during demo and not removed completely. •Sub flooring in master bathroom, shower area water damages are non-storm related needs replaced shower pan been leaking. Unforeseen/unknown/unquotable needs to be T&M •White mold residue master bathroom shower non storm related. Unforeseen/unknown/unquotable needs to be T&M •Master bathroom ext. wood sheathing wall rotting behind where the sinks were. can see day light. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Guest bedroom, water damage, and Wood sheathing damage in several areas guest bathroom subfloor rotted. Non storm related. Unforeseen/unknown/unquotable needs to be T&M 	\$2,500.00 & T&M
20	17651 Marco	<ul style="list-style-type: none"> •Under living room window ext. wood sheathing rotted non storm related. Unforeseen/unknown/unquotable needs to be T&M •Left and right side of the floor and ext. wood sheathing next to sliding glass door and several other spots in master bedroom rotted. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •2 pocket door frames are very out of level. non storm related. Unforeseen/unknown/unquotable needs to be T&M 	T&M
21	17653 Marco		
Total Additional Repair costs for all units:			\$83,987.00
*Time and material will be determined at Time work is performed:			

3/14/2023	INTERNAL UPDATE FOR ISLAND PARK
PERMITS	Ada is well underway with the permit pkgs. The 7 rejections pkgs are done and about to go to the owners with the required affidavits to be notarized. Once received Ada can resubmit the pkgs to the county. I estimate the time frame to acquire the affidavits at least a week from today 3/14/23.
XACTIMATES	17601 was provided to Doug. He was to revie in detail and provide final feedback. Response pending.
	17600 Captiva - 17602 Captiva- 17603 Captiva EBG estimates given to Elizabeth for revisions. A follow up discussion with Elizabeth happened yesterday 3/13 and it was agreed Elizabeth and joe will meet Wednesday morning to discuss Elizabeth's concern that she cannot get to the numbers in our EBG estimates. She stated she is about 20k short of getting to our EBG format 3's on each. Rick was emailed and told we expect to have those Xactimate's to home late Wednesday 3/15/23.
NEXT BATCH OF XACTIMAETS	17611 Captiva - 17613 Captiva -17620 Captiva to be completed and sent to Elizabeth by Tuesday 3/21/23. 17641 Captiva - 17642 Captiva - 17643 Captiva - 17653 Captiva target date to complete field estimates to provide to Elizabeth to prepare Xactimate is 3/24/23.
CHANGE ORDER SPREADSHEET REQUESTED WITH \$	Joe and Renee final drafted it today. It is attached.
JIM CILLO RESIDENCE	Jim's kitchen cabinets will be ordered tomorrow. We have to prepare 3 change orders for Jim to approve. 1 Quartz countertops. As of today 3/14, i do not have a quote from the vendor to provide our marked up change order to Jim. C/o 2 increase to replace upper cabinets in kitchen not covered by the Xactimate (lowers only). We estimated 8900 for kitchen cabinets and the entire kitchen all boxes are 8800.00. C/o 3. Upgrade flooring with 1/2" sub-floor required. Why are we sending this as it is in the Xactimate?

Island Park - Additional work & costs (per unit)

	Homeowner	bldg #	Additional work performed by EBG	Additional EBG costs to be billed in C/O beyond rebuild Xactimate (per unit) includes 40% m/u	Additional Plumbing costs to be billed on a c/o beyond the rebuild Xactimate (per unit) include 40% m/u	Electrical hot check repairs in Xactimate costs (per unit) includes 40% m/u
1	Tortorici	17600 Captiva	<ul style="list-style-type: none"> EBC Removed Master bathroom DURROCK left damaged unremoved by ServePro. EBC Removed Master bathroom DURROCK shower walls and concrete floor. EBC Replace Master bedroom subfloor. 2' x 12' area EBC Remove Kitchen DURROCK from tile floor. <p><i>\$3,800.00 (\$3,600.00 labor plus \$200.00 materials and debris removal) Plumbing Repipe per code required 7,559.00.</i></p>	\$3,800.00	\$7,559.00	\$750.00
2	Cillio	17601 Captiva	<ul style="list-style-type: none"> EBC removed kitchen cabinets completely due to moisture all cabs falling apart off walls left by ServePro. Drywall in kitchen behind cabinets and along garage wall was moist and was removed. Left by ServePro. <p><i>\$2,600.00 (\$2,300.00 labor plus \$300.00 debris disposal)</i></p>	\$2,600.00	\$542.00	
3	Marin	17602 Captiva	<p><i>Plumbing Repipe per code required 10,142.00</i></p>		\$10,142.00	\$417.00
4	Avis	17603 Captiva	<ul style="list-style-type: none"> wood sheathing in living room walls are water damaged non storm related. <i>Unforeseen/unknown/unquotable needs to be T&M</i> kitchen subfloors that share master bathroom subfloors have water damage. <i>Needs to be replaced this is due to storm. Will be captured in EBC Xactimate.</i> Potential moisture damaged drywall in laundry area. <i>\$800.00 (\$600.00 labor plus \$200.00 in materials)</i> guest bedroom Wood wall ext. sheathing are all rotted and showing daylight severely damaged this is non storm related. <i>Unforeseen/unknown/unquotable needs to be T&M</i> Framing in master bedroom is rotted and master bathroom, subfloor, flaky, and rotted. <i>Non storm related Unforeseen/unknown/unquotable needs to be T&M</i> 	\$800.00 + T&M		\$417.00
5	Edwards	17611 Captiva	<ul style="list-style-type: none"> kitchen drywall guest bedroom ext. wood sheathing water damaged; plywood rotted showing daylight. Non storm related. <i>Unforeseen/unknown/unquotable needs to be T&M</i> kitchen area behind refrigerator potential mold found, drywall was removed should have been removed by demo sub. <i>\$250.00 labor and materials.</i> sub flooring damage in guest bathroom. Needs replaced. sub-flooring and frame damage in kitchen and living room/ entry. <i>Needs repair replaced. (\$4,800.00 labor and \$1,967.00 materials)</i> 	\$6,767.00	\$2,650.00	
6	Howley	17613 Captiva	<ul style="list-style-type: none"> master bathroom, shower framing, and subfloor water damage needs replaced. Non storm related. <i>Unforeseen/unknown/unquotable needs to be T&M</i> Guest bathroom subfloor and framing around bathtub is rotted needs replaced. Non storm related. <i>Unforeseen/unknown/unquotable needs to be T&M. homeowner is living in unit require plumbing disconnects and reconnect after drywall phase 1 work which has double plumbing expenses for the home. 50% of plumbing should be billed in a change order for this convenience to owner.</i> 	T&M	\$2,038.00	
7	Goff	17620 Captiva	<ul style="list-style-type: none"> Need to replace sub-flooring in master bedroom and bathroom, master closet, Hallway closet, and guest bath all share same area of sub flooring, completely rotted out to the framing needs replaced. Will need to take out sub-flooring in kitchen. Will have to remove sub-flooring in guest bedroom as well. <p><i>Estimated at \$21,885.00 (\$14,855.00 labor plus \$7,030.00 materials)</i></p>	\$21,885.00	\$6,195.00	\$417.00
8	Roumie	17631 Captiva	<ul style="list-style-type: none"> We need to remove the DURROCK on the floor throughout the whole house never removed from demo guys. Potential mold in master bathroom wall on cinderblocks due to roof damage. Pocket door next to laundry room is hanging, and the door casing is damaged badly all due to demo done poorly. Master bathroom has excess linoleum that needs to be removed was not done by demo ServePro. 	\$15,000.00		

Island Park - Additional work & costs (per unit)

	Homeowner	bldg #	Additional work performed by EBG	Additional EBG costs to be billed in C/O beyond rebuild Xactimate (per unit) includes 40% m/u	Additional Plumbing costs to be billed on a c/o beyond the rebuild Xactimate (per unit) include 40% m/u	Electrical hot check repairs in Xactimate costs (per unit) includes 40% m/u
9	McCann	17632 Captiva	owner pulled out			\$417.00
10	Reiss	17633 Captiva	owner pulled out			
11	Barker	17641 Captiva	owner pulled out			\$417.00
12	Cooper	17642 Captiva	pending owner may pull out			
13	Calcagno	17643 Captiva				\$417.00
14	Popoli	17653 Captiva	<ul style="list-style-type: none"> •Tile on bathroom floors, and kitchen floors never demoed out by others needs removed. Estimate \$6,000.00 will capture in Xactimate. •This unit has a potential roof leak. •Entry way closet ext. wood sheathing rotted non storm related. Unforeseen/unknown/unquotable needs to be T&M •Living room ext. wood sheathing rotted in several different areas non storm related. Unforeseen/unknown/unquotable needs to be T&M •Guest bedroom wood ext. sheathing and plywood water damage and severely rotted and still potential mold in wall. Non storm related. Unforeseen/unknown/unquotable needs to be T&M. plumbing requires repipe to code submitted c/o to owner and Rick for 15,334.00 	\$6,000.00 & T&M	\$15,334.00	
15	Benz	17601 marco	<ul style="list-style-type: none"> •Master bedroom subfloors and living room water damaged due to storm needs replaced. \$750.00 (\$600.00 labor plus \$150.00 materials) •EBC Removed subfloor and cement board in standup shower in master bath. \$750.00 (\$600.00 labor plus \$150.00 materials) Plumbing Repipe per code required 10,692.00. 	\$1,400.00	\$10,692.00	
16	Minnis	17623 Marco	<ul style="list-style-type: none"> •master bathroom behind sink wall, ext. wood sheathing, rotted. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Subfloor needs replaced from water damage as well as in stand-up shower area sub-flooring needs replaced non storm related. Unforeseen/unknown/unquotable needs to be T&M •living room area wood ext. sheathing damaged in several areas non storm related. Unforeseen/unknown/unquotable needs to be T&M •Guest bedroom ext. Wood sheathing water damage several areas needs replaced. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Guest bathroom sub floor is flaky needs replaced. \$1,350.00 (\$1,200.00 labor plus \$150.00 materials) •Guest bedroom 2 ext. wood sheathing is water damage in several areas non storm related. Unforeseen/unknown/unquotable needs to be T&M. Plumbing Repipe per code required 7,442.00. 	\$1,350.00 & T&M	\$7,442.00	\$417.00

Island Park - Additional work & costs (per unit)

Homeowner	bdg #	Additional work performed by EBG	Additional EBG costs to be billed in C/O beyond rebuild Xactimate (per unit) includes 40% m/u	Additional Plumbing costs to be billed on a c/o beyond the rebuild Xactimate (per unit) include 40% m/u	Electrical hot check repairs in Xactimate costs (per unit) includes 40% m/u	
17	Addie	17633 marco	<ul style="list-style-type: none"> •Sub-flooring throughout the unit in guest bedrooms 1 and 2 and the master bedroom hallway, kitchen, living room, dining room area, bathroom area was water damage throughout the unit and when demoed by others the subfloor plywood was destroyed needs replaced. \$21,885.00 (\$14,855.00 labor plus \$7,030.00 materials) •Rotted ext. wood framing in dining living room wall area and in Mast. Bed by slider door. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Master bedroom next to sliding glass door, right hand side rotted wood in wall. Non storm related. Unforeseen/unknown/unquotable needs to be T&M. 	\$21,885.00 & T&M		
18	Roudebush	17641 Marco		\$284.00		
19	Carlton	17643 Marco	<ul style="list-style-type: none"> •Hallway bathroom/Living room floor has ½" sag due to poor framing under the house. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •All upper cabinets are hanging off the walls in kitchen damaged by storm never removed. Estimate demo to be \$2500.00 •Water damage ext. sheathing on wall and framing in living room area non storm related. Unforeseen/unknown/unquotable needs to be T&M •Back side of sink wall facing the living room there is subfloor rotted non storm related. Unforeseen/unknown/unquotable needs to be T&M •Kitchen floor next to sink damaged during demo and not removed completely. •Sub flooring in master bathroom, shower area water damages are non-storm related needs replaced shower pan been leaking. Unforeseen/unknown/unquotable needs to be T&M •White mold residue master bathroom shower non storm related. Unforeseen/unknown/unquotable needs to be T&M •Master bathroom ext. wood sheathing wall rotting behind where the sinks were. can see day light. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •Guest bedroom, water damage, and Wood sheathing damage in several areas guest bathroom subfloor rotted. Non storm related. Unforeseen/unknown/unquotable needs to be T&M 	\$2,500.00 & T&M		
20	Vespe	17651 Marco	<ul style="list-style-type: none"> •Under living room window ext. wood sheathing rotted non storm related. Unforeseen/unknown/unquotable needs to be T&M •Left and right side of the floor and ext. wood sheathing next to sliding glass door and several other spots in master bedroom rotted. Non storm related. Unforeseen/unknown/unquotable needs to be T&M •2 pocket door frames are very out of level. non storm related. Unforeseen/unknown/unquotable needs to be T&M <p>Plumbing Repipe per code required 7,692.00.</p>	T&M	\$7,692.00	
			EBG	PLUMBING	ELECTRICAL	
Total Additional Repair costs for all units:			\$83,987.00	\$70,570.00	\$3,669.00	
*Additional Time and material costs will be determined at time work is performed:						
Combined EBG & Plumbing Additional costs total (not including T&M):				\$154,557.00		

Island Park 5.2

Updated 3.14.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600 - Tortorici	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601 - Cillo	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	Done 3/8	bathrooms completed week 3/6
17602 - Marin	3	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603 - Avis		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611 - Edwards	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613 - Howley	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631 - Roumie	HOLD	Yes	Verified	no	Yes	Verified									
17632 - McCann	HOLD	pending		no	Yes	Verified									
17633 - Reis	ROOF	pending		no	in progress										
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642 - Cooper		Yes	Verified	no	pending										
17643 - Calcagno		Yes	Water Heater	no	Yes										
17653 - Popoli	11	Yes	pending	Yes	pending		Yes	Yes							

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601 - Benz	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623 - Minnis	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	13-Mar				
17633 - Addie		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes					
17641 - Roudebush	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

17651 Marco needs repipe to code. \$7,692 quote being sent today for re-pipe to Rick and Jennifer to be shared with owner for approval.

17653 Captiva EBG provided quote for re-pipe on 2/15, still pending for \$15,334.

17600 Captiva was re-piped and a quote for \$7,559 is being sent to Rick and Jennifer today and invoice forthcoming.

17601 Marco was re-piped and a quote for \$10,692 is being sent to Rick and Jennifer today and invoice forthcoming.

17623 Marco was re-piped and a quote for \$7,442 is being sent to Rick and Jennifer today and invoice forthcoming.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact

EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.

As shown above shaded in green 17603 Captiva - 17620 Captiva - 17633 Marco all recently, additionally insulated, drywalled and finish textured

17623 Marco is insulated and drywalled and will be textured by Monday the 13th.

Jim Cillo was provided a timeline for his house through completion, His painting is completed, his vanities are installed and tops being templated Monday. Fabrication and installation is 7-10 days from template. Kitchen is pending

Permit packets are being prepared to be resubmitted as a result of last Fridays meeting with the building department as discussed.

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charliesangelsplumbing@gmail.com



RECEIVED
 3/1/23

Invoice 13996

Island Park

BILL TO
 Island Park Village

(Re-pipe)

DATE
 03/01/2023

PLEASE PAY
 \$4,465.00

DUE DATE
 03/31/2023

DESCRIPTION	QTY	RATE	AMOUNT
This invoice is for work completed at 17623 Marco Island Ln, Fort Myers, FL 33908. Work completed on January 16th, 2023. - Tried to pressurize the water lines for the unit. - Found that several shut off valves were leaking and that there were breaks in the poly water lines under the house due to storm damage and debris.			
Labor for one Technician	1	150.00	150.00
Work completed on January 23rd, 2023. - Removed the polybutylene water lines for the unit. - Drain and removed the water heater that had been flooded with storm water in the garage.			
Labor for two Technicians	1	300.00	300.00
Work completed on January 26th, 2023. - Installed a new main shut off valve for the unit since the existing shut off valve no longer worked. - Installed new pex water lines for the kitchen, guest bathroom, master bathroom, water heater, and laundry room. - Installed a new 40 gallon Rudd water heater in the garage.			
Labor for two Technicians	7	300.00	2,100.00
Materials	1	1,150.00	1,150.00
40 Gallon Rudd water heater	1	765.00	765.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE

\$4,465.00

THANK YOU

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

ELIAS - #00960

Handwritten signature and date:
 3/1/23
 Elias

RECEIVED
3/1/23

Charlie's Angels Plumbing LLC
739 Hadley PL W
Naples, FL 34104
(239) 434-7586
charlie'sangelsplumbing@gmail
.com



Invoice 13997

Island Park

BILL TO
Island Park Village

(Re-PIPE)

DATE
03/01/2023

PLEASE PAY
\$150.00

DUE DATE
03/31/2023

DESCRIPTION

QTY

RATE

AMOUNT

This invoice is for work completed at 17651 Marco Island Ln, Fort Myers, FL 33908.

Work completed on February 8th, 2023.

- Attempted to pressurize the water lines for the unit, but found that in the master bathroom the poly shut off valves are broken to both sinks, and toilet, in the guest bathroom poly shut off valves are broken to the sink and toilet, the bar sink poly shut off valves are broken. The kitchen poly shut off valves are broken, the Laundry room poly shut off valves are broken to sink and laundry box.

- In garage the 40 gallon water heater is on a platform has water damage from the storm.

Labor for one Technician

1

150.00

150.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE

\$150.00

THANK YOU.

LOSA
3/10/23
Partial
Contracting

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
Charlie's Angels Plumbing

ELIAS - #00961

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, March 1, 2023 12:01 AM
To: Roni Elias; Rami Yitzhak
Cc: Renee Sloan; Robyn Alice; Bob Gabriel; Brandon Leonard
Subject: permit packets lee county
Attachments: SKM_C36823022823021.pdf; SKM_C36823022823020.pdf

Attached as requested are 2 of the permit packets filled out against the numbers in our estimates per the required line items from the county. These are rough drafts penciled in that will most definitely need to be done respectively on Nitro by an admin. The additional page of the packets are not filled out as that is also to be done respectfully on Nitro as same.

It is important to note; these 2 are for 17601 Captiva and 17600 Captiva both of which we have not yet received the Notice of Rejection letter from Lee County. The reason these 2 were done tonight and not one of the 7 so far rejected is because MY ESTIMATES FROM THE FIELD ARE NOT DONE YET ON THOSE OTHER 7 REJECTIONS. In order to do these in the manner requested they have to come off of our estimate formats and they cannot be done off of an Xactimate as that will take days for each one. This was time consuming approximately 2-3 hrs. for each and they are only rough drafts. The other purpose of doing these 2 was to understand the process of which it takes to accomplish this and see the numbers vs the 50% rule. Which for the record as I stated they do exceed and most certainly be rejected again do to them exceeding the 50% as listed from the county on the rejection letter.

With this said it means 1. We need more answers on this process and 2. unless I go out to the field to do more estimates right in the houses as I have done 4 so far or we receive a rejection letter on one of these 2 attached properties soon nothing can go back to the county yet.

Bob, Don't even bother starting any of the others on your desk tomorrow as we discussed on the phone as it will just be a waste of valuable time not spent on other priorities having none of the EBC format estimates. Xactimate's do not work for this.....I will explain more in detail tomorrow when I get to the office.

Joe DiRienzi Sr.
**Restoration Division
Manager/Estimator
Elias Brothers Group**
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs

SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE

COST ESTIMATE OF RECONSTRUCTION / IMPROVEMENT

Application Number: _____ Date: 2/28/23
 Address: 17601 Captiva Ln. Fort Myers, FL 33908

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost at the current market value for any work they intend to perform.

	Sub-Contractor Bids	Contractor or Owner Estimates	
	Bid Amounts (see note "D")	Material Costs	Labor Costs
1. Masonry	N/A	0	0
2. Carpentry Material (rough)	N/A	0	0
3. Carpentry Labor (rough)	N/A	0	0
4. Roofing	N/A	0	0
5. Insulation and Weatherstrip		2800	5468
6. Exterior Finish (Stucco)	N/A	0	0
7. Doors, Windows & Shutters	N/A	0	0
8. Lumber Finish		1723	3244
9. Hardware		220	200
10. Drywall		4537	13,625
11. Cabinets (Built-in)		9000	6875
12. Floor Covering		22875	11,500
13. Plumbing		0	1250
14. Shower / Tub / Toilet	N/A	0	0
15. Electrical & Light Fixtures		0	0
16. Concrete	N/A		
17. Built-in Appliances		0	0
18. HVAC		0	0
19. Paint		4625	5666
20. Demolition & Removal		0	0
21. Overhead & Profit		11,445.00	11,597
Subtotals	0	57,261	59,425.00
Total Estimate Cost (all three subtotals added together)			116,686.00

- 1) A copy of the signed construction contract must accompany this estimate.
- 2) Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- 3) If any amounts appear in the "Sub-contractor" column, a copy of each signed and dated bid must accompany this form.
- 4) Cost backup must be provided for every line item entry. If any amounts appear in the "Sub-contractor" column, a copy of each signed and dated bid must accompany this form. For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number. For example, the backup document may contain a section called "Drywall to be installed (line 10)":

This Sheet (line 10)

Materials: \$2,000.00

Labor: \$320.00

Separate Sheet

1,000 sq ft ½" Drywall @ \$2.00/sq ft = \$2,000.00

16 Man Hours to Hang Drywall @ \$20.00/MH = \$320.00

17601 Captiva Lane.

Required Worksheet for line 10

Materials: \$4,537.00 1,200 sq. ft. of ½" drywall @ 3.78/sq ft = 4,537

**Labor: \$13,625.00 197.5-man hours to hang and finish drywall @
69.00/MH = \$13,625.00**

SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE

COST ESTIMATE OF RECONSTRUCTION / IMPROVEMENT

Application Number: _____ Date: 2/28/23
 Address: 17600 Captiva Ln. Fort Myers, Fl. 33908

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost at the current market value for any work they intend to perform.

	Sub-Contractor Bids	Contractor or Owner Estimates	
	Bid Amounts (see note "D")	Material Costs	Labor Costs
1. Masonry	N/A	0	0
2. Carpentry Material (rough)	N/A	0	0
3. Carpentry Labor (rough)	N/A	0	0
4. Roofing	N/A	0	0
5. Insulation and Weatherstrip		2625	5125
6. Exterior Finish (Stucco)	N/A		
7. Doors, Windows & Shutters	N/A		
8. Lumber Finish		1813	3800
9. Hardware		220	200
10. Drywall		4950	14,225
11. Cabinets (Built-in)		10,250	5,100
12. Floor Covering		21,450	10,200
13. Plumbing			1250
14. Shower / Tub / Toilet		1650	3750
15. Electrical & Light Fixtures		0	0
16. Concrete	N/A		
17. Built-in Appliances		0	0
18. HVAC		0	0
19. Paint		3125.	3563
20. Demolition & Removal		0	0
21. Overhead & Profit		11,570	11,804
Subtotals	0	57,853.00	59,017.00
		Total Estimate Cost (all three subtotals added together)	
		116,870.00	

- 1) A copy of the signed construction contract must accompany this estimate.
- 2) Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- 3) If any amounts appear in the "Sub-contractor" column, a copy of each signed and dated bid must accompany this form.
- 4) Cost backup must be provided for every line item entry. If any amounts appear in the "Sub-contractor" column, a copy of each signed and dated bid must accompany this form. For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number. For example, the backup document may contain a section called "Drywall to be installed (line 10)":

This Sheet (line 10)

Materials: \$2,000.00

Labor: \$320.00

Separate Sheet

1,000 sq ft ½" Drywall @ \$2.00/sq ft = \$2,000.00

16 Man Hours to Hang Drywall @ \$20.00/MH = \$320.00

17600 Captiva Lane.

Required Worksheet for line 10

Materials: \$4,950.00 1,325 sq. ft. of ½" drywall @ 3.74/sq ft = 4,950

**Labor: \$14,225.00 206.5-man hours to hang and finish drywall @
69.00/MH = \$13,625.00**

3-1-2023
Xactimate Review - 17601
Conference Call Island Park

Doug:

Need to submit both together
If Duplex.

If you only have one side - we
can

* Need signed contract per building
or master.

Doug will create ^{Supplemental} ~~XXXXXX~~ invoice
+ go line item by line item -

Doug Needs to process - very time consuming.
Doug needs a "complete".

FXI - Still processing Normal Claims -
he hasn't done any Supplemental as of yet.

Doug - thinking that end of Day -
the insurance will pay as it is true
to cost.

(600 402) preferred

New Conference Call
w/ ~~Doug~~ Jennifer. Pick
6:00

Wed March 1st, 2023.

Jennifer - 50% Rule.

- wants to have

Phase 1
Assume Responsible for the Structure

- Phase 2: is the finish touches.
Jennifer's concern - sub floor. dry wall, fronts
front door - steps - crawl space
insulation -!

White box - Dry wall prime
Phase 2. Cab - Cantips -

Primary concern - Repair Dry wall
in units.. before

Rick

Give them All Applications ^{permitted} now
(Rick thinks Estimates think prices too high.
Get over to Rick + Jennifer.

Bid. Time

Re Submit Permit on low scales - permit.

Roni - Needs Appraisals.

Jennifer to get Appraisal.	52.	17651	Marco	} closed in the last year
		17633	Captiva	
		17631	Captiva	

March 1st 2023
Island Park 5.2 Conf. Call

- Ram / Joe Sr / Roni / Jennifer / Lami
1. Value of Home
 2. Elevation Certificate.
 3. Appraisal of Home
-

① Email Fileno Park

Island Park

NO Duplicates

① - TO Internal

Renee Sloan

Subject: Conference Call - Island Park - Doug Malone - Elias Brother Group
Location: Microsoft Teams Meeting

Start: Wed 3/1/2023 5:30 PM
End: Wed 3/1/2023 6:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Renee Sloan
Required Attendees: Roni Elias; Roni Elias; Rami Yitzhak; Doug Malone; Joe DiRienzi Sr.; Rick Roudebush; Jennifer Darrow; Edward Walendy
Optional Attendees: Stacey Arendt

Please join the RingCentral conference.

The Conference will **start at 5:30 pm EST on Wednesday March 1st, 2023**

Dial-In Number:
United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rcconf.net/3CL2jk1>
Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Microsoft Teams meeting

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[Click here to join the meeting](#)

Meeting ID: 239 319 071 042

Passcode: 9BCD3u

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Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 284 424 522 283

Passcode: QcGVfL

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Renee Sloan

Subject: Site Inspection - walk units - Island Park - with Joe jr
Location: Captiva Island Ln (Captiva Island Ln, Fort Myers, Florida 33908)

Start: Thu 3/2/2023 11:30 AM
End: Thu 3/2/2023 2:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Renee Sloan
Required Attendees: Joe DiRienzi Sr.; Joe DiRienzi Jr.
Optional Attendees: Renee Sloan

Unit walks with Joe Jr.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 278 745 371 958

Passcode: Q33DgL

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Island Park 5.2

Updated 3.3.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs re-pipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
		Yes	Verified		Yes	Verified		Yes	Verified						
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	In progress	bathrooms week 3/6
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17605		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631	HOLD	Yes	Verified	no	Yes	Verified									
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	In progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes	pending	Yes	pending										

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs re-pipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
		Yes	Verified		Yes	Verified		Yes	Verified						
17601	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	4-Mar				
17633		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes					
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

17651 Marco needs re-pipe to code. \$7,650 quote forthcoming for re-pipe.

17653 Captiva EBG provided quote for re-pipe.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming.

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact.

EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.

As shown above shaded in green 17603 Captiva - 17620 Captiva - 17633 Marco and 17623 Marco are all recently, additionally insulated, drywalled and finish textured as of 3/4 tomorrow.

Jim Cillo was provided a timeline for his house through completion, he is currently in the painting phase. Vanities are being installed today.

3.3.23
update
Island Park

Renee Sloan

From: Joe DiRienzi Jr.
Sent: Friday, March 3, 2023 10:38 AM
To: Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Roni Elias; Roni Elias; Rami Yitzhak; norm riess; Jennifer Darrow; Brandon Leonard
Cc: Joe DiRienzi Sr.; Renee Sloan; Elio Pla
Subject: RE: Island Park weekly update log
Attachments: 3.3.23 - Island Park Phase 1 - weekly Update pdf.pdf

Please see the attached Island Park update for todays meeting.

From: Joe DiRienzi Jr.
Sent: Friday, February 24, 2023 11:52 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>; Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danilofior47@gmail.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; norm riess <normriess@yahoo.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: RE: Island Park weekly update log

Please see the attached Island Park update for review, have a great weekend!

JOE DIRIENZI JR.
GENERAL CONTRACTING DIVISION
GENERAL SUPERINTENDANT
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile : 239-272-7393
Office : 239-643-1624 Ext. 2005
joe.dirienzi.jr@elias-brothers.com
www.eliasbrothersgroup.com



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Renee Sloan

Subject: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (3/3/23)
Location: telephone conference call - no location required.

Start: Fri 3/3/2023 11:00 AM
End: Fri 3/3/2023 12:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danilofior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak; Demetre Alexander Vrynios <demetre@ebgcontracting.com>; norm riess <normriess@yahoo.com>; Renee Sloan; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Brandon Leonard

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST March 3rd, 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be March 17 at 11:00. Invite to follow.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: 650 086 743

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Island Park 5.2

Updated 3.3.23

Captiva Island Ln.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
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17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631	HOLD	Yes	Verified	no	Yes	Verified									
17632	HOLD	pending		no	Yes	Verified									
17633	ROOF	pending		no	in progress										
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642		Yes	Verified	no	pending										
17643		Yes	Water Heater	no	Yes										
17653	11	Yes	pending	Yes	pending										

Marco Island Ln.															
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	4-Mar				
17633		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes					
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

notes:

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 We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming.
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 EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.
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 Jim Cillo was provided a timeline for his house through completion, he is currently in the painting phase. Vanities are being installed today.

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Friday, March 3, 2023 10:44 AM
To: Joe DiRienzi Sr.
Cc: Brandon Leonard; Edward Walendy; Jennifer; Joe DiRienzi Jr.; Rami Yitzhak; Renee Sloan; Robyn Alice; Roni Elias
Subject: Re: Permit applications for Island Park

Thank you Joe Sr.

On Fri, Mar 3, 2023 at 9:33 AM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:

Rick,

Attached are the permit apps for Island Park that you requested.

I am presently in line registered in the queue at the building department to discuss your communities permits with a code official rep. I will be able to update where we are on the permits when I get done here.

I need to point out I have been here since 8:00 am registered in the queue and I am still waiting to be called so my ability to attend the 11a.m bi-weekly meeting looks most likely that it will not happen.

I will update everyone once I am done here.

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
[3570 Enterprise Ave, Suite 100](https://www.eliasbrothersgroup.com)
[Naples, FL 34104](https://www.eliasbrothersgroup.com)
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

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Subscriptions

Receipts

Credits

Travel

Folders Hide

Bi-weekly Conference Call Update #6 (3-3-23) 7 Yahoo/Inbox

Rick Roudebush From: rrroudebush@gr To: Andrea Calcagno, Danilo Fior, Edward Walendy, Elaine Minnis, George McCann and 24 more...

Owners: Attached is the updated spreadsheet which was briefly discussed at the bi-weekly conference call. The biggest item to note is the increase in completed drywall installation. 11, soon to be 12, units have drywall completed.

As for the update since the last bi-weekly call, we have been working on a couple issues caused by Elias estimates being too high in costs. First, we have had multiple conference calls with Elias, us (myself, Ed Walendy and Jennifer Darrow) and Doug Malone (our adjuster) to discuss what's payable and what is not, so each of us have the same expectation on payment. Elias is to revise estimates for 17600/02 and 17601/03 Captiva and resubmit them to Doug for his review. However, approval of these 1st - four estimates could take up to 4-6 weeks. This is due to the sheer volume of claims to be reviewed. The revised estimates should be submitted by 3-6. Elias continually reaffirms us they will stay within the approved proceeds of the insurance.



NORMAN MITCHELL

mitch999@embarqmail.com + Add to contacts

- + New Folder
- 2016 Football Pool 9
- 2017 Football Pool 21
- 2022 Hurricane Ca... 12
- 2022 Hurricane Pl... 15
- 305 House Sale 21
- 4735 Roof 1
- A Publishing
- Amazon 6
- Anthology 28
- Appeal
- Aug Comm 1
- Blog Mine 1
- Blog Posts 197
- Book 57
- Bridget
- Camping
- Car 2
- Caravan 15
- Charity
- Coach 1
- College 42
- Computer 5
- Conference 1
- Construction 1
- Critique Group 11
- Disney 7

We had an issue come up this week that Elias Brothers apparently did not anticipate with their permit applications, the 50% rule. Last week EBG was contacted by Lee County Department of Community Development (DCD) and notified the review of the first set of permit applications (5) they submitted were denied because the costs would be greater than 50% of the assessed value for the unit. Elias contacted and met with Lee County DCD who advised them that owners can get around the 50% substantial damage rule by opening and closing separate permits. Pegasus is consulting with Lee County to confirm this guidance. The Board will consult with legal, if necessary.

Please let us know if you have any questions.

Rick



3-3-23 - Isla... .pdf
110.3kB



James Cillo
From: jamescillo@icdo
To: Rick
 Roudebush
Cc: Andrea
 Calcagno
 , Danilo Fior,
 Edward
 Walendy
 , Elaine Minnis
 ,



Mon, Mar 6, 2023 at 12:09 AM ★

- Donations 98
- Estate 1
- Family History 1
- Football Pool 1
- Ford Escape
- Foundation 2
- Fundraiser 1
- FWA 25
- GCWA 7
- Groupon
- Gulf Coast Writers
- ID Theft 1
- Insurance 25
- IPV ARC Ins Cert
- IPV Board 2
- IPV Elias
- IPV Elias Corres
- IPV Elias Legal
- IPV Elias Owners
- IPV Financials 11
- IPV Insurance
- IPV Legal 3
- IPV Owner
- IPV Property M
- IPV Rebuild 3
- IPV Roofs

George
McCann
and 23
more...

Current updated spreadsheet.

Sent from my iPad

> Show original message

⬇ Download all attachments as a zip file



3.3.23 - Isla... .pdf
395.6kB

3-3-23 - Isla... .pdf
110.3kB



NORMAN MITCHELL



Mon, Mar 13, 2023 at 3:05 PM ☆

From:

mitch999@embarqma

To:

rrroudebush@gmail.c

,

michael@pegasuscar

Cc:

eminnis000@aol.com

,

mccannellsworth@gr

,

andreacal64@gmail.c

,

danilofior47@gmail.c

,

IPV ServPro	1	edwardwalendy65@g
IPV Six Sigma		Still looking for answers to a few questions.
IPV Wind		
IPV Wind Damage		How much of our insurance money has been spent to date?
IPV Xactimate	2	Is there an approximate time line for any work to be done here? Is that the 4-6 weeks referenced below?
KiKi	8	
LIL	3	Does the 50% rule apply to all permits you've pulled in V-2?
M2M	1	Thank you, Norm Mitchell, Ginny Howley
Marathon		
Maria Malin	16	
Marina House	11	On Sun, 5 Mar, 2023 at 7:59 PM, Rick Roudebush <rrroudebush@gmail.com> wrote:
Mary Angelini		
Medical	21	> Show original message
Melinda		
Morgan	17	
NAMW	71	
NCYC	2	
OCWW	863	
OCWW Conversion		
OCWW Credits		
OCWW Tax	1	
Orange Blossom		
Passport	1	
Pegasus Litigation		
Plumosa	34	
Sayings		



Spirit Spread	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4



Joseph Tortorici



Mon, Mar 13, 2023 at 3:27 PM ☆

From: retxpres@gmail.com
To: NORMAN MITCHELL
Cc: rrroudebush@gmail.c
 , michael@pegasuscarr
 , eminnis000@aol.com
 , mccannellsworth@gr
 , andreacal64@gmail.c
 and 24 more...

Ginny,
 Great Questions... I would also like to see these questions answered!
 Joe Tortorici



From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Sunday, March 5, 2023 7:59 PM
To: Andrea Calcagno; Danilo Fior; Edward Walendy; Elaine Minnis; George McCann; Gerry EDWARDS; Ginny Howley; Jaye Popoli; Jennifer Darrow; Joe Barker; Joseph Tortorici; Judith Benz; Meghan Damian; Michael Cooper; NORMAN MITCHELL; ROSS BIONDO; Radu-Liviu Marin; Rita Angelini; The Durbins; ames Cillo; deeavis@aol.com; dtortorici47@gmail.com; joseph_roumie@yahoo.com; michael@setterstools.com; norm riess; terry@addiewatersystems.com; William Vespe; Sue Carlton; jcalcagno1@verizon.net
Subject: Bi-weekly Conference Call Update #6 (3-3-23)
Attachments: 3-3-23 - Island Park Phase 1 - Bi-weekly Update #6 .pdf

Owners:
Attached is the updated spreadsheet which was briefly discussed at the bi-weekly conference call. The biggest item to note is the increase in completed drywall installation. 11, soon to be 12, units have drywall completed.

As for the update since the last bi-weekly call, we have been working on a couple issues caused by Elias estimates being too high in costs. First, we have had multiple conference calls with Elias, us (myself, Ed Walendy and Jennifer Darrow) and Doug Malone (our adjuster) to discuss what's payable and what is not, so each of us have the same expectation on payment. Elias is to revise estimates for 17600/02 and 17601/03 Captiva and resubmit them to Doug for his review. However, approval of these 1st - four estimates could take up to 4-6 weeks. This is due to the sheer volume of claims to be reviewed. The revised estimates should be submitted by 3-6. Elias continually reaffirms us they will stay within the approved proceeds of the insurance.

We had an issue come up this week that Elias Brothers apparently did not anticipate with their permit applications, the 50% rule. Last week EBG was contacted by Lee County Department of Community Development (DCD) and notified the review of the first set of permit applications (5) they submitted were denied because the costs would be greater than 50% of the *assessed* value for the unit. Elias contacted and met with Lee County DCD who advised them that owners can get around the 50% substantial damage rule by opening and closing separate permits. Pegasus is consulting with Lee County to confirm this guidance. The Board will consult with legal, if necessary.

Please let us know if you have any questions.

Rick



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Garage

17631 Garage 21' 1.0" x 19' 11.0" x 9'
 Door 18' x 7'
 Door 3' x 6' 8.0"

Lower Perimeter: 61.00 LF Floor SF: 419.90 SF Wall SF: 592.00 SF
 Upper Perimeter: 82.00 LF Floor SY: 46.66 SY Ceiling SF: 419.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
419.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	ISLAND PARK - #003117		\$436.70
Totals For 17631 Garage			\$436.70	\$0.00	\$436.70

**Island Park Village Section 5.2
Hurricane Ian Flood Insurance Proceeds Distribution Summary**

Name:	Teresa Roumie		
Property address:	17631 Captiva Island		
Reconstruction Form:	Yes	BOD Signed	Yes
Date:	4/11/2023	Contractor	TBD

Total initial flood proceeds per detail flood report	98,339.44
Less deductible	661.76
Net flood insurance proceeds after deductible	97,677.68

Deductions

Less: Servpro Remediation	50,332.11
Electrical Inpection & Repair	1,667.00
Loaded Materials	6,875.00
Less: Elias Electrical & Materials	8,542.00

Inv #32120

Owner Distributions		Ck# Approved By
Total Owner Distributions	-	

Less: Pegasus Administration Costs	72.79
---	-------

Net flood insurance proceeds distributed	58,946.90
Balance remaining prior to contingency hold	38,730.78

Reserves Contigency	2,000.00
---------------------	----------

Balance after contigency holds	36,730.78
---------------------------------------	-----------

Notes:
Signed up for Elias Brothers. Material stocked in home. Changed her mind the next day.
She was going to throw the materials out.

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17631 Captiva

INVOICE # 32120

DATE 04/26/2023

DUE DATE 04/26/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,667.00	1,667.00
Loaded materials	1	6,875.00	6,875.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$8,542.00

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #003119

17631 Captiva Island	RCV	Non_Recovera	Total - RCV - NR	1437	
Dumpster	\$1,123.95	\$0.00	\$1,123.95		
Crawlspace/Electrical	\$11,817.38	\$0.00	\$11,817.38	Prorata	
Kitchen	\$11,859.97	\$0.00	\$11,859.97		
Entry/Dining	\$9,716.58	\$0.00	\$9,716.58		
Living Room	\$11,722.15	\$0.00	\$11,722.15		
Master Bedroom	\$5,168.01	\$0.00	\$5,168.01		
Master Bathroom	\$7,230.76	\$0.00	\$7,230.76		
Hall	\$2,166.68	\$0.00	\$2,166.68		
Media Room	\$5,407.53	\$0.00	\$5,407.53		
Hall Bath	\$4,364.77	\$0.00	\$4,364.77		
Bedroom	\$5,030.28	\$0.00	\$5,030.28		
Utility Room	\$4,697.08	\$0.00	\$4,697.08		
Garage	\$436.70	\$0.00	\$436.70		
SubTotal	\$80,741.84	\$0.00	\$80,741.84		
Contractor O&P	\$15,187.89		\$15,187.89		
Taxes	\$2,409.71		\$2,409.71		
Total Proceeds			\$98,339.44	\$98,339.44	
Less Unit Deductible			\$625.00	\$661.76	actual deductible
Net Proceeds			\$97,714.44	\$97,677.68	

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ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17631 Captiva

INVOICE # 32120

DATE 04/26/2023

DUE DATE 04/26/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,667.00	1,667.00
Loaded materials	1	6,875.00	6,875.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$8,542.00

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #003121



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17631 Captiva
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/7/2023
Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17631_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and/or the services. Purpose -These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised -ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all -in a timely fashion.

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and/or the services. Purpose -These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised -ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all -in a timely fashion.

Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of, (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
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 Naples, FL 34104
 Office: 239-293-2442
 elizabeth@ebgcontracting.com

17631_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1,660. Invoice #32120*	1.00 EA	8,059.00	483.54	8,542.54	(0.00)	8,542.54
Per invoice #32120, electrical inspection/repairs. Loaded material s						
Total: Main Level			483.54	8,542.54	0.00	8,542.54
Line Item Totals: 17631_CAP_RECON			483.54	8,542.54	0.00	8,542.54

Grand Total Areas:

7,671.56 SF Walls	3,192.02 SF Ceiling	10,863.59 SF Walls and Ceiling
3,192.02 SF Floor	354.67 SY Flooring	814.99 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	820.49 LF Ceil. Perimeter
3,192.02 Floor Area	3,391.61 Total Area	7,671.56 Interior Wall Area
3,610.64 Exterior Wall Area	367.42 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



Elias Brothers General Contractor, Inc

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Summary

Line Item Total	8,059.00
Material Sales Tax	483.54
Replacement Cost Value	\$8,542.54
Net Claim	\$8,542.54

Elizabeth Brath
Estimator

Elias Brothers General Contractor, Inc

Elias Brothers GC Division
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Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Recap of Taxes

	Material Sales Tax (6%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	483.54	0.00	0.00	0.00
Total	483.54	0.00	0.00	0.00



Elias Brothers General Contractor, Inc

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elizabeth@ebgcontracting.com

Recap by Room

Estimate: 17631_CAP_RECON

Area: Main Level	8,059.00	100.00%
<hr/>		
Area Subtotal: Main Level	8,059.00	100.00%
<hr/>		
Subtotal of Areas	8,059.00	100.00%
<hr/>		
Total	8,059.00	100.00%



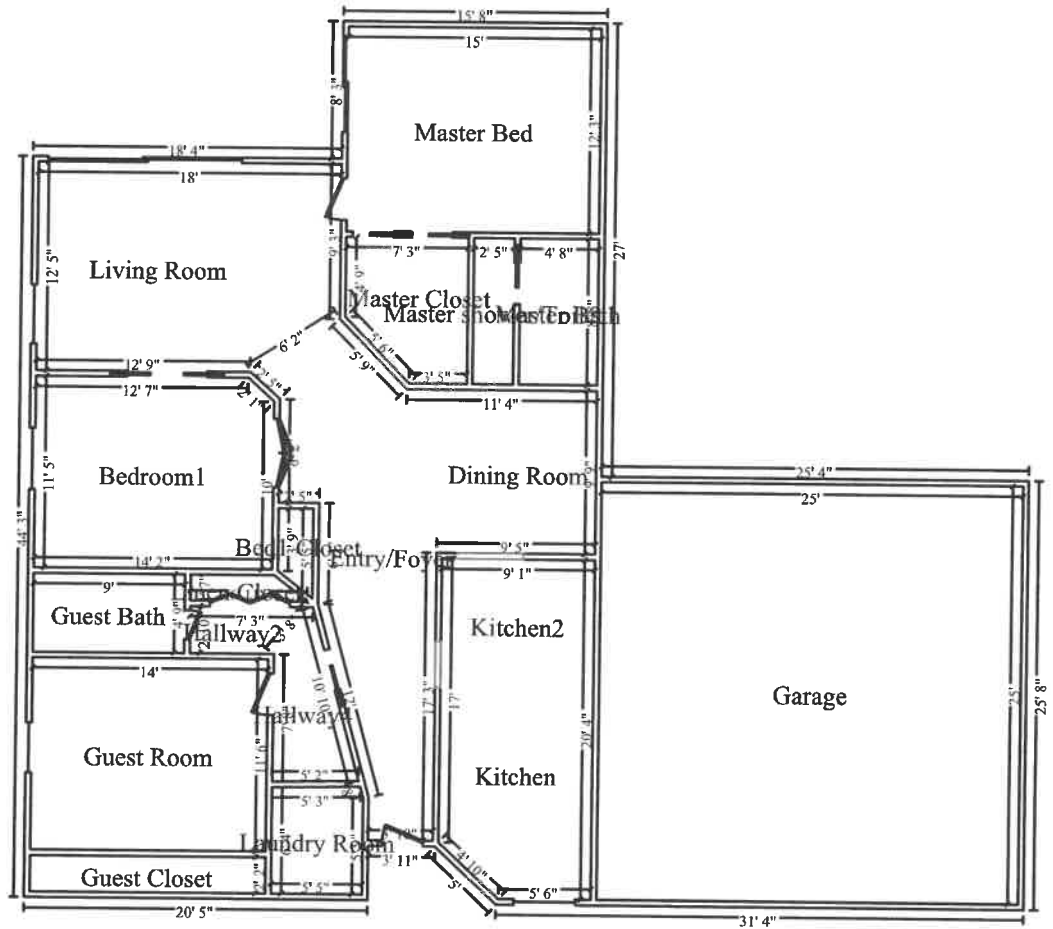
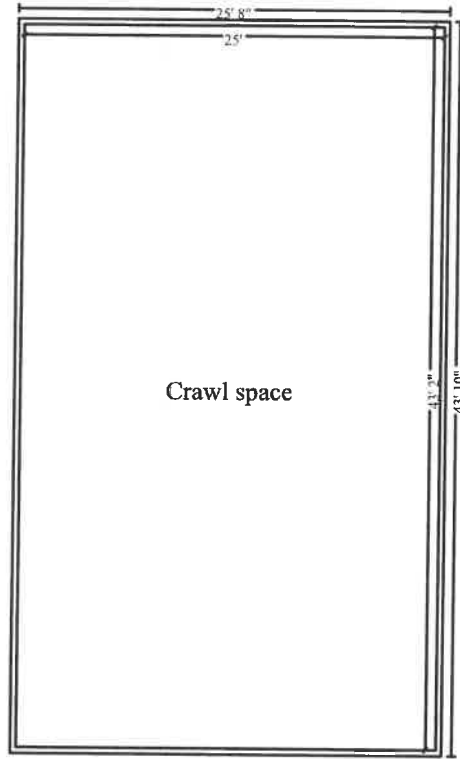
Elias Brothers General Contractor, Inc

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Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

17631 CAPTIVA TOTAL

Recap by Category

Items	Total	%
USER DEFINED ITEMS	8,059.00	94.34%
Subtotal	8,059.00	94.34%
Material Sales Tax	483.54	5.66%
Total	8,542.54	100.00%





INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

BUILDING ESTIMATE

ESTIMATE RECAP

Estimate Totals Before Taxes:	\$204,308.44		
Applicable Sales Tax:	\$5,132.13		
Estimate Grand Totals:	\$209,440.57		
Total Depreciation:	(\$21,568.90)	Recoverable Depreciation:	\$21,568.90
A.C.V. Estimate Totals:	\$187,871.67	Non-Recoverable Depreciation:	\$0.00
Policy Deductible:	(\$1,250.00)	Total Depreciation:	\$21,568.90
Final Totals:	\$186,621.67		

ESTIMATE COMMENTS

Estimate subject to review and approval by insurance company prior to payment.
 Please keep all receipts for repairs for documentation of repairs in the event of a future flood loss.

*** *This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier.* ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Exterior/General

Exterior/General 68' x 34' x 8'
 Offset 8' x 32' x 8'
 Offset 13' x 19' x 8'
 Offset 22' x 33' x 8'
 Offset 20' x 33' x 8'
 Offset 5' x 23' x 8'
 Door 2 @ 3' x 6' 8.0"
 Door 2 @ 18' x 7'
 Door 2 @ 12' x 6' 8.0"
 Door 2 @ 6' x 6' 8.0"

Lower Perimeter: 262.00 LF Floor SF: 4316.00 SF Wall SF: 2188.00 SF
 Upper Perimeter: 340.00 LF Floor SY: 479.56 SY Ceiling SF: 4316.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
2.0 EA	Dumpster Rental 1 Per unit	\$1,123.95	\$2,247.90		\$2,247.90
Totals For Exterior/General			\$2,247.90	\$0.00	\$2,247.90

Estimate Section: Crawlspace

Crawlspace 68' x 34' x 8'
 Offset 8' x 32' x 8'
 Offset 13' x 19' x 8'
 Offset 22' x 8' x 8'
 Offset 20' x 8' x 8'

Lower Perimeter: 330.00 LF Floor SF: 3151.00 SF Wall SF: 2640.00 SF
 Upper Perimeter: 330.00 LF Floor SY: 350.11 SY Ceiling SF: 3151.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
3151.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$3,277.04		\$3,277.04
3151.0 SF	Remove Floor Insulation (100.0%) Limited workspace	\$1.33	\$4,190.83		\$4,190.83
3151.0 SF	Replace Floor Insulation (100.0%)	\$3.49	\$10,996.99	\$1,319.64	\$9,677.35
3151.0 SF	Electrical - Residential (Per SF) (100.0%)	\$1.98	\$6,238.98	\$748.68	\$5,490.30
Totals For Crawlspace			\$24,703.84	\$2,068.32	\$22,635.52

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Kitchen

17631 Kitchen 20' 5.0" x 8' 10.0" x 8'
 (10' High at 13')
 Door 3' x 6' 8.0"

Lower Perimeter: 55.50 LF Floor SF: 180.30 SF Wall SF: 488.80 SF
 Upper Perimeter: 59.30 LF Floor SY: 20.03 SY Ceiling SF: 184.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
180.3 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$187.51		\$187.51
107.6 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$45.19		\$45.19
180.3 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$135.23		\$135.23
180.3 SF	Remove Subflooring (100.0%)	\$0.92	\$165.88		\$165.88
180.3 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$5.64	\$1,016.89	\$122.03	\$894.86
160.3 SF	Remove Tile Flooring - Ceramic	\$1.57	\$251.67		\$251.67
160.3 SF	Replace Tile Flooring - Ceramic	\$17.63	\$2,826.09	\$339.13	\$2,486.96
160.3 SF	Remove Durock for Tile Flooring - Ceramic Excludes area of cabinets	\$0.96	\$153.89		\$153.89
160.3 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$581.89	\$69.83	\$512.06
107.6 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$105.45		\$105.45
107.6 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$310.96	\$37.32	\$273.64
132.8 SF	Texture Walls	\$1.12	\$148.74	\$31.24	\$117.50
274.3 SF	Paint Walls (1 Coat) (85.0% / 6.0') Excludes area of cabinets	\$0.81	\$222.18	\$46.66	\$175.52
77.6 SF	Paint Walls (2 Coats) Excludes area of cabinets	\$1.74	\$135.02	\$28.35	\$106.67
45.5 LF	Remove Base Moulding Excludes area of cabinets	\$0.55	\$25.03		\$25.03
45.5 LF	Replace Base Moulding	\$3.80	\$172.90	\$20.75	\$152.15
45.5 LF	Paint / Finish Base Moulding	\$1.31	\$59.61	\$12.52	\$47.09
9.0 LF	Remove Base Cabinetry	\$15.58	\$140.22		\$140.22
9.0 LF	Replace Base Cabinetry	\$337.40	\$3,036.60	\$364.39	\$2,672.21
3.0 LF	Remove Tall Cabinetry	\$18.11	\$54.33		\$54.33
3.0 LF	Replace Tall Cabinetry	\$400.20	\$1,200.60	\$144.07	\$1,056.53
11.0 LF	Remove Laminated Countertop	\$6.11	\$67.21		\$67.21
11.0 LF	Replace Laminated Countertop	\$36.42	\$400.62	\$48.07	\$352.55
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
1.0 EA	Remove and Reinstall Dishwasher	\$98.82	\$98.82		\$98.82
1.0 EA	Clean Dishwasher	\$27.02	\$27.02		\$27.02
1.0 EA	Remove and Reinstall Range	\$72.62	\$72.62		\$72.62
1.0 EA	Clean Range	\$27.04	\$27.04		\$27.04
1.0 EA	Remove and Reinstall Refrigerator	\$64.90	\$64.90		\$64.90
1.0 EA	Clean Refrigerator	\$27.04	\$27.04		\$27.04
Totals For 17631 Kitchen			\$11,859.97	\$1,264.36	\$10,595.61

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17531 Entry/Dining Room

17531 Entry/Dining Room 15' 6.0" x 6' 6.0" x 10'
 (11' High at 10')
 Opening 6' 2.0" x 10'
 Offset 2' 6.0" x 3' 9.0" x 9'
 Offset 9' 7.0" x 9' 10.0" x 9'
 Door 2' 6.0" x 6' 8.0"
 Door 3' x 6' 8.0"
 Door 5' x 6' 8.0"
 Offset 2' x 6' 6.0" x 8'

Lower Perimeter: 55.50 LF Floor SF: 217.40 SF Wall SF: 573.30 SF
 Upper Perimeter: 92.50 LF Floor SY: 24.16 SY Ceiling SF: 218.30 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
217.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$226.10		\$226.10
110.3 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$46.33		\$46.33
217.4 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$163.05		\$163.05
217.4 SF	Remove Subflooring (100.0%)	\$0.92	\$200.01		\$200.01
217.4 SF	Replace Subflooring (100.0%)	\$5.64	\$1,226.14	\$147.14	\$1,079.00
217.4 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$341.32		\$341.32
217.4 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$3,832.76	\$459.93	\$3,372.83
217.4 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$208.70		\$208.70
217.4 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$789.16	\$94.70	\$694.46
110.3 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$108.09		\$108.09
110.3 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$318.77	\$38.25	\$280.52
165.4 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$185.25	\$38.90	\$146.35
330.8 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$267.95	\$56.27	\$211.68
110.3 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$191.92	\$40.30	\$151.62
55.5 LF	Remove Base Moulding (100.0%)	\$0.55	\$30.53		\$30.53
55.5 LF	Replace Base Moulding (100.0%)	\$3.80	\$210.90	\$25.31	\$185.59
55.5 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$72.71	\$15.27	\$57.44
1.0 EA	Remove Fan Lite Pre-hung Entry Door	\$27.04	\$27.04		\$27.04
1.0 EA	Replace Fan Lite Pre-hung Entry Door	\$1,135.74	\$1,135.74	\$136.29	\$999.45
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
1.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$9.29		\$9.29
1.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$46.92	\$5.63	\$41.29
1.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$12.91	\$2.71	\$10.20
Totals For 17531 Entry/Dining Room			\$9,716.58	\$1,060.70	\$8,655.88

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Living Room

17631 Living Room 16' 3.0" x 13' 3.0" x 8'
 (11' High at 9')
 Door 12' x 6' 8.0"
 Opening 6' 2.0" x 10'
 Door 3' x 6' 8.0"

Lower Perimeter: 37.80 LF Floor SF: 215.30 SF Wall SF: 359.10 SF
 Upper Perimeter: 61.20 LF Floor SY: 23.92 SY Ceiling SF: 229.70 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
215.3 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$223.91		\$223.91
67.7 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$28.43		\$28.43
215.3 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$161.48		\$161.48
215.3 SF	Remove Subflooring (100.0%)	\$0.92	\$198.08		\$198.08
215.3 SF	Replace Subflooring (100.0%)	\$5.64	\$1,214.29	\$145.71	\$1,068.58
215.3 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$338.02		\$338.02
215.3 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$3,795.74	\$455.49	\$3,340.25
215.3 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$206.69		\$206.69
215.3 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$781.54	\$93.78	\$687.76
67.7 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$66.35		\$66.35
67.7 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$195.65	\$23.48	\$172.17
101.5 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$113.68	\$23.87	\$89.81
203.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$164.43	\$34.53	\$129.90
67.7 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$117.80	\$24.74	\$93.06
37.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$20.79		\$20.79
37.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$143.64	\$17.24	\$126.40
37.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$49.52	\$10.40	\$39.12
1.0 EA	Remove 12' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$65.65	\$65.65		\$65.65
1.0 EA	Replace 12' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$3,061.91	\$3,061.91	\$367.43	\$2,694.48
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
72.0 SF	Remove Vertical Blinds	\$0.26	\$18.72		\$18.72
72.0 SF	Replace Vertical Blinds	\$9.57	\$689.04	\$82.68	\$606.36
Totals For 17631 Living Room			\$11,722.15	\$1,285.99	\$10,436.16

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Master Bedroom

17631 Master Bedroom 13' 3.0" x 12' 10.0" x 8'
 (10' High at 9')
 Door 6' x 6' 8.0"
 Door 2 @ 3' x 6' 8.0"

Lower Perimeter: 40.20 LF Floor SF: 170.00 SF Wall SF: 363.80 SF
 Upper Perimeter: 53.50 LF Floor SY: 18.89 SY Ceiling SF: 178.60 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
170.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$176.80		\$176.80
77.9 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$32.72		\$32.72
170.0 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$127.50		\$127.50
170.0 SF	Remove Subflooring (100.0%)	\$0.92	\$156.40		\$156.40
170.0 SF	Replace Subflooring (100.0%)	\$5.64	\$958.80	\$115.06	\$843.74
77.9 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$76.34		\$76.34
77.9 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$225.13	\$27.02	\$198.11
116.9 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$130.93	\$27.50	\$103.43
77.9 SF	Paint Walls (1 Coat) (100.0% / 2.0')	\$0.81	\$63.10	\$13.25	\$49.85
77.9 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$135.55	\$28.47	\$107.08
40.2 LF	Remove Base Moulding (100.0%)	\$0.55	\$22.11		\$22.11
40.2 LF	Replace Base Moulding (100.0%)	\$3.80	\$152.76	\$18.33	\$134.43
40.2 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$52.66	\$11.06	\$41.60
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove 6' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$65.65	\$65.65		\$65.65
1.0 EA	Replace 6' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$1,485.21	\$1,485.21	\$178.23	\$1,306.98
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
Totals For 17631 Master Bedroom			\$5,168.01	\$566.51	\$4,601.50

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Master Bathroom

17631 Master Bathroom 8' 2.0" x 5' 10.0" x 8'
 Offset (shower) 2' 9.0" x 3' 6.0" x 8'
 Closet 3' 6.0" x 8' x 8'
 Opening: 2' 6.0" x 6' 8.0"

Lower Perimeter: 51.50 LF Floor SF: 85.30 SF Wall SF: 418.70 SF
 Upper Perimeter: 33.50 LF Floor SY: 9.48 SY Ceiling SF: 85.30 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
85.3 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$88.71		\$88.71
104.7 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$43.97		\$43.97
85.3 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$63.98		\$63.98
85.3 SF	Remove Subflooring (100.0%)	\$0.92	\$78.48		\$78.48
85.3 SF	Replace Subflooring (100.0%)	\$5.64	\$481.09	\$57.73	\$423.36
8.1 SY	Remove Vinyl Flooring - Sheet Goods (85.0%) Excludes area of vanity and shower	\$3.03	\$24.54		\$24.54
8.6 SY	Replace Vinyl Flooring - Sheet Goods (85.0%)	\$42.57	\$366.10	\$43.93	\$322.17
104.7 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$102.61		\$102.61
104.7 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$302.58	\$36.31	\$266.27
52.0 SF	Texture Walls	\$1.12	\$58.24	\$12.23	\$46.01
125.5 SF	Paint Walls (1 Coat) Closet only	\$0.81	\$101.66	\$21.35	\$80.31
41.8 SF	Paint Walls (2 Coats) Closet only	\$1.74	\$72.73	\$15.27	\$57.46
55.3 SF	Remove Wall Tile - Ceramic Type	\$1.57	\$86.82		\$86.82
55.3 SF	Replace Wall Tile - Ceramic Type	\$23.51	\$1,300.10	\$156.01	\$1,144.09
141.0 SF	Remove Wallpaper Portion not removed from drywall	\$1.10	\$155.10		\$155.10
178.0 SF	Replace Wallpaper Excludes closet, shower, and vanity	\$3.20	\$569.60	\$68.35	\$501.25
45.5 LF	Remove Base Moulding Excludes area of cabinet tub and shower	\$0.55	\$25.03		\$25.03
45.5 LF	Replace Base Moulding	\$3.80	\$172.90	\$20.75	\$152.15
45.5 LF	Paint / Finish Base Moulding	\$1.31	\$59.61	\$12.52	\$47.09
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17631 Master Bathroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
6.0 LF	Remove Vanity Cabinetry	\$15.58	\$93.48		\$93.48
6.0 LF	Replace Vanity Cabinetry	\$164.71	\$988.26	\$118.59	\$869.67
6.0 LF	Remove and Reinstall Cultured Marble Vanity Top	\$32.55	\$195.30		\$195.30
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove Shower Pan for Shower Stall	\$46.61	\$46.61		\$46.61
1.0 EA	Replace Shower Pan for Shower Stall	\$225.38	\$225.38	\$27.05	\$198.33
1.0 EA	Remove and Reinstall Single Pivot Door for Shower Stall	\$107.05	\$107.05		\$107.05
1.0 EA	Clean Single Pivot Door for Shower Stall	\$14.22	\$14.22		\$14.22
2.0 EA	Remove and Reinstall Faucet for (Bath) Sink	\$42.81	\$85.62		\$85.62
Totals For 17631 Master Bathroom			\$7,230.76	\$727.85	\$6,502.91

Main Grouping: Interior
Estimate Section: 17631 Hall

17631 Hall 6' 8.0" x 4' 11.0" x 8'
 Door 4 @ 2' 6.0" x 6' 8.0"
 Closet 1' x 2' x 8'
 Opening: 1' 6.0" x 6' 8.0"

Lower Perimeter: 16.20 LF Floor SF: 34.80 SF Wall SF: 146.70 SF
 Upper Perimeter: 23.20 LF Floor SY: 3.87 SY Ceiling SF: 34.80 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
34.8 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$36.19		\$36.19
36.7 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$15.41		\$15.41
34.8 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$26.10		\$26.10
34.8 SF	Remove Subflooring (100.0%)	\$0.92	\$32.02		\$32.02
34.8 SF	Replace Subflooring (100.0%)	\$5.64	\$196.27	\$23.55	\$172.72
34.8 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$54.64		\$54.64
34.8 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$613.52	\$73.62	\$539.90
34.8 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$33.41		\$33.41
34.8 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$126.32	\$15.16	\$111.16
36.7 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$35.97		\$35.97
36.7 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$106.06	\$12.73	\$93.33
55.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$61.60	\$12.94	\$48.66
110.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$89.10	\$18.71	\$70.39
36.7 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$63.86	\$13.41	\$50.45
16.2 LF	Remove Base Moulding (100.0%)	\$0.55	\$8.91		\$8.91
16.2 LF	Replace Base Moulding (100.0%)	\$3.80	\$61.56	\$7.39	\$54.17
16.2 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$21.22	\$4.46	\$16.76
1.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$285.43	\$34.25	\$251.18
1.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$103.43	\$21.72	\$81.71

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17631 Hall - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
5.0 LF	Remove and Reinstall Wire Shelving	\$6.11	\$30.55		\$30.55
Totals For 17631 Hall			\$2,166.68	\$254.62	\$1,912.06

Main Grouping: Interior
Estimate Section: 17631 Media Room

17631 Media Room 10' 10.0" x 10' 10.0" x 8'
 Door 5' x 6' 8.0"
 Closet 2' x 5' 6.0" x 8"
 Opening: 2' 6.0" x 6' 8.0"

Lower Perimeter: 48.30 LF Floor SF: 128.40 SF Wall SF: 400.00 SF
 Upper Perimeter: 43.30 LF Floor SY: 14.27 SY Ceiling SF: 128.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
128.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$133.54		\$133.54
100.0 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$42.00		\$42.00
128.4 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$96.30		\$96.30
128.4 SF	Remove Subflooring (100.0%)	\$0.92	\$118.13		\$118.13
128.4 SF	Replace Subflooring (100.0%)	\$5.64	\$724.18	\$86.90	\$637.28
128.4 SF	Remove Vinyl Plank Flooring (100.0%)	\$1.31	\$168.20		\$168.20
128.4 SF	Replace Vinyl Plank Flooring (100.0%)	\$9.38	\$1,204.39	\$144.53	\$1,059.86
100.0 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$98.00		\$98.00
100.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$289.00	\$34.68	\$254.32
135.0 SF	Texture Walls	\$1.12	\$151.20	\$31.75	\$119.45
270.0 SF	Paint Walls (1 Coat)	\$0.81	\$218.70	\$45.93	\$172.77
90.0 SF	Paint Walls (2 Coats)	\$1.74	\$156.60	\$32.89	\$123.71
43.3 LF	Remove Base Moulding Excludes area of cabinet	\$0.55	\$23.82		\$23.82
43.3 LF	Replace Base Moulding	\$3.80	\$164.54	\$19.74	\$144.80
43.3 LF	Paint / Finish Base Moulding	\$1.31	\$56.72	\$11.91	\$44.81
48.3 LF	Remove Quarter-Round Moulding (100.0%)	\$0.55	\$26.57		\$26.57
48.3 LF	Replace Quarter-Round Moulding (100.0%)	\$1.85	\$89.36	\$10.72	\$78.64
48.3 LF	Paint / Finish Quarter-Round Moulding (100.0%)	\$1.31	\$63.27	\$13.29	\$49.98
3.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$80.61		\$80.61
3.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$681.18	\$81.74	\$599.44
3.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$211.53	\$44.42	\$167.11
3.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$194.97		\$194.97
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17631 Media Room			\$5,407.53	\$608.55	\$4,798.98

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Hall Bath

17631 Hall Bath 7' x 5' x 8'
 Offset 2' 9.0" x 5' x 8'

Lower Perimeter: 29.50 LF Floor SF: 48.80 SF Wall SF: 236.00 SF
 Upper Perimeter: 29.50 LF Floor SY: 5.42 SY Ceiling SF: 48.80 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
48.8 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$50.75		\$50.75
59.0 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$24.78		\$24.78
48.8 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$36.60		\$36.60
48.8 SF	Remove Subflooring (100.0%)	\$0.92	\$44.90		\$44.90
48.8 SF	Replace Subflooring (100.0%)	\$5.64	\$275.23	\$33.03	\$242.20
3.0 SY	Remove Vinyl Flooring - Sheet Goods Excludes tub and vanity	\$3.03	\$9.09		\$9.09
5.0 SY	Replace Vinyl Flooring - Sheet Goods	\$42.57	\$212.85	\$25.54	\$187.31
59.0 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$57.82		\$57.82
59.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$170.51	\$20.46	\$150.05
60.0 SF	Remove Wall Tile - Ceramic Type	\$1.57	\$94.20		\$94.20
60.0 SF	Replace Wall Tile - Ceramic Type	\$23.51	\$1,410.60	\$169.27	\$1,241.33
15.0 LF	Remove Base Moulding Excludes area of shower and cabinets	\$0.55	\$8.25		\$8.25
15.0 LF	Replace Base Moulding	\$3.80	\$57.00	\$6.84	\$50.16
15.0 LF	Paint / Finish Base Moulding	\$1.31	\$19.65	\$4.13	\$15.52
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
4.0 LF	Remove Vanity Cabinetry	\$15.58	\$62.32		\$62.32
4.0 LF	Replace Vanity Cabinetry	\$164.71	\$658.84	\$79.06	\$579.78
4.0 LF	Remove and Reinstall Cultured Marble Vanity Top	\$32.55	\$130.20		\$130.20
1.0 EA	Remove and Reinstall Bathtub	\$273.41	\$273.41		\$273.41
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove and Reinstall Faucet for (Bath) Sink	\$42.81	\$42.81		\$42.81
Totals For 17631 Hall Bath			\$4,364.77	\$397.07	\$3,967.70

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Bedroom 2

17631 Bedroom 2 11' x 9' 10.0" x 8'
 Door 2' 6.0" x 6' 8.0"
 Closet 1' 10.0" x 6' 5.0" x 8'
 Opening: 4' x 6' 8.0"

Lower Perimeter: 47.70 LF Floor SF: 119.90 SF Wall SF: 395.30 SF
 Upper Perimeter: 41.70 LF Floor SY: 13.32 SY Ceiling SF: 119.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
119.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$124.70		\$124.70
98.8 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$41.50		\$41.50
119.9 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$89.93		\$89.93
119.9 SF	Remove Subflooring (100.0%)	\$0.92	\$110.31		\$110.31
119.9 SF	Replace Subflooring (100.0%)	\$5.64	\$676.24	\$81.15	\$595.09
119.9 SF	Remove Vinyl Plank Flooring (100.0%)	\$1.31	\$157.07		\$157.07
119.9 SF	Replace Vinyl Plank Flooring (100.0%)	\$9.38	\$1,124.66	\$134.96	\$989.70
98.8 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$96.82		\$96.82
98.8 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$285.53	\$34.26	\$251.27
148.2 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$165.98	\$34.86	\$131.12
98.8 SF	Paint Walls (1 Coat) (100.0% / 2.0')	\$0.81	\$80.03	\$16.81	\$63.22
98.8 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$171.91	\$36.10	\$135.81
47.7 LF	Remove Base Moulding (100.0%)	\$0.55	\$26.24		\$26.24
47.7 LF	Replace Base Moulding (100.0%)	\$3.80	\$181.26	\$21.75	\$159.51
47.7 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$62.49	\$13.12	\$49.37
2.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$570.86	\$68.50	\$502.36
2.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$206.86	\$43.44	\$163.42
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17631 Bedroom 2			\$5,030.28	\$577.06	\$4,453.22

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Utility Room

17631 Utility Room 7' 3.0" x 5' 4.0" x 8'
 Door 2 @ 2' 6.0" x 6' 8.0"
 Offset 2' 3.0" x 3' x 8'
 Closet 1' 11.0" x 2' 5.0" x 8'
 Opening: 1' 6.0" x 6' 8.0"

Lower Perimeter: 30.30 LF Floor SF: 50.00 SF Wall SF: 253.30 SF
 Upper Perimeter: 29.70 LF Floor SY: 5.56 SY Ceiling SF: 50.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
50.0 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$52.00		\$52.00
63.3 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$26.59		\$26.59
50.0 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$37.50		\$37.50
50.0 SF	Remove Subflooring (100.0%)	\$0.92	\$46.00		\$46.00
50.0 SF	Replace Subflooring (100.0%)	\$5.64	\$282.00	\$33.84	\$248.16
50.0 SF	Remove Tile Flooring - Ceramic	\$1.57	\$78.50		\$78.50
50.0 SF	Replace Tile Flooring - Ceramic	\$17.63	\$881.50	\$105.78	\$775.72
50.0 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$48.00		\$48.00
	Excludes area of cabinet				
50.0 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$181.50	\$21.78	\$159.72
63.3 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$62.03		\$62.03
63.3 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$182.94	\$21.95	\$160.99
95.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$106.40	\$22.34	\$84.06
190.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$153.90	\$32.32	\$121.58
63.3 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$110.14	\$23.13	\$87.01
30.4 LF	Remove Base Moulding	\$0.55	\$16.72		\$16.72
30.4 LF	Replace Base Moulding	\$3.80	\$115.52	\$13.86	\$101.66
	Excludes				
30.4 LF	Paint / Finish Base Moulding	\$1.31	\$39.82	\$8.36	\$31.46
1.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$285.43	\$34.25	\$251.18
1.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove Pre-hung Steel-Clad Entry Door	\$54.07	\$54.07		\$54.07
1.0 EA	Replace Pre-hung Steel-Clad Entry Door	\$650.76	\$650.76	\$78.09	\$572.67
1.0 EA	Paint / Finish Pre-hung Steel-Clad Entry Door	\$87.58	\$87.58	\$18.39	\$69.19
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
5.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$46.45		\$46.45
5.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$234.60	\$28.15	\$206.45
5.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$64.55	\$13.56	\$50.99
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
Totals For 17631 Utility Room			\$4,697.08	\$539.86	\$4,157.22

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Main Grouping: Interior
Estimate Section: 17631 Garage

17631 Garage 21' 1.0" x 19' 11.0" x 9'
 Door 18' x 7'
 Door 3' x 6' 8.0"

Lower Perimeter: 61.00 LF Floor SF: 419.90 SF Wall SF: 592.00 SF
 Upper Perimeter: 82.00 LF Floor SY: 46.66 SY Ceiling SF: 419.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
419.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$436.70		\$436.70
Totals For 17631 Garage			\$436.70	\$0.00	\$436.70

Main Grouping: Interior
Estimate Section: 17633 Kitchen

17633 Kitchen 21' 3.0" x 7' 7.0" x 8'
 (10' High at 13')
 Door 3' x 8'

Lower Perimeter: 54.70 LF Floor SF: 161.10 SF Wall SF: 479.80 SF
 Upper Perimeter: 58.50 LF Floor SY: 17.90 SY Ceiling SF: 164.10 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
161.1 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$167.54		\$167.54
105.5 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$44.31		\$44.31
161.1 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$120.83		\$120.83
161.1 SF	Remove Subflooring (100.0%)	\$0.92	\$148.21		\$148.21
161.1 SF	Replace Subflooring (100.0%) Includes blocking and ledging	\$5.64	\$908.60	\$109.03	\$799.57
133.1 SF	Remove Tile Flooring - Ceramic	\$1.57	\$208.97		\$208.97
133.1 SF	Replace Tile Flooring - Ceramic	\$17.63	\$2,346.55	\$281.59	\$2,064.96
133.1 SF	Remove Durock for Tile Flooring - Ceramic Excludes area of cabinets	\$0.96	\$127.78		\$127.78
133.1 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$483.15	\$57.98	\$425.17
105.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$103.39		\$103.39
105.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$304.90	\$36.59	\$268.31
116.4 SF	Texture Walls	\$1.12	\$130.37	\$27.38	\$102.99
269.1 SF	Paint Walls (1 Coat) (85.0% / 6.0') Excludes area of cabinets	\$0.81	\$217.97	\$45.77	\$172.20
63.5 SF	Paint Walls (2 Coats) Excludes area of cabinets	\$1.74	\$110.49	\$23.20	\$87.29
40.7 LF	Remove Base Moulding Excludes area of cabinets	\$0.55	\$22.39		\$22.39
40.7 LF	Replace Base Moulding	\$3.80	\$154.66	\$18.56	\$136.10
40.7 LF	Paint / Finish Base Moulding	\$1.31	\$53.32	\$11.20	\$42.12
11.0 LF	Remove Base Cabinetry	\$15.58	\$171.38		\$171.38
11.0 LF	Replace Base Cabinetry	\$337.40	\$3,711.40	\$445.37	\$3,266.03

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Kitchen - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
3.0 LF	Remove Tall Cabinetry	\$18.11	\$54.33		\$54.33
3.0 LF	Replace Tall Cabinetry	\$400.20	\$1,200.60	\$144.07	\$1,056.53
26.0 SF	Remove and Reinstall Granite Countertop	\$64.03	\$1,664.78		\$1,664.78
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
1.0 EA	Remove and Reinstall Dishwasher	\$98.82	\$98.82		\$98.82
1.0 EA	Clean Dishwasher	\$27.02	\$27.02		\$27.02
1.0 EA	Remove and Reinstall Range	\$72.62	\$72.62		\$72.62
1.0 EA	Clean Range	\$27.04	\$27.04		\$27.04
1.0 EA	Remove and Reinstall Refrigerator	\$64.90	\$64.90		\$64.90
1.0 EA	Clean Refrigerator	\$27.04	\$27.04		\$27.04
Totals For 17633 Kitchen			\$12,872.18	\$1,200.74	\$11,671.44

Main Grouping: Interior
Estimate Section: 17533 Entry/Dining Room

17533 Entry/Dining Room 19' 4.0" x 6' 7.0" x 10'
 (11' High at 10')
 Opening 5' 6.0" x 9'
 Offset 2' 3.0" x 4' 1.0" x 9'
 Offset 10' 3.0" x 9' 6.0" x 9'
 Door 2' 6.0" x 6' 8.0"
 Door 3' x 6' 8.0"
 Door 5' x 6' 8.0"

Lower Perimeter: 60.80 LF Floor SF: 233.80 SF Wall SF: 643.20 SF
 Upper Perimeter: 90.60 LF Floor SY: 25.98 SY Ceiling SF: 234.50 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
233.8 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$243.15		\$243.15
123.5 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$51.87		\$51.87
233.8 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$175.35		\$175.35
233.8 SF	Remove Subflooring (100.0%)	\$0.92	\$215.10		\$215.10
233.8 SF	Replace Subflooring (100.0%)	\$5.64	\$1,318.63	\$158.24	\$1,160.39
233.8 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$367.07		\$367.07
233.8 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$4,121.89	\$494.63	\$3,627.26
233.8 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$224.45		\$224.45
233.8 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$848.69	\$101.84	\$746.85
123.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$121.03		\$121.03
123.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$356.92	\$42.83	\$314.09
185.2 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$207.42	\$43.56	\$163.86
370.4 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$300.02	\$63.00	\$237.02
123.5 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$214.89	\$45.13	\$169.76
60.8 LF	Remove Base Moulding (100.0%)	\$0.55	\$33.44		\$33.44
60.8 LF	Replace Base Moulding (100.0%)	\$3.80	\$231.04	\$27.72	\$203.32
60.8 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$79.65	\$16.73	\$62.92
1.0 EA	Remove Fan Lite Pre-hung Entry Door	\$27.04	\$27.04		\$27.04

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17533 Entry/Dining Room - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Replace Fan Lite Pre-hung Entry Door	\$1,135.74	\$1,135.74	\$136.29	\$999.45
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
1.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$9.29		\$9.29
1.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$46.92	\$5.63	\$41.29
1.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$12.91	\$2.71	\$10.20
Totals For 17533 Entry/Dining Room			\$10,407.50	\$1,138.31	\$9,269.19

Main Grouping: Interior
Estimate Section: 17633 Hall

17633 Hall 6' 6.0" x 5' 5.0" x 8'
 Door 4 @ 2' 6.0" x 6' 8.0"
 Closet 1' 5.0" x 5' 9.0" x 8'
 Opening: 5' x 6' 8.0"
 Offset 5' 1.0" x 4' 8.0" x 8'

Lower Perimeter: 28.30 LF Floor SF: 67.10 SF Wall SF: 253.30 SF
 Upper Perimeter: 34.00 LF Floor SY: 7.46 SY Ceiling SF: 67.10 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
67.1 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$69.78		\$69.78
63.3 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$26.59		\$26.59
67.1 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$50.33		\$50.33
67.1 SF	Remove Subflooring (100.0%)	\$0.92	\$61.73		\$61.73
67.1 SF	Replace Subflooring (100.0%)	\$5.64	\$378.44	\$45.41	\$333.03
67.1 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$105.35		\$105.35
67.1 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$1,182.97	\$141.96	\$1,041.01
67.1 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$64.42		\$64.42
67.1 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$243.57	\$29.23	\$214.34
63.3 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$62.03		\$62.03
63.3 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$182.94	\$21.95	\$160.99
95.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$106.40	\$22.34	\$84.06
190.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$153.90	\$32.32	\$121.58
63.3 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$110.14	\$23.13	\$87.01
28.3 LF	Remove Base Moulding (100.0%)	\$0.55	\$15.57		\$15.57
28.3 LF	Replace Base Moulding (100.0%)	\$3.80	\$107.54	\$12.90	\$94.64
28.3 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$37.07	\$7.78	\$29.29
1.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$285.43	\$34.25	\$251.18
1.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57

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 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Hall - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
5.0 LF	Remove and Reinstall Wire Shelving	\$6.11	\$30.55		\$30.55
Totals For 17633 Hall			\$4,175.01	\$488.69	\$3,686.32

Main Grouping: Interior
Estimate Section: 17633 Hall Bath

17633 Hall Bath 7' x 5' x 8'
 Offset 2' 9.0" x 5' x 8'

Lower Perimeter: 29.50 LF Floor SF: 48.80 SF Wall SF: 236.00 SF
 Upper Perimeter: 29.50 LF Floor SY: 5.42 SY Ceiling SF: 48.80 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
48.8 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$50.75		\$50.75
59.0 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$24.78		\$24.78
48.8 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$36.60		\$36.60
48.8 SF	Remove Subflooring (100.0%)	\$0.92	\$44.90		\$44.90
48.8 SF	Replace Subflooring (100.0%)	\$5.64	\$275.23	\$33.03	\$242.20
23.0 SF	Remove Tile Flooring - Ceramic Excludes area of tub and vanity	\$1.57	\$36.11		\$36.11
23.0 SF	Replace Tile Flooring - Ceramic	\$17.63	\$405.49	\$48.66	\$356.83
23.0 SF	Remove Durock for Tile Flooring - Ceramic	\$0.96	\$22.08		\$22.08
23.0 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$83.49	\$10.02	\$73.47
59.0 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$57.82		\$57.82
59.0 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$170.51	\$20.46	\$150.05
45.0 SF	Texture Walls	\$1.12	\$50.40	\$10.58	\$39.82
110.0 SF	Paint Walls (1 Coat)	\$0.81	\$89.10	\$18.71	\$70.39
26.0 SF	Paint Walls (2 Coats) Excludes tub and vanity	\$1.74	\$45.24	\$9.50	\$35.74
60.0 SF	Remove Wall Tile - Ceramic Type	\$1.57	\$94.20		\$94.20
60.0 SF	Replace Wall Tile - Ceramic Type	\$23.51	\$1,410.60	\$169.27	\$1,241.33
15.0 LF	Remove Base Moulding Excludes area of shower and cabinets	\$0.55	\$8.25		\$8.25
15.0 LF	Replace Base Moulding	\$3.80	\$57.00	\$6.84	\$50.16
15.0 LF	Paint / Finish Base Moulding	\$1.31	\$19.65	\$4.13	\$15.52
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Hall Bath - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
4.0 LF	Remove Vanity Cabinetry	\$15.58	\$62.32		\$62.32
4.0 LF	Replace Vanity Cabinetry	\$164.71	\$658.84	\$79.06	\$579.78
4.0 LF	Remove and Reinstall Cultured Marble Vanity Top	\$32.55	\$130.20		\$130.20
1.0 EA	Remove and Reinstall Bathtub	\$273.41	\$273.41		\$273.41
1.0 EA	Clean Bathtub	\$35.69	\$35.69		\$35.69
1.0 EA	Remove and Reinstall Sliding Door for Bathtub	\$122.52	\$122.52		\$122.52
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove and Reinstall Faucet for (Bath) Sink	\$42.81	\$42.81		\$42.81
Totals For 17633 Hall Bath			\$4,997.26	\$469.00	\$4,528.26

Main Grouping: Interior
Estimate Section: 17633 Bedroom 2

17633 Bedroom 2 14' x 11' 1.0" x 8'
 Door 2' 6.0" x 6' 8.0"
 Closet 2' 2.0" x 10' 10.0" x 8'
 Opening: 8' x 6' 8.0"

Lower Perimeter: 57.70 LF Floor SF: 178.60 SF Wall SF: 486.00 SF
 Upper Perimeter: 50.20 LF Floor SY: 19.84 SY Ceiling SF: 178.60 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
178.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$185.74		\$185.74
121.5 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$51.03		\$51.03
178.6 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$133.95		\$133.95
178.6 SF	Remove Subflooring (100.0%)	\$0.92	\$164.31		\$164.31
178.6 SF	Replace Subflooring (100.0%)	\$5.64	\$1,007.30	\$120.88	\$886.42
178.6 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$280.40		\$280.40
178.6 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$3,148.72	\$377.85	\$2,770.87
178.6 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$171.46		\$171.46
178.6 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$648.32	\$77.80	\$570.52
121.5 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$119.07		\$119.07
121.5 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$351.14	\$42.14	\$309.00
182.3 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$204.18	\$42.88	\$161.30
121.5 SF	Paint Walls (1 Coat) (100.0% / 2.0')	\$0.81	\$98.42	\$20.67	\$77.75
121.5 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$211.41	\$44.40	\$167.01
57.7 LF	Remove Base Moulding (100.0%)	\$0.55	\$31.74		\$31.74
57.7 LF	Replace Base Moulding (100.0%)	\$3.80	\$219.26	\$26.31	\$192.95
57.7 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$75.59	\$15.87	\$59.72
2.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$570.86	\$68.50	\$502.36
2.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$206.86	\$43.44	\$163.42
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Bedroom 2 - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
6.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$55.74		\$55.74
6.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$281.52	\$33.78	\$247.74
6.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$77.46	\$16.27	\$61.19
Totals For 17633 Bedroom 2			\$8,737.65	\$972.85	\$7,764.80

Main Grouping: Interior
Estimate Section: 17633 Utility Room

17633 Utility Room 6' 10.0" x 5' 5.0" x 8'
 Door 2 @ 2' 6.0" x 6' 8.0"
 Offset 2' 5.0" x 3' 1.0" x 8'
 Closet 2' 3.0" x 2' 5.0" x 8'
 Opening: 2' x 6' 8.0"

Lower Perimeter: 29.70 LF Floor SF: 49.90 SF Wall SF: 249.30 SF
 Upper Perimeter: 29.30 LF Floor SY: 5.54 SY Ceiling SF: 49.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
49.9 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$51.90		\$51.90
62.3 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$26.17		\$26.17
49.9 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$37.43		\$37.43
49.9 SF	Remove Subflooring (100.0%)	\$0.92	\$45.91		\$45.91
49.9 SF	Replace Subflooring (100.0%)	\$5.64	\$281.44	\$33.77	\$247.67
50.0 SF	Remove Tile Flooring - Ceramic	\$1.57	\$78.50		\$78.50
50.0 SF	Replace Tile Flooring - Ceramic	\$17.63	\$881.50	\$105.78	\$775.72
50.0 SF	Remove Durock for Tile Flooring - Ceramic Excludes area of cabinet	\$0.96	\$48.00		\$48.00
50.0 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$181.50	\$21.78	\$159.72
62.3 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$61.05		\$61.05
62.3 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$180.05	\$21.61	\$158.44
93.5 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$104.72	\$21.99	\$82.73
187.0 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$151.47	\$31.81	\$119.66
62.3 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$108.40	\$22.76	\$85.64
30.4 LF	Remove Base Moulding	\$0.55	\$16.72		\$16.72
30.4 LF	Replace Base Moulding Excludes	\$3.80	\$115.52	\$13.86	\$101.66
30.4 LF	Paint / Finish Base Moulding	\$1.31	\$39.82	\$8.36	\$31.46
1.0 EA	Remove Bi-Fold Wood Closet Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Bi-Fold Wood Closet Door	\$285.43	\$285.43	\$34.25	\$251.18
1.0 EA	Paint / Finish Bi-Fold Wood Closet Door	\$103.43	\$103.43	\$21.72	\$81.71
1.0 EA	Remove Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Utility Room - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Replace Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$396.10	\$396.10	\$47.53	\$348.57
1.0 EA	Paint / Finish Pocket Type (Flush) Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove Pre-hung Steel-Clad Entry Door	\$54.07	\$54.07		\$54.07
1.0 EA	Replace Pre-hung Steel-Clad Entry Door	\$650.76	\$650.76	\$78.09	\$572.67
1.0 EA	Paint / Finish Pre-hung Steel-Clad Entry Door	\$87.58	\$87.58	\$18.39	\$69.19
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
5.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$46.45		\$46.45
5.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$234.60	\$28.15	\$206.45
5.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$64.55	\$13.56	\$50.99
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$98.82	\$98.82		\$98.82
Totals For 17633 Utility Room			\$4,686.12	\$538.22	\$4,147.90

Main Grouping: Interior
Estimate Section: 17633 Living Room

17633 Living Room 18' 8.0" x 13' 7.0" x 8'
 (11' High at 9')
 Door 12' x 6' 8.0"
 Opening 5' 6.0" x 9'
 Door 3' x 6' 8.0"

Lower Perimeter: 44.00 LF Floor SF: 253.60 SF Wall SF: 422.50 SF
 Upper Perimeter: 66.40 LF Floor SY: 28.18 SY Ceiling SF: 266.30 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
253.6 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$263.74		\$263.74
81.4 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$34.19		\$34.19
253.6 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$190.20		\$190.20
253.6 SF	Remove Subflooring (100.0%)	\$0.92	\$233.31		\$233.31
253.6 SF	Replace Subflooring (100.0%)	\$5.64	\$1,430.30	\$171.64	\$1,258.66
253.6 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$398.15		\$398.15
253.6 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$4,470.97	\$536.52	\$3,934.45
253.6 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$243.46		\$243.46
253.6 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$920.57	\$110.47	\$810.10
81.4 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$79.77		\$79.77
81.4 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$235.25	\$28.23	\$207.02
122.2 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$136.86	\$28.74	\$108.12
244.3 SF	Paint Walls (1 Coat) (100.0% / 6.0')	\$0.81	\$197.88	\$41.55	\$156.33
81.4 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$141.64	\$29.74	\$111.90
44.0 LF	Remove Base Moulding (100.0%)	\$0.55	\$24.20		\$24.20
44.0 LF	Replace Base Moulding (100.0%)	\$3.80	\$167.20	\$20.06	\$147.14
44.0 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$57.64	\$12.10	\$45.54

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Living Room - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Remove 12' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$65.65	\$65.65		\$65.65
1.0 EA	Replace 12' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$3,061.91	\$3,061.91	\$367.43	\$2,694.48
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
72.0 SF	Remove Vertical Blinds	\$0.26	\$18.72		\$18.72
72.0 SF	Replace Vertical Blinds	\$9.57	\$689.04	\$82.68	\$606.36
Totals For 17633 Living Room			\$13,127.44	\$1,435.80	\$11,691.64

Main Grouping: Interior
Estimate Section: 17633 Master Bedroom

17633 Master Bedroom 14' 10.0" x 12' x 8'
 (10' High at 9')
 Door 6' x 6' 8.0"
 Door 2 @ 3' x 6' 8.0"
 Closet 5' 7.0" x 8' 10.0" x 8'
 Opening: 2' 6.0" x 6' 8.0"

Lower Perimeter: 65.50 LF Floor SF: 227.30 SF Wall SF: 576.30 SF
 Upper Perimeter: 54.80 LF Floor SY: 25.26 SY Ceiling SF: 234.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
227.3 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$236.39		\$236.39
130.7 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$54.89		\$54.89
227.3 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$170.48		\$170.48
227.3 SF	Remove Subflooring (100.0%)	\$0.92	\$209.12		\$209.12
227.3 SF	Replace Subflooring (100.0%)	\$5.64	\$1,281.97	\$153.84	\$1,128.13
227.3 SF	Remove Tile Flooring - Ceramic (100.0%)	\$1.57	\$356.86		\$356.86
227.3 SF	Replace Tile Flooring - Ceramic (100.0%)	\$17.63	\$4,007.30	\$480.88	\$3,526.42
227.3 SF	Remove Durock for Tile Flooring - Ceramic (100.0%)	\$0.96	\$218.21		\$218.21
227.3 SF	Replace Durock for Tile Flooring - Ceramic (100.0%)	\$3.63	\$825.10	\$99.01	\$726.09
130.7 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$128.09		\$128.09
130.7 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$377.72	\$45.33	\$332.39
196.0 SF	Texture Walls (100.0% / 3.0')	\$1.12	\$219.52	\$46.10	\$173.42
130.7 SF	Paint Walls (1 Coat) (100.0% / 2.0')	\$0.81	\$105.87	\$22.23	\$83.64
130.7 SF	Paint Walls (2 Coats) (100.0% / 2.0')	\$1.74	\$227.42	\$47.76	\$179.66
65.5 LF	Remove Base Moulding (100.0%)	\$0.55	\$36.03		\$36.03
65.5 LF	Replace Base Moulding (100.0%)	\$3.80	\$248.90	\$29.87	\$219.03
65.5 LF	Paint / Finish Base Moulding (100.0%)	\$1.31	\$85.81	\$18.02	\$67.79
2.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$53.74		\$53.74
2.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$454.12	\$54.49	\$399.63
2.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$141.02	\$29.61	\$111.41

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INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Master Bedroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Remove 6' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$65.65	\$65.65		\$65.65
1.0 EA	Replace 6' Insulated Double Glass Aluminum Sliding Glass Patio Door	\$1,485.21	\$1,485.21	\$178.23	\$1,306.98
2.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$129.98		\$129.98
4.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$37.16		\$37.16
4.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$187.68	\$22.52	\$165.16
4.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$51.64	\$10.84	\$40.80
1.0 EA	Remove Double Width Interior Door Casing / Trim Set	\$11.48	\$11.48		\$11.48
1.0 EA	Replace Double Width Interior Door Casing / Trim Set	\$55.31	\$55.31	\$6.64	\$48.67
1.0 EA	Paint / Finish Double Width Interior Door Casing / Trim Set	\$15.18	\$15.18	\$3.19	\$11.99
Totals For 17633 Master Bedroom			\$11,477.85	\$1,248.56	\$10,229.29

Main Grouping: Interior
Estimate Section: 17633 Master Bathroom

17633 Master Bathroom 8' 2.0" x 5' 10.0" x 8'
 Offset (shower) 2' 11.0" x 2' 10.0" x 8'
 Offset (Tub) 3' 3.0" x 6' x 8'

Lower Perimeter: 40.30 LF Floor SF: 75.40 SF Wall SF: 322.70 SF
 Upper Perimeter: 40.30 LF Floor SY: 8.38 SY Ceiling SF: 75.40 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
75.4 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$78.42		\$78.42
80.7 SF	Mildewcide Wall Treatment (100.0% / 2.0')	\$0.42	\$33.89		\$33.89
75.4 SF	NFIP Dry-out Allowance with HVAC (100.0%)	\$0.75	\$56.55		\$56.55
75.4 SF	Remove Subflooring (100.0%)	\$0.92	\$69.37		\$69.37
75.4 SF	Replace Subflooring (100.0%)	\$5.64	\$425.26	\$51.03	\$374.23
45.9 SF	Remove Tile Flooring - Ceramic Excludes tub and vanity	\$1.57	\$72.06		\$72.06
45.9 SF	Replace Tile Flooring - Ceramic Excludes area of vanity	\$17.63	\$809.22	\$97.11	\$712.11
45.9 SF	Remove Durock for Tile Flooring - Ceramic Excludes area of cabinet and tub	\$0.96	\$44.06		\$44.06
45.9 SF	Replace Durock for Tile Flooring - Ceramic	\$3.63	\$166.62	\$19.99	\$146.63
80.7 SF	Remove Wall Drywall on Wood Framing (100.0% / 2.0')	\$0.98	\$79.09		\$79.09
80.7 SF	Replace Wall Drywall on Wood Framing (100.0% / 2.0')	\$2.89	\$233.22	\$27.99	\$205.23
42.3 SF	Texture Walls	\$1.12	\$47.38	\$9.95	\$37.43
107.7 SF	Paint Walls (1 Coat) Closet only	\$0.81	\$87.24	\$18.32	\$68.92
23.2 SF	Paint Walls (2 Coats)	\$1.74	\$40.37	\$8.48	\$31.89

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***



INSURED : ISLAND PARK VILLAGE SECTI
 LOCATION : 17631-17633 CAPTIVA ISLAND LN
 : FT MYERS, FL 33908
 COMPANY : American Strategic Insurance Co.
 : 1 ASI Way
 : St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

Estimate Section: Interior : 17633 Master Bathroom - Continued...

Quantity	Description	Unit Cost	RCV	DEP	ACV
69.3 SF	Remove Wall Tile - Ceramic Type	\$1.57	\$108.80		\$108.80
69.3 SF	Replace Wall Tile - Ceramic Type Shower	\$23.51	\$1,629.24	\$195.51	\$1,433.73
14.2 LF	Remove Base Moulding Excludes area of cabinet tub and shower	\$0.55	\$7.81		\$7.81
14.2 LF	Replace Base Moulding	\$3.80	\$53.96	\$6.48	\$47.48
14.2 LF	Paint / Finish Base Moulding	\$1.31	\$18.60	\$3.91	\$14.69
1.0 EA	Remove Pre-hung Hollow Core Interior Door	\$26.87	\$26.87		\$26.87
1.0 EA	Replace Pre-hung Hollow Core Interior Door	\$227.06	\$227.06	\$27.25	\$199.81
1.0 EA	Paint / Finish Pre-hung Hollow Core Interior Door	\$70.51	\$70.51	\$14.81	\$55.70
1.0 EA	Remove and Reinstall Door Hardware - Residential Grade	\$64.99	\$64.99		\$64.99
2.0 EA	Remove Interior Door Casing / Trim Set	\$9.29	\$18.58		\$18.58
2.0 EA	Replace Interior Door Casing / Trim Set	\$46.92	\$93.84	\$11.26	\$82.58
2.0 EA	Paint / Finish Interior Door Casing / Trim Set	\$12.91	\$25.82	\$5.42	\$20.40
5.0 LF	Remove Vanity Cabinetry	\$15.58	\$77.90		\$77.90
5.0 LF	Replace Vanity Cabinetry	\$164.71	\$823.55	\$98.83	\$724.72
5.0 LF	Remove and Reinstall Cultured Marble Vanity Top	\$32.55	\$162.75		\$162.75
1.0 EA	Remove and Reinstall Toilet / Commode	\$138.35	\$138.35		\$138.35
1.0 EA	Clean Toilet / Commode	\$23.25	\$23.25		\$23.25
1.0 EA	Remove Shower Pan for Shower Stall	\$46.61	\$46.61		\$46.61
1.0 EA	Replace Shower Pan for Shower Stall	\$225.38	\$225.38	\$27.05	\$198.33
1.0 EA	Remove and Reinstall Single Pivot Door for Shower Stall	\$107.05	\$107.05		\$107.05
1.0 EA	Clean Single Pivot Door for Shower Stall	\$14.22	\$14.22		\$14.22
2.0 EA	Remove and Reinstall Faucet for (Bath) Sink	\$42.81	\$85.62		\$85.62
Totals For 17633 Master Bathroom			\$6,293.51	\$623.39	\$5,670.12

Main Grouping: Interior
Estimate Section: 17633 Garage

17633 Garage 21' 1.0" x 19' 10.0" x 9'
 Door 18' x 7'
 Door 3' x 6' 8.0"

Lower Perimeter: 60.80 LF Floor SF: 418.20 SF Wall SF: 590.50 SF
 Upper Perimeter: 81.80 LF Floor SY: 46.47 SY Ceiling SF: 418.20 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
418.2 SF	Flood Loss Clean-up (100.0%)	\$1.04	\$434.93		\$434.93
Totals For 17633 Garage			\$434.93	\$0.00	\$434.93

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DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

ESTIMATE TOTALS

ESTIMATE TOTAL PAGE ITEMS	RCV	DIFF	ACV
Repair Item Totals	\$171,961.70	\$17,466.45	\$154,495.25
Less Excluded O&P Trade(s)	(\$10,228.02)	\$0.00	(\$10,228.02)
Subtotal For O&P %	\$161,733.68	\$17,466.45	\$144,267.23
General Contractor Overhead (10.0%)	\$16,173.37	\$1,746.65	\$14,426.72
General Contractor Profit (10.0%)	\$16,173.37	\$1,746.65	\$14,426.72
Plus Excluded O&P Trades	\$10,228.02	\$0.00	\$10,228.02
Estimate Totals With O&P	\$204,308.44	\$20,959.75	\$183,348.69
Applicable Sales Tax Rate: 6.5000% (Includes M,E)	\$5,132.13	\$609.15	\$4,522.98
Estimate Grand Totals	\$209,440.57	\$21,568.90	\$187,871.67
Less Deductible	(\$1,250.00)		(\$1,250.00)
BUILDING FINAL TOTALS	\$208,190.57	\$21,568.90	\$186,621.67

RECOVERABLE DEPRECIATION *	\$21,568.90
NON-RECOVERABLE DEPRECIATION	\$0.00

*This amount represents the total recoverable depreciation for this estimate. Any payable recoverable depreciation is subject to policy coverage limit. Please check policy coverage limit prior to issuing any recoverable depreciation reimbursements.

Sales Tax Legend: M - Materials, E - Equipment

Estimate subject to review and approval by insurance company prior to payment.
 Please keep all receipts for repairs for documentation of repairs in the event of a future flood loss.

Flood adjusters have no authority to deny or accept federal flood insurance claims (as per the NFIP flood policy language). This estimate does not constitute a settlement offer of this claim. This estimate is not an authorization for repairs to begin. This estimate is subject to review and final approval from your insurance carrier or their legal representative. Any additional repairs or replacements of items not included in this estimate is also subject to review and final approval from the insurance carrier or their legal representative. You are required to keep all receipts, invoices, cancelled checks, credit card statements, etc. as proof of repair and/or replacement of damaged items in the event of any future flood claims. The hiring of any type of contractor or repair/mitigation service is strictly the decision of the policyholder.

*** *This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier.* ***



INSURED : ISLAND PARK VILLAGE SECTI
LOCATION : 17631-17633 CAPTIVA ISLAND LN
: FT MYERS, FL 33908
COMPANY : American Strategic Insurance Co.
: 1 ASI Way
: St.Petersburg, FL 33702

DATE OF REPORT : 3/6/2023
DATE OF LOSS : 9/28/2022
POLICY NUMBER : FLD136663
CLAIM NUMBER : 19005
OUR FILE NUMBER : FG125173
ADJUSTER NAME : Doug Malone

ITEMS EXCLUDED FROM CONTRACTOR OVERHEAD AND PROFIT

TRADE/SUBTRADE/ITEMS	RCV	DEP	ACV
1.0 GENERAL CONDITIONS	\$355.02	\$0.00	\$355.02
1.2 CLEANING	\$355.02	\$0.00	\$355.02
11.0 EQUIPMENT	\$472.68	\$0.00	\$472.68
11.1 KITCHEN	\$472.68	\$0.00	\$472.68
17.0 CONTRACT CLEANING	\$9,400.32	\$0.00	\$9,400.32
17.4 REMEDIATION	\$2,604.03	\$0.00	\$2,604.03
17.5 FLOOD LOSS CLEANUP	\$6,796.29	\$0.00	\$6,796.29
TOTAL AMOUNT EXCLUDED FROM O&P	\$10,228.02	\$0.00	\$10,228.02

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 : 1 ASI Way
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DATE OF REPORT : 3/6/2023
 DATE OF LOSS : 9/28/2022
 POLICY NUMBER : FLD136663
 CLAIM NUMBER : 19005
 OUR FILE NUMBER : FG125173
 ADJUSTER NAME : Doug Malone

ESTIMATE SUMMARY DETAILS

AREA/GROUP DESCRIPTION	RCV	DEP	ACV
Building Estimate			
Interior			
— 17631 Kitchen	\$11,859.97	\$1,264.36	\$10,595.61
— 17531 Entry/Dining Room	\$9,716.58	\$1,060.70	\$8,655.88
— 17631 Living Room	\$11,722.15	\$1,285.99	\$10,436.16
— 17631 Master Bedroom	\$5,168.01	\$566.51	\$4,601.50
— 17631 Master Bathroom	\$7,230.76	\$727.85	\$6,502.91
— 17631 Hall	\$2,166.68	\$254.62	\$1,912.06
— 17631 Media Room	\$5,407.53	\$608.55	\$4,798.98
— 17631 Hall Bath	\$4,364.77	\$397.07	\$3,967.70
— 17631 Bedroom 2	\$5,030.28	\$577.06	\$4,453.22
— 17631 Utility Room	\$4,697.08	\$539.86	\$4,157.22
— 17631 Garage	\$436.70	\$0.00	\$436.70
— 17633 Kitchen	\$12,872.18	\$1,200.74	\$11,671.44
— 17533 Entry/Dining Room	\$10,407.50	\$1,138.31	\$9,269.19
— 17633 Hall	\$4,175.01	\$488.69	\$3,686.32
— 17633 Hall Bath	\$4,997.26	\$469.00	\$4,528.26
— 17633 Bedroom 2	\$8,737.65	\$972.85	\$7,764.80
— 17633 Utility Room	\$4,686.12	\$538.22	\$4,147.90
— 17633 Living Room	\$13,127.44	\$1,435.80	\$11,691.64
— 17633 Master Bedroom	\$11,477.85	\$1,248.56	\$10,229.29
— 17633 Master Bathroom	\$6,293.51	\$623.39	\$5,670.12
— 17633 Garage	\$434.93	\$0.00	\$434.93
— Totals for <Interior>	\$145,009.96	\$15,398.13	\$129,611.83
— Contractor O & P for <Interior>	\$27,611.80	\$3,079.62	\$24,532.18
— Sales Tax for <Interior>	\$4,217.96	\$518.95	\$3,699.01
— Grand Totals for <Interior>	\$176,839.72	\$18,996.70	\$157,843.02
Ungrouped Areas			
— Exterior/General	\$2,247.90	\$0.00	\$2,247.90
— Crawlspace	\$24,703.84	\$2,068.32	\$22,635.52
— Totals for Ungrouped Areas	\$26,951.74	\$2,068.32	\$24,883.42
— Contractor O & P for Ungrouped Areas	\$4,734.94	\$413.66	\$4,321.28
— Sales Tax for Ungrouped Areas	\$914.17	\$90.20	\$823.97
— Grand Totals for Ungrouped Areas	\$32,600.85	\$2,572.18	\$30,028.67
— Estimate Additional Items (Including Tax) :	\$0.00	\$0.00	\$0.00
— Rounding Adjustments :	\$0.00	\$0.02	(\$0.02)
ESTIMATE GRAND TOTALS:	\$209,440.57	\$21,568.90	\$187,871.67

The estimate summary details displayed in the above appendix do not reflect the final estimate totals. Please refer to the Estimate Totals Page printout for the complete and final totals for this estimate.

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, March 6, 2023 11:26 AM
To: Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; Roni Elias
Cc: Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO
Subject: Potential Owners Opting Out

Teresa David - 17631 Captiva
Norm Reiss and
Rita Angelini - 17633 Captiva
Joe and Connie
Barker - 17641 Captiva
Will Vespe - 17651 Marco
George McCann - opted out in January
I will let you know if we are approached by any other owners.
Rick

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, March 6, 2023 9:24 PM
To: Rick Roudebush; Rami Yitzhak; Renee Sloan; Roni Elias
Cc: Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO; Renee Sloan; Joe DiRienzi Jr.
Subject: RE: Potential Owners Opting Out at Island Park 5.2

Rick,

Your email's subject refers to potential owners opting out. Please clarify further, does that mean that a final decision still has not been made? If the final decision has been made, does it relate only to Phase II tasks/scopes (finishes performed after phase 1) that follow the Phase I scope (insulation, mechanical repairs, drywall hang and finish, trim and primer)? I ask this as some of these homes you listed are active and have received either office services and some scopes by us so far in the field already.

Please understand, if your email does mean "effective immediately" that both office and field scope work that has been done so far on each unit, means we will need to bill you (The HOA Board) for all work and time invested on each home. Also while considering this, please take into account that any contractor that you or any owners hire will still need to go through the permit application process which will take even more time let alone the time it takes to find another contractor by essentially starting the process all over.

Furthermore, you are listing Wil Vespe's house in your email and he was just texting with Joe Jr and myself today about his house and at no time did he indicate he was not proceeding with EBG or that you would be requesting us to take him off the list of homes to be done by us. Wil's house is a prime example of what I have described above. We already walked the home invested time doing so and spent office time creating his Xactimate's as well as applying for his permit. We have already done the needed sub-floor replacement in four rooms, have done the electrical repairs and hot check, acquired a plumbing quote for the required re-pipe to code, and have stocked the home with insulation and drywall materials. So, if you are going to pull Wil Vespe's 17651 Marco off the list of homes for us to not do it what I have outlined above (as work and time invested so far) will be invoiced to the HOA. Obviously the same would go for any others you have listed as well.

Joe DiRienzi Sr.
**Restoration Division
Manager/Estimator
Elias Brothers Group**
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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ELIAS - #00856

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Monday, March 6, 2023 11:26 AM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>

Cc: Danilo Fior <daniolfior47@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; ROSS BIONDO <rfsr1@hotmail.com>

Subject: Potential Owners Opting Out

Teresa David - 17631 Captiva

Norm Reiss and

Rita Angelini - 17633 Captiva

Joe and Connie

Barker - 17641 Captiva

Will Vespe - 17651 Marco

George McCann - opted out in January

I will let you know if we are approached by any other owners.

Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, March 6, 2023 11:26 AM
To: Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; Roni Elias
Cc: Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO
Subject: Potential Owners Opting Out

Teresa David - 17631 Captiva
Norm Reiss and
Rita Angelini - 17633 Captiva
Joe and Connie
Barker - 17641 Captiva
Will Vespe - 17651 Marco
George McCann - opted out in January
I will let you know if we are approached by any other owners.
Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, March 7, 2023 7:30 PM
To: Joe DiRienzi Sr.
Cc: Rami Yitzhak; Renee Sloan; Roni Elias; Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO; Joe DiRienzi Jr.; The Durbins
Subject: Re: Potential Owners Opting Out at Island Park 5.2

Joe, Roni asked for a list and I provided it. He didn't direct me to be specific. The tone of your response seems pretty harsh.

I called it potential because I do not know with certainty who all is staying with the contract. I also called potential, because I assumed you guys might want to contact each directly and try to discuss staying with the contract, as you did with Vespe. I'm glad you were able to convince him to carry on. I know with certainty 17633 (Angelitti) and 16541 (Barker) Captiva are definitely out, but I can re-contact them to make sure. Unless you want to. The only one I am uncertain about is Teresa David. That is for now. I have told you guys over and over, people are getting impatient waiting, Look, I don't want owners to jump ship either, but what do you expect us to do? We cannot legally stop anyone. Owners wanting to get out of being on this contract is on you guys not the volunteer board.

We understand things will need to be accounted for and closed since these owners are disassociating from the contract. Joe Barker has requested invoices for the work you have done, to make sure he does not go over the remaining balance as he has the rest of his unit rebuilt. I do not believe you had any work done on 17633 Captiva, as that is the structurally damaged one. 17631 is Teresa's and I assume you have done work on her unit so we will need hers, unless you want to re-contact her to reassure her. Or, do you want me to call and see if she does not want to carry on with this contract? I assume EBG did not work on the McCann unit (17624 Captiva?) as he opted out as you were just starting on the 1st units in January

Please let me know if you want me to make all the contacts and affirm their disassociation from the contract, or if you want to contact and talk with them about staying. Joe Sr., I completely understand the issues it causes when an owner opts out of the contract. I try to get them to understand these issues, including the potential permitting issues their contractors may encounter due to you already applying for permits for their units. However, these owners tell me they are tired of waiting.

Let me know if you would like to discuss further.

On Mon, Mar 6, 2023 at 9:24 PM Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com> wrote:

Rick,

Your email's subject refers to **potential** owners opting out. Please clarify further, does that mean that a final decision still has not been made? If the final decision has been made, **does it relate only to Phase II tasks/scopes (finishes performed after phase 1)** that follow the Phase I scope (insulation, mechanical repairs, drywall hang and finish, trim and primer)? I ask this as some of these homes you listed are active and have received either office services and some scopes by us so far in the field already.

Please understand, if your email does mean "effective immediately" that both office and field scope work that has been done so far on each unit, means we will need to bill you (The HOA Board) for all work and time invested on each home. Also while considering this, please take into account that any contractor that you or any owners hire will still need to go through the permit application process which will take even more time let alone the time it takes to find another contractor by essentially starting the process all over.

Furthermore, you are listing Wil Vespe's house in your email and he was just texting with Joe Jr and myself today about his house and at no time did he indicate he was not proceeding with EBG or that you would be requesting us to take him off the list of homes to be done by us. Wil's house is a prime example of what I have described above. We already walked the home invested time doing so and spent office time creating his Xactimate's as well as applying for his permit. We have already done the needed sub-floor replacement in four rooms, have done the electrical repairs and hot check, acquired a plumbing quote for the required re-pipe to code, and have stocked the home with insulation and drywall materials. So, if you are going to pull Wil Vespe's 17651 Marco off the list of homes for us to not do it what I have outlined above (as work and time invested so far) will be invoiced to the HOA. Obviously the same would go for any others you have listed as well.

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

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Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, March 6, 2023 11:26 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Cc: Danilo Fior <daniolfior47@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; ROSS BIONDO <rfbsr1@hotmail.com>
Subject: Potential Owners Opting Out

Teresa David - 17631 Captiva

Norm Reiss and

Rita Angelini - 17633 Captiva

Joe and Connie

Barker - 17641 Captiva

Will Vespe - 17651 Marco

George McCann - opted out in January

I will let you know if we are approached by any other owners.

Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, March 6, 2023 11:28 AM
To: Joe DiRienzi Sr.; Renee Sloan
Cc: Edward Walendy; Jennifer Darrow; Rami Yitzhak; Roni Elias
Subject: Fwd: 17641 Captiva

Please see not below and send invoice for work completed on this unit to Jennifer Darrow.
Thank you.

----- Forwarded message -----

From: Edward Walendy <edwardwalendy65@gmail.com>
Date: Mon, Mar 6, 2023 at 9:14 AM
Subject: 17641 Captiva
To: Rick Roudebush <rrroudebush@gmail.com>

Hi Rick, have we received a total \$ for Barker's unit yet? I keep getting ask because Joe wants to know his remaining balance of funds to work with. Can we push this along some how?
Sorry to bug ya, Ed

Sent from my iPhone

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Monday, March 6, 2023 5:51 PM
To: Roni Elias; Stacey Arendt
Cc: Rami Yitzhak; Renee Sloan; Joe DiRienzi Jr.
Subject: Island Park plot plan with addresses
Attachments: SKM_C36823030618260.pdf

Roni

See attached as requested. The homes we set out to do are the ones circled in black.

Let me know if you have any questions.

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

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Village Blvd Park Village Blvd

Park Village

Marco Island Ln

Captiva Island Ln

Marco Island Ln

Captiva Island Ln

Marco Island Ln

Captiva Island Ln

Marco Island Ln

Google Sea Isle Dr

ELIAS - #01248

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Sea Isle Dr

17601

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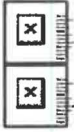
17651

17651



Renee Sloan

From: RingCentral <notify@ringcentral.com>
Sent: Monday, March 6, 2023 1:52 PM
To: Renee Sloan
Subject: New Voice Message from Paint - Front Desk - (800) 621-3362 on 03/06/2023 1:51 PM
Attachments: 18006213362-0306-135105.mp3



Voice Message

Dear Renee Sloan,

You have a new voice message:

From: Paint - Front Desk - (800) 621-3362
Received: Monday, March 06, 2023 at 1:51 PM
Length: 00:22
To: (239) 354-2080 * 2015 Renee Sloan

Vicemail Preview:

" My name is Rhonda and I work with luma. I am calling to verify an estimate for a Jay properly. J a Y E P O P O L I can you call me back at 800-621-3362. Thank you."
Listen to this voicemail over your phone or by opening the attached sound file. You can also sign in to your [RingCentral account](#) with your main number, extension number, and password to manage and listen to voicemails.

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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, March 8, 2023 5:44 PM
To: Roni Elias; Rami Yitzhak; Renee Sloan; Joe DiRienzi Sr.
Cc: Edward Walendy; Jennifer Darrow; Danilo Fior; ROSS BIONDO; The Durbins
Subject: Fwd: 17633 Captiva Island Lane-Using private contractor
Attachments: 17633 Island Park Lane IPV ARC Application for Reconstruction.pdf; 17633 Captiva Island Lane Agreement for Resconstruction.pdf; Cherrelus Home Builder Insurance Certificate.jpg

Roni, Rami, Joe Sr. and Renee:

Please send us an invoice for any work done in this unit, or confirm you did none, so we can help this owner account for insurance proceeds. Please send this information or confirm no work by 3-15, as they anticipate having their contractor start next week.

Thank you.

----- Forwarded message -----

From: Danilo Fior <danilofior47@gmail.com>
Date: Wed, Mar 8, 2023 at 4:39 PM
Subject: Fwd: 17633 Captiva Island Lane-Using private contractor
To: Rick Roudebush <rrroudebush@gmail.com>

Hi Rick:

I am forwarding you another resident of our community living at 17633 Captiva Island that has decided to leave Elias Bros. and go on her own (Rita Angelini).

Please inform Elias Bros. but just know that she has signed a contract with a contractor, see attached documentation.

Regards,
Danny

----- Forwarded message -----

From: Rita Angelini <rtangel8@yahoo.com>
Date: Wed, Mar 8, 2023 at 1:39 PM
Subject: 17633 Captiva Island Lane-Using private contractor
To: Danilo Fior <danilofior47@gmail.com>, Jennifer Darrow <jennifer@pegasuscam.com>

Danilo and Jennifer,

Since no reconstruction work has been done on 17633 Captiva Island Lane, we are using Cherrelus Custom Home Builder for reconstruction. Please take us off the Elias Brothers Spreadsheet.

Rita Angelini



Date: March 9, 2023
 RE: William Vespe - Island Park 5.2 - 17651 Marco Island Ln, Ft. Myers, FL 33908 - Plumbing Re-pipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear William Vespe,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2** at **17651 Marco Island Lane, Ft. Myers FL 33908**. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: Remove and dispose of existing damaged polybutylene lines. Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas: <ul style="list-style-type: none"> Master bathroom: toilet, single sink faucet, tub/shower. Guest bathroom: toilet, single sink faucet, tub/shower. Kitchen: faucet, dishwasher, fridge ice maker Laundry room: Garage: Hot water heater Cap off drain lines for drywall installation. Fixtures will have new shut off valves installed. Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation. 	<p>PLUMBING RE-PIPE PRICE \$7,692.00</p>

NOTES:
<ul style="list-style-type: none"> PRICING IS GOOD FOR 15 DAYS. PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. Prices are based on ALL work in the above proposal being done by EBG. Prices are not meant for individual selections. Any permits that are required for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____



Date: February 15, 2023
 RE: Jaye Popoli – Island Park 5.2 - 17653 Captiva Lane, Ft. Myers, FL 33908 – Plumbing Re-pipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear Jaye Popoli,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2 at 17653 Captiva Lane, Ft. Myers FL 33908**. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> • Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: • Remove and dispose of existing damaged polybutylene lines. • Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas: <ul style="list-style-type: none"> • Master bathroom: toilet, single sink faucet, tub/shower. • Guest bathroom: toilet, single sink faucet, tub/shower. • Kitchen: faucet, dishwasher, fridge ice maker • Outside: single hose bib • Cap off drain lines for drywall installation. • Once drywall, cabinets, countertops, flooring & shower/tub tile is complete, we will return to reconnect the above areas. Fixtures will have new shut off valves installed. • Please note: This price does not include plumbing fixtures or replacing tubs. 	<p>PLUMBING RE-PIPE PRICE \$15,334.00</p>

NOTES:
<ul style="list-style-type: none"> • PRICING IS GOOD FOR 15 DAYS. • PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. • Prices are based on ALL work in the above proposal being done by EBG. Prices are not meant for individual selections. • Any permits that are required for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. • EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. • Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. • Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> • 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____



Date: March 9,, 2023
 RE: Joseph Tortorici - Island Park 5.2 - 17600 Captiva Island Lane, Ft. Myers, FL 33908
 Plumbing Re-pipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear Joseph Tortorici,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2 at 17600 Captiva Island Lane, Ft. Myers FL 33908. Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: Remove and dispose of existing damaged polybutylene lines. Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas: <ul style="list-style-type: none"> Master bathroom: toilet, single sink faucet, tub/shower. Guest bathroom: toilet, single sink faucet, tub/shower. Kitchen: faucet, dishwasher, fridge ice maker Laundry room: Garage: Hot water heater Cap off drain lines for drywall installation. Fixtures will have new shut off valves installed. Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation. 	<p>PLUMBING RE-PIPE PRICE \$7,559.00</p>

NOTES:
<ul style="list-style-type: none"> PRICING IS GOOD FOR 15 DAYS. PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. Prices are based on ALL work in the above proposal being done by EBG. Prices are not meant for individual selections. Any permits that are required for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____



Date: March 9, 2023
 RE: Judith Benz - Island Park 5.2 - 17601 Marco Island Lane, Ft. Myers, FL 33908 - Plumbing Repipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE PROPOSAL

Dear Judith Benz,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2** at **17601 Marco Island Lane, Ft. Myers FL 33908**. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: Remove and dispose of existing damaged polybutylene lines. Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas: <ul style="list-style-type: none"> Master bathroom: toilet, single sink faucet, tub/shower. Guest bathroom: toilet, single sink faucet, tub/shower. Kitchen: faucet, dishwasher, fridge ice maker Laundry room: Garage: Hot water heater Cap off drain lines for drywall installation. Fixtures will have new shut off valves installed. Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation. 	<p>PLUMBING REPIPE PRICE \$10,692.00</p>

NOTES:
<ul style="list-style-type: none"> PRICING IS GOOD FOR 15 DAYS. PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. Prices are based on ALL work in the above proposal being done by EBG. Prices are not meant for individual selections. Any permits that are required for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____



Date: March 9, 2023
 RE: Angelica Castro - Island Park 5.2 - 17623 Marco Island Ln, Ft. Myers, FL 33908 - Plumbing Repipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE PROPOSAL

Dear Angelica Castro,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2** at **17623 Marco Island Lane, Ft. Myers FL 33908**. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: Remove and dispose of existing damaged polybutylene lines. Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas: <ul style="list-style-type: none"> Master bathroom: toilet, single sink faucet, tub/shower. Guest bathroom: toilet, single sink faucet, tub/shower. Kitchen: faucet, dishwasher, fridge ice maker Laundry room: Garage: Hot water heater Cap off drain lines for drywall installation. Fixtures will have new shut off valves installed. Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation. 	<p>PLUMBING RE-PIPE PRICE \$7,442.00</p>

NOTES:
<ul style="list-style-type: none"> PRICING IS GOOD FOR 15 DAYS. PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. Prices are based on ALL work in the above proposal being done by EBG. Prices are not meant for individual selections. Any permits that are required for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Date: March 9,, 2023
RE: Joseph Tortorici – Island Park 5.2 - 17600 Captiva Island Lane, Ft. Myers, FL 33908
Plumbing Repipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE REQUIRED

Dear Joseph Tortorici,

The existing water lines at the above residence are currently polybutylene lines. Several breaks and tears were found on the existing water lines under the house that was caused by storm damage and debris hitting the water lines. Due to the damages to the plumbing pipes in your home at **17600 Captiva Island Lane, Ft. Myers FL 33908** that occurred on September 28th, 2022 from Hurricane Ian, we/Elias Brothers General Contractor as the prime General Contractor, rebuilding multiple homes within the community, are unable to provide services for required repairs only, as the existing piping does not meet current Florida Building Code. Because of this we can only re-pipe all the supply lines in the home to get the plumbing back in working order as stated in compliance with the current building code. Please see the attached quote for this required plumbing re-piping.

Respectfully,

Joe DiRienzi Sr.

 ELIAS BROTHERS GROUP™

Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

4627 Arnold Avenue, Suite 201 • Naples, FL 34104 • Phone 239-354-2080 • Toll Free 800-803-6415 • Fax 239-643-4918
www.elias-brothers.com
CGC059267

W:\PROJECT FILES\1\ISLAND PARK - FORT MYERS\1-Hurricane Ian V.2\Individules - Hurricane Ian - Island Park 5.2\Tortorici - Joseph\Joseph Tortorici - 17600 Captiva Island lane Repiping required document 2.16.23.docx

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charliesangelsplumbing@gmail
 .com

Invoice 13963



BILL TO

Island Park Village

DATE
02/24/2023

PLEASE PAY
\$4,535.00

DUE DATE
03/26/2023

DESCRIPTION	QTY	RATE	AMOUNT
This invoice is for work completed at 17600 Captiva Island Ln, Fort Myers, FL 33908. Work completed on January 10th, 2023. - Attempted to pressurize the water lines for the unit, but found that several of the shut off valves were not working and that there were several water line breaks under the home caused by storm damage and debris. - Removed the polybutylene water lines. - Capped the drain lines in the kitchen and two bathrooms. Labor for one Technician 1 150.00 150.00 Materials 1 120.00 120.00 Work completed on January 13th, 2023. - Starting at the main shut off valve, we installed new pex water lines for the plumbing fixtures in the kitchen, master bathroom, guest bathroom, water heater, and laundry room. Stubbed out water lines so that drywall can be installed. - Removed the existing 40 gallon water heater that has been flooded by storm water and installed a new 40 gallon Bradford White water heater with a new heater pan and heater drain. Labor for two Technicians 7 300.00 2,100.00 Materials 1 1,400.00 1,400.00 40 gallon Bradford White water heater (electric) 1 765.00 765.00 Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.			
TOTAL DUE			\$4,535.00

THANK YOU.

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

Handwritten: 1/6 = 7,559.00

Date: March 9,, 2023
 RE: Joseph Tortorici - Island Park 5.2 - 17600 Captiva Island Lane, Ft. Myers, FL 33908
 Plumbing Re-pipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear Joseph Tortorici,

Thank you for the opportunity to bid your home repairs that is located in Island Park 5.2 at 17600 Captiva Island Lane, Ft. Myers FL 33908. *Elias Brothers General Contractor, Inc.* will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> • Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: • Remove and dispose of existing damaged polybutylene lines. • Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas: <ul style="list-style-type: none"> • Master bathroom: toilet, single sink faucet, tub/shower. • Guest bathroom: toilet, single sink faucet, tub/shower. • Kitchen: faucet, dishwasher, fridge ice maker • Laundry room: • Garage: Hot water heater • Cap off drain lines for drywall installation. • Fixtures will have new shut off valves installed. • Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation. 	PLUMBING RE-PIPE PRICE \$7,559.00

NOTES:
<ul style="list-style-type: none"> • PRICING IS GOOD FOR 15 DAYS. • PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. • Prices are based on ALL work in the above proposal being done by EBG. Prices are not meant for individual selections. • Any permits that are required for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. • EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. • Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. • Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> • 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Renee Sloan

From: Renee Sloan
Sent: Friday, March 10, 2023 4:39 PM
To: Rick Roudebush; Jennifer Darrow
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Roni Elias; Roni Elias; Rami Yitzhak; Stacey Arendt; Robyn Alice
Subject: re-pipe for Tortorici Residence – 17600 Captiva Island Ln
Attachments: Joseph Tortorici - 17600 Captiva Island lane Repiping required document 2.16.23.pdf; Joseph Tortorici - 17600 Captiva Island lane Repiping Proposal 2.16.23.pdf

Good afternoon, Rick and Jennifer,
Please see the attached re-pipe proposal and letter documentation for the re-pipe for the Tortorici Residence – 17600 Captiva Island Ln. Should you have any questions, please feel free to contact the office anytime.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Date: March 9, 2023
RE: Judith Benz Island Park 5.2 - 17601 Marco Island Lane, Ft. Myers, FL 33908 – Plumbing Repipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE REQUIRED

Dear Judith Benz,

The existing water lines at the above residence are currently polybutylene lines. Several breaks and tears were found on the existing water lines under the house that was caused by storm damage and debris hitting the water lines. Due to the damages to the plumbing pipes in your home at **17601 Marco Island Lane, Ft. Myers FL 33908** that occurred on September 28th, 2022 from Hurricane Ian, we/Elias Brothers General Contractor as the prime General Contractor, rebuilding multiple homes within the community, are unable to provide services for required repairs only, as the existing piping does not meet current Florida Building Code. Because of this we can only re-pipe all the supply lines in the home to get the plumbing back in working order as stated in compliance with the current building code. Please see the attached quote for this required plumbing re-piping.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

4627 Arnold Avenue, Suite 201 • Naples, FL 34104 • Phone 239-354-2080 • Toll Free 800-803-6415 • Fax 239-643-4918

www.elias-brothers.com

CGC059267

W:\PROJECT FILES\1\ISLAND PARK - FORT MYERS\1-Hurricane Ian V.2\Individules - Hurricane Ian - Island Park 5.2\Benz - Judith\Judith Benz - 17601 Marco Island
Repiping required document 2.16.23.docx

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charliesangelsplumbing@gmail.com
 .com

Invoice 13965



BILL TO
Island Park Village

DATE
02/24/2023

PLEASE PAY
\$6,415.00

DUE DATE
03/26/2023

DESCRIPTION	QTY	RATE	AMOUNT
This invoice is for work completed at 17601 Marco Island Lane, Fort Myers, FL 33908. Work completed on January 19th, 2023. - Attempted to pressurize the water lines for the unit, but found that several of the shut off valves were not working and that there were several water line breaks under the home caused by storm damage and debris. - Removed the polybutylene water lines. - Capped the drain lines in the kitchen and two bathrooms. - Started installing new water lines under the house.			
Labor for two Technicians	5	300.00	1,500.00
Materials	1	120.00	120.00
Work completed on January 23rd, 2023. - Finished installing new water lines from the main shut off valve to the water heater, washing machine box, laundry sink, guest bathroom sink, toilet, shower valve, master, bathroom, sink, shower valve, and toilet. - Installed new Moen posi-temp shower valves in the guest and master bathrooms. - In the kitchen ran a new 3/8 icemaker waterline. - In the laundry room replaced the washing machine box, shut off valves, and air-hammer arrestors. - In the garage drained and removed the 40 gallon water heater that had been flooded by storm water. Installed a new Rudd 40 gallon lowboy heater with a 24 x 24 heater pan. Installed a new shut off valve on the cold water line for the heater.			
Labor for two Technicians	8	300.00	2,400.00
Materials	1	1,400.00	1,400.00
Moen posi-temp shower valve.	2	115.00	230.00
40 gallon Bradford White water heater (electric)	1	765.00	765.00

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE

\$6,415.00

THANK YOU.

$\div 6 =$
\$10,692.00

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
Charlie's Angels Plumbing

Date: March 9, 2023
 RE: Judith Benz - Island Park 5.2 - 17601 Marco Island Lane, Ft. Myers, FL 33908 - Plumbing Repipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE PROPOSAL

Dear Judith Benz,

Thank you for the opportunity to bid your home repairs that is located in Island Park 5.2 at 17601 Marco Island Lane, Ft. Myers FL 33908. *Elias Brothers General Contractor, Inc.* will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> • Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: • Remove and dispose of existing damaged polybutylene lines. • Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas: <ul style="list-style-type: none"> • Master bathroom: toilet, single sink faucet, tub/shower. • Guest bathroom: toilet, single sink faucet, tub/shower. • Kitchen: faucet, dishwasher, fridge ice maker • Laundry room: • Garage: Hot water heater • Cap off drain lines for drywall installation. • Fixtures will have new shut off valves installed. • Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation. 	<p>PLUMBING REPIPE PRICE \$10,692.00</p>

NOTES:
<ul style="list-style-type: none"> • PRICING IS GOOD FOR 15 DAYS. • PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. • Prices are based on ALL work in the above proposal being done by EBG. Prices are not meant for individual selections. • Any permits that are required for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. • EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. • Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. • Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> • 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Renee Sloan

From: Renee Sloan
Sent: Friday, March 10, 2023 4:38 PM
To: Rick Roudebush; Jennifer Darrow
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Roni Elias; Roni Elias; Rami Yitzhak; Stacey Arendt; Robyn Alice
Subject: re-pipe for Benz Residence – 17601 Marco Island.
Attachments: Judith Benz - 17601 Marco Island Repiping required document 2.16.23.pdf; Judith Benz - 17601 Marco Island - Repiping Proposal 2.16.23.pdf

Good afternoon, Rick and Jennifer,
Please see the attached re-pipe proposal and letter documentation for the re-pipe for the Benz Residence – 17601 Marco Island. Should you have any questions, please feel free to contact the office anytime.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Date: March 17, 2023
RE: Karina Marin - Island Park 5.2 – 17602 Captiva Island Ln, Ft. Myers, FL 33908 - Plumbing Re-pipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE REQUIRED

Dear Kaarina Marin,

The existing water lines at the above residence are currently polybutylene lines. Several breaks and tears were found on the existing water lines under the house that was caused by storm damage and debris hitting the water lines. Due to the damages to the plumbing pipes in your home at **17602 Captiva Island Lane, Ft. Myers FL 33908** that occurred on September 28th, 2022 from Hurricane Ian, we/Elias Brothers General Contractor as the prime General Contractor, rebuilding multiple homes within the community, are unable to provide services for required repairs only, as the existing piping does not meet current Florida Building Code. Because of this we can only re-pipe all the supply lines in the home to get the plumbing back in working order as stated in compliance with the current building code. Please see the attached quote for this required plumbing re-piping.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

Date: March 17, 2023
RE: Karina Marin - Island Park 5.2 – 17602 Captiva Island Ln, Ft. Myers, FL 33908 - Plumbing Re-pipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear Karina Marin,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2 at 17602 Captiva Island Lane, Ft. Myers FL 33908. Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE

- Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows:
- Remove and dispose of existing damaged polybutylene lines.
- Supply and install **new Pex water lines** and stub outs for the plumbing fixtures **in the following areas:**
 - Master bathroom: toilet, double single sink faucet, tub/shower.
 - Guest bathroom: toilet, single sink faucet, tub/shower.
 - Kitchen: faucet, dishwasher, fridge ice maker
 - Laundry room:
 - Garage: Hot water heater
- Cap off drain lines for drywall installation.
- Fixtures will have new shut off valves installed.

**PLUMBING
RE-PIPE PRICE
\$10,142.00**

NOTES:

- **PRICING IS GOOD FOR 15 DAYS.**
- **PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION.**
- Prices are based on **ALL** work in the above proposal being done by **EBG**. Prices are not meant for individual selections.
- Any permits that are **required** for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued.
- EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work.
- Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices.
- Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charliesangelsplumbing@gmail
 .com



Invoice 13968

BILL TO
 Island Park Village

DATE
 02/24/2023

PLEASE PAY
 \$6,085.00

DUE DATE
 03/26/2023

DESCRIPTION	QTY	RATE	AMOUNT
(Re-pipe)			
This invoice is for work completed at 17602 Captiva Island Lane Fort Myers, FL 33908. Work completed on January 12th, 2023.			
<ul style="list-style-type: none"> - Attempted to pressurize the water lines for the unit, but found that several of the shut off valves were not working and that there were several water line breaks under the home caused by storm damage and debris. - Removed the polybutylene water lines. - Capped the drain lines in the kitchen and two bathrooms. - Installed new water lines from the main shut off valve to the water heater, washing machine box, laundry sink, guest bathroom sink, toilet, tub and shower valve, master, bathroom, double sinks, shower, valve, and toilet. - In the master bathroom, replaced the shower valve with a new Moen posi-temp shower valve. Replaced the broken shower drain with a new shower drain and flange. - In the kitchen ran a new 3/8 icemaker waterline. - In the laundry room replaced the washing machine box, shut off valves, and air-hammer arrestors. - In the garage drained and removed the 40 gallon water heater that had been flooded by storm water. Installed a new Rudd 40 gallon lowboy heater with a 24 x 24 heater pan. Installed a new shut off valve on the cold water line for the heater. - Outside removed the main shut off valve that was not working and installed a new ball valve main shut off valve with a new half inch hose bib. - In the guest bathroom, replaced the tub and shower valve with a new Moen posi temp shower valve. 			
Labor for three Technicians	8	450.00	3,600.00
Materials	1	1,490.00	1,490.00
Moen posi-temp shower valve.	2	115.00	230.00

We greatly appreciate you for using
 our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

DESCRIPTION	QTY	RATE	AMOUNT
40 gallon Rudd water heater (electric)	1	765.00	765.00

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE \$6,085.00

OK
 JOSE
 2/27/23
 EBC
 Final
 THANK YOU

÷ 6 =
 \$ 10,142.00

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

Date: March 9, 2023
RE: William Vespe - Island Park 5.2 - 17651 Marco Island Lane, Ft. Myers, FL 33908 -Plumbing Repipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE REQUIRED

Dear William Vespe,

The existing water lines at the above residence are currently polybutylene lines. Several breaks and tears were found on the existing water lines under the house that was caused by storm damage and debris hitting the water lines. Due to the damages to the plumbing pipes in your home at **17651 Marco Island Lane, Ft. Myers FL 33908** that occurred on September 28th, 2022 from Hurricane Ian, we/Elias Brothers General Contractor as the prime General Contractor, rebuilding multiple homes within the community, are unable to provide services for required repairs only, as the existing piping does not meet current Florida Building Code. Because of this we can only re-pipe all the supply lines in the home to get the plumbing back in working order as stated in compliance with the current building code. Please see the attached quote for this required plumbing re-piping.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

4627 Arnold Avenue, Suite 201 • Naples, FL 34104 • Phone 239-354-2080 • Toll Free 800-803-6415 • Fax 239-643-4918
www.elias-brothers.com
CGC059267

W:\PROJECT FILES\1\ISLAND PARK - FORT MYERS\1-Hurricane Ian V.2\Individules - Hurricane Ian - Island Park 5.2\Vespe - William\William Vespe - 17651 Marco Island Ln- required document 2.15.23.docx

Date: March 9, 2023
 RE: William Vespe - Island Park 5.2 - 17651 Marco Island Ln, Ft. Myers, FL 33908 - Plumbing Re-pipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear William Vespe,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2** at **17651 Marco Island Lane, Ft. Myers FL 33908**. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE

- Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows:
- Remove and dispose of existing damaged polybutylene lines.
- Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas:
 - Master bathroom: toilet, single sink faucet, tub/shower.
 - Guest bathroom: toilet, single sink faucet, tub/shower.
 - Kitchen: faucet, dishwasher, fridge ice maker
 - Laundry room:
 - Garage: Hot water heater
- Cap off drain lines for drywall installation.
- Fixtures will have new shut off valves installed.
- Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation.

**PLUMBING
RE-PIPE PRICE
\$7,692.00**

NOTES:

- **PRICING IS GOOD FOR 15 DAYS.**
- **PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION.**
- Prices are based on **ALL** work in the above proposal being done by **EBG**. Prices are not meant for individual selections.
- Any permits that are **required** for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued.
- EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work.
- Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices.
- Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

RECEIVED
3/1/23

Charlie's Angels Plumbing
LLC
739 Hadley PL W
Naples, FL 34104
charliesangelsplumbing@
gmail.com



Estimate 1975

ADDRESS

Island Park Village

DATE
03/01/2023

TOTAL
\$4,615.00

EXPIRATION
DATE
04/28/2023

ACTIVITY

QTY

RATE

AMOUNT

This proposal is for work to be completed at 17651 Marco Island Ln, Fort Myers, FL 33908.

- Remove the polybutylene water lines in the home.
- Install new pex water lines for the kitchen, master bathroom, guest bathroom, laundry room, and garage water heater.
- Drain and remove the existing water heater.
- Install a new Rudd water heater.
- This does not include electrical replacement if needed.
- This does not include new plumbing fixtures or reconnecting plumbing fixtures, shower, toilets, faucets.

03 Labor for two Technicians	9	300.00	2,700.00
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05 Materials	1	1,150.00	1,150.00
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05 40 gallon Rudd water heater	1	765.00	765.00
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Charlie's Angels Plumbing is not a licensed electrical, framing, tile, masonry, cabinetry, countertop, or painting contractor and is not responsible in any shape or form for the electrical, framing, tile, masonry, cabinetry, countertop, or painting of any project.

TOTAL

\$4,615.00

THANK YOU.

÷ 6 =

57,692.00

Accepted By

Accepted Date

Renee Sloan

From: Charlie's Angels Plumbing LLC <quickbooks@notification.intuit.com>
Sent: Wednesday, March 1, 2023 1:36 PM
To: Renee Sloan
Subject: Estimate 1975 from Charlie's Angels Plumbing LLC
Attachments: Estimate_1975_from_Charlies_Angels_Plumbing_LLC.pdf

Dear Elias Brothers:Island Park Village,

Please review the estimate below and respond just so that we know you received this email. Feel free to contact us if you have any questions.

Kindest regards,
Charlie's Angels Plumbing LLC

----- Estimate -----

739 Hadley PL W
Naples, FL 34104 US
(239) 434-7586

Estimate #: 1975
Date: 03/01/2023
Exp. Date: 04/28/2023
\$4,615.00

Address:

Island Park Village

Activity	Activity	Qty	Rate	Amount
This proposal is for work to be completed at 17651 Marco Island Ln, Fort Myers, FL 33908.				
- Remove the polybutylene water lines in the home.				
- Install new pex water lines for the kitchen, master bathroom, guest bathroom, laundry room, and garage water heater.				
- Drain and remove the existing water heater.				
- Install a new Rudd water heater.				
- This does not include electrical replacement if needed.				

RECEIVED
3/1/23

Charlie's Angels Plumbing
LLC
739 Hadley PL W
Naples, FL 34104
charliesangelsplumbing@
gmail.com



Estimate 1975

ADDRESS

Island Park Village

DATE
03/01/2023

TOTAL
\$4,615.00

EXPIRATION
DATE
04/28/2023

ACTIVITY

QTY

RATE

AMOUNT

This proposal is for work to be completed at 17651 Marco Island Ln, Fort Myers, FL 33908.

- Remove the polybutylene water lines in the home.
- Install new pex water lines for the kitchen, master bathroom, guest bathroom, laundry room, and garage water heater.
- Drain and remove the existing water heater.
- Install a new Rudd water heater.
- This does not include electrical replacement if needed.
- This does not include new plumbing fixtures or reconnecting plumbing fixtures, shower, toilets, faucets.

03 Labor for two Technicians	9	300.00	2,700.00
05 Materials	1	1,150.00	1,150.00
05 40 gallon Rudd water heater	1	765.00	765.00

Charlie's Angels Plumbing is not a licensed electrical, framing, tile, masonry, cabinetry, countertop, or painting contractor and is not responsible in any shape or form for the electrical, framing, tile, masonry, cabinetry, countertop, or painting of any project.

TOTAL

\$4,615.00

THANK YOU.

Accepted By

Accepted Date

Renee Sloan

From: Renee Sloan
Sent: Friday, March 10, 2023 4:42 PM
To: Rick Roudebush; Jennifer Darrow
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Roni Elias; Roni Elias; Rami Yitzhak; Stacey Arendt; Robyn Alice
Subject: re-pipe for Vespe Residence – 17651 Marco Island
Attachments: William Vespe - 17651 Marco Island Ln- required document 2.15.23.pdf; William Vespe - 17651 Marco Island Ln- Repiping Proposal 2.15.23.pdf

Good afternoon, Rick and Jennifer,
Please see the attached re-pipe proposal and letter documentation for the re-pipe for the Vespe Residence – 17651 Marco Island. Should you have any questions, please feel free to contact the office anytime.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Date: March 9, 2023
RE: Angelica Castro - Island Park 5.2 - 17623 Marco Island Lane, Ft. Myers, FL 33908
Plumbing Repipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE REQUIRED

Dear Angelica Castro,

The existing water lines at the above residence are currently polybutylene lines. Several breaks and tears were found on the existing water lines under the house that was caused by storm damage and debris hitting the water lines. Due to the damages to the plumbing pipes in your home at **17623 Marco Island Lane, Ft. Myers FL 33908** that occurred on September 28th, 2022 from Hurricane Ian, we/Elias Brothers General Contractor as the prime General Contractor, rebuilding multiple homes within the community, are unable to provide services for required repairs only, as the existing piping does not meet current Florida Building Code. Because of this we can only re-pipe all the supply lines in the home to get the plumbing back in working order as stated in compliance with the current building code. Please see the attached quote for this required plumbing re-piping.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

4627 Arnold Avenue, Suite 201 • Naples, FL 34104 • Phone 239-354-2080 • Toll Free 800-803-6415 • Fax 239-643-4918

www.elias-brothers.com

CGC059267

W:\PROJECT FILES\1\ISLAND PARK - FORT MYERS\1-Hurricane Ian V.2\Indivudules - Hurricane Ian - Island Park 5.2\Castro - Angelica\Angelica Castro- 17623 Marco Island Ln- required document 2.16.23.docx



Date: March 9, 2023
RE: Angelica Castro - Island Park 5.2 - 17623 Marco Island Ln, Ft. Myers, FL 33908 - Plumbing Repipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE PROPOSAL

Dear Angelica Castro,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2** at **17623 Marco Island Lane, Ft. Myers FL 33908**. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE

- Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows:
- Remove and dispose of existing damaged polybutylene lines.
- Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas:
 - Master bathroom: toilet, single sink faucet, tub/shower.
 - Guest bathroom: toilet, single sink faucet, tub/shower.
 - Kitchen: faucet, dishwasher, fridge ice maker
 - Laundry room:
 - Garage: Hot water heater
- Cap off drain lines for drywall installation.
- Fixtures will have new shut off valves installed.
- Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation.

**PLUMBING
RE-PIPE PRICE
\$7,442.00**

NOTES:

- **PRICING IS GOOD FOR 15 DAYS.**
- **PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION.**
- Prices are based on **ALL** work in the above proposal being done by **EBG**. Prices are not meant for individual selections.
- Any permits that are **required** for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued.
- EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work.
- Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices.
- Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Charlie's Angels Plumbing LLC
 739 Hadley PL W
 Naples, FL 34104
 (239) 434-7586
 charliesangelsplumbing@gmail
 .com



RECEIVED
 3/1/23
 Invoice 13996

Island Park

BILL TO
 Island Park Village

(Re-pipe)

DATE
 03/01/2023

PLEASE PAY
 \$4,465.00

DUE DATE
 03/31/2023

DESCRIPTION	QTY	RATE	AMOUNT			
This invoice is for work completed at 17623 Marco Island Ln, Fort Myers, FL 33908. Work completed on January 16th, 2023. - Tried to pressurize the water lines for the unit. - Found that several shut off valves were leaking and that there were breaks in the poly water lines under the house due to storm damage and debris. Labor for one Technician				1	150.00	150.00
Work completed on January 23rd, 2023. - Removed the polybutylene water lines for the unit. - Drain and removed the water heater that had been flooded with storm water in the garage. Labor for two Technicians				1	300.00	300.00
Work completed on January 26th, 2023. - Installed a new main shut off valve for the unit since the existing shut off valve no longer worked. - Installed new pex water lines for the kitchen, guest bathroom, master bathroom, water heater, and laundry room. - Installed a new 40 gallon Rudd water heater in the garage. Labor for two Technicians				7	300.00	2,100.00
Materials	1	1,150.00	1,150.00			
40 Gallon Rudd water heater	1	765.00	765.00			

Charlie's Angels Plumbing does not warranty any products that are not provided by the company or it's employees.

TOTAL DUE \$4,465.00

THANK YOU.

We greatly appreciate you for using our services and allowing our business to grow.

Best wishes,
 Charlie's Angels Plumbing

1/6 =
 7,442.00

Renee Sloan

From: Charlie's Angels Plumbing LLC <quickbooks@notification.intuit.com>
Sent: Wednesday, March 1, 2023 1:29 PM
To: Renee Sloan
Subject: Invoice 13996 from Charlie's Angels Plumbing LLC
Attachments: Invoice_13996_from_Charlies_Angels_Plumbing_LLC.pdf

INVOICE 13996 DETAILS



Charlie's Angels Plumbing LLC

DUE 03/31/2023

\$4,465.00

[Print or save](#)

Powered by QuickBooks

Dear Elias Brothers: Island Park Village,

Please see your attached invoice and contact our office if you have any questions.
Thank you for your business.

Sincerely,
Charlie's Angels Plumbing LLC

Bill to

Island Park Village

Renee Sloan

From: Renee Sloan
Sent: Friday, March 10, 2023 4:32 PM
To: Rick Roudebush; Jennifer Darrow
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Roni Elias; Roni Elias; Rami Yitzhak; Stacey Arendt; Robyn Alice
Subject: Re-pipe for 17623 Marco Island - Castro Residence
Attachments: Angelica Castro- 17623 Marco Island Ln- Repiping Proposal 2.16.23.pdf; Angelica Castro- 17623 Marco Island Ln- required document 2.16.23.pdf

Good afternoon, Rick and Jennifer,
Please see the attached re-pipe proposal and letter documentation for the re-pipe for the Castro Residence – 17623 Marco Island. Should you have any questions, please feel free to contact the office anytime.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.



Date: March 28, 2023
RE: Castro Joint Revocable Trust-- Island Park 5.2 - 17623 Marco Island Ln, Ft. Myers, FL 33908 -
Plumbing Re-pipe
REF: 12364
REP: Joe DiRienzi Sr. Restoration Project Manager/Estimator

PLUMBING REPIPE PROPOSAL

Dear Castro Joint Revocable Trust,

Thank you for the opportunity to bid your home repairs that is located in **Island Park 5.2 at 17623 Marco Island Lane, Ft. Myers FL 33908. Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE

- Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows:
 - Remove and dispose of existing damaged polybutylene lines.
 - Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas:
 - Master bathroom: toilet, single sink faucet, tub/shower.
 - Guest bathroom: toilet, single sink faucet, tub/shower.
 - Kitchen: faucet, dishwasher, fridge ice maker
 - Laundry room:
 - Garage: Hot water heater
 - Cap off drain lines for drywall installation.
 - Fixtures will have new shut off valves installed.
 - Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation.
- PLUMBING
RE-PIPE PRICE
\$7,442.00**

NOTES:

- **PRICING IS GOOD FOR 15 DAYS.**
- **PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION.**
- Prices are based on **ALL** work in the above proposal being done by **EBG**. Prices are not meant for individual selections.
- Any permits that are **required** for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued.
- EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work.
- Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices.
- Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.

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W:\PROJECT FILES\ISLAND PARK - FT. MYERS\1-1\Hurricane Ian V.2\Individuals - Hurricane Ian - Island Park 5.2\Castro - Angelica\Castro Joint Revocable Trust -
17623 Marco Island Ln- Replumbing Proposal revised 3.28.23.docx



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature: Elaine A. Minnis, Trustee Date: 3/29/2023
Please Print Name: ELAINE A. MINNIS, TRUSTEE

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W:\PROJECT FILES\ISLAND PARK - FORT MYERS\1-Hurricane Ian V.2\Individuals - Hurricane Ian - Island Park 5.2\Castro - Angelica\Castro Joint Revocable Trust
17623 Marco Island I.n- Reiping Proposal revised 3.28.23.docx

Date: March 28, 2023
RE: Castro Joint Revocable Trust-- Island Park 5.2 - 17623 Marco Island Lane, Ft. Myers, FL 33908
Plumbing Repipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE REQUIRED

Dear Castro Joint Revocable Trust,

The existing water lines at the above residence are currently polybutylene lines. Several breaks and tears were found on the existing water lines under the house that was caused by storm damage and debris hitting the water lines. Due to the damages to the plumbing pipes in your home at **17623 Marco Island Lane, Ft. Myers FL 33908** that occurred on September 28th, 2022 from Hurricane Ian, we/Elias Brothers General Contractor as the prime General Contractor, rebuilding multiple homes within the community, are unable to provide services for required repairs only, as the existing piping does not meet current Florida Building Code. Because of this we can only re-pipe all the supply lines in the home to get the plumbing back in working order as stated in compliance with the current building code. Please see the attached quote for this required plumbing re-piping.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

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Date: March 28, 2023
RE: Castro Joint Revocable Trust-- Island Park 5.2 - 17623 Marco Island Ln, Ft. Myers, FL 33908 - Plumbing Re-pipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE PROPOSAL

Dear Castro Joint Revocable Trust,

Thank you for the opportunity to bid your home repairs that is located in Island Park 5.2 at 17623 Marco Island Lane, Ft. Myers FL 33908. **Elias Brothers General Contractor, Inc.** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE

- Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows:
- Remove and dispose of existing damaged polybutylene lines.
- Supply and install new Pex water lines and stub outs for the plumbing fixtures in the following areas:
 - Master bathroom: toilet, single sink faucet, tub/shower.
 - Guest bathroom: toilet, single sink faucet, tub/shower.
 - Kitchen: faucet, dishwasher, fridge ice maker
 - Laundry room:
 - Garage: Hot water heater
- Cap off drain lines for drywall installation.
- Fixtures will have new shut off valves installed.
- Please note: This price does not include plumbing fixtures, replacing tubs or reconnection after drywall/cabinet installation.

**PLUMBING
RE-PIPE PRICE
\$7,442.00**

NOTES:

- **PRICING IS GOOD FOR 15 DAYS.**
- **PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION.**
- Prices are based on **ALL** work in the above proposal being done by **EBG**. Prices are not meant for individual selections.
- Any permits that are **required** for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued.
- EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work.
- Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices.
- Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Renee Sloan

From: Renee Sloan
Sent: Tuesday, March 28, 2023 4:37 PM
To: Rick Roudebush; Rami Yitzhak; Roni Elias
Cc: Edward Walendy; Jennifer Darrow; ROSS BIONDO; Rita Angelini; Kathy Ulm; Elaine Minnis; Joe DiRienzi Sr.; Joe DiRienzi Jr.
Subject: RE: Repipe 17623 Marco - Castro Joint Revocable Trust - Revised
Attachments: Castro Joint Revocable Trust- 17623 Marco Island Ln- Repiping Proposal revised 3.28.23.pdf; Castro Joint Revocable Trust-17623 Marco Island Ln- required document revised 3.28.23.pdf

Please see the revised documents attached.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Saturday, March 25, 2023 10:55 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; ROSS BIONDO <rfsr1@hotmail.com>; Rita Angelini <rtangel18@yahoo.com>; Kathy Ulm <kathleenwhelanulm@comcast.net>; Elaine Minnis <eminnis000@aol.com>
Subject: Fwd: Repipe 17623 Marco

EBG, please see the attached request from Elaine Minnis.
Thank you.

----- Forwarded message -----

From: Elaine Minnis <eminnis000@aol.com>

Date: Sat, Mar 25, 2023 at 10:37 AM

Subject: Re: Repipe 17623 Marco

To: <rrroudebush@gmail.com>

Dear Rick,

Elias Brothers has all correspondence to Angelica Castro, including the PLUMBING REPIPE PROPOSAL. The home is titled under the CASTRO JOINT REVOCABLE TRUST. Since Angelica is deceased, I am the Trustee of the Trust. Can you inform ELG that for me to sign the proposal, it must be under the CASTRO JOINT REVOCABLE TRUST. They need to send a new proposal. Then, I can sign it.

Thanks.

Elaine

239-454-6158

In a message dated 3/24/2023 4:45:42 PM Eastern Standard Time, rrroudebush@gmail.com writes:

Elaine:

Attached is an invoice from EBG concerning the repipe of your unit. Piping at your unit was not to code, and contractors such as EBG will not do reconstruction work without it being brought to code. Repipe to code is not covered by flood insurance. Meanwhile, EBG believes they discovered damage and is submitting that to insurance, however it is not known if insurance will cover this or not. Most V2 owners previously paid to repipe their homes, as this was a known issue that is owner responsibility. EBG is asking you, as owner, to voluntarily agree to pay for the repipe that they already did without insurance approval, if insurance does not pay. They have prepared an invoice for your consideration. Please review it, and if you are willing to guarantee payment sign and return it to me. You can contact EBG directly if you have questions on this work or want to discuss their pricing.

Thank you,
Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Saturday, March 25, 2023 10:55 AM
To: Renee Sloan; Rami Yitzhak; Roni Elias
Cc: Edward Walendy; Jennifer Darrow; ROSS BIONDO; Rita Angelini; Kathy Ulm; Elaine Minnis
Subject: Fwd: Repipe 17623 Marco

EBG, please see the attached request from Elaine Minnis.
Thank you.

----- Forwarded message -----

From: Elaine Minnis <eminnis000@aol.com>
Date: Sat, Mar 25, 2023 at 10:37 AM
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To: <rrroudebush@gmail.com>

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Thank you,
Rick

Date: March 28, 2023
RE: Castro Joint Revocable Trust-- Island Park 5.2 - 17623 Marco Island Ln, Ft. Myers, FL 33908 -
Plumbing Re-pipe
REF: 12364
REP: Joe DiRienzi Sr. Restoration Project Manager/Estimator

PLUMBING REPIPE PROPOSAL

Dear Castro Joint Revocable Trust,

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 - Laundry room:
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- PLUMBING
RE-PIPE PRICE
\$7,442.00**

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17623 Marco Island Ln- Re piping Proposal revised 3.28.23.docx



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature: *Elaine A. Minnis, Trustee* Date: *3/29/2023*
Please Print Name: *ELAINE A. MINNIS, TRUSTEE*

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17623 Marco Island 1 n- Reiping Proposal revised 3.28.23.docx

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Sunday, March 12, 2023 10:33 AM
To: Renee Sloan
Cc: Jennifer Darrow; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Roni Elias; Roni Elias; Rami Yitzhak; Stacey Arendt; Robyn Alice; Edward Walendy; ROSS BIONDO; Danilo Fior; The Durbins
Subject: Re: Re-pipe for 17623 Marco Island - Castro Residence

Are these being submitted to Doug, or will they be supplemental requests?
Rick

On Fri, Mar 10, 2023 at 4:34 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Good afternoon, Rick and Jennifer,

Please see the attached re-pipe proposal and letter documentation for the re-pipe for the Castro Residence – 17623 Marco Island. Should you have any questions, please feel free to contact the office anytime.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

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Renee Sloan

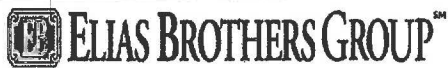
From: Renee Sloan
Sent: Wednesday, March 29, 2023 6:18 PM
To: 'Elaine Minnis'
Cc: Joe DiRienzi Sr.; Rami Yitzhak; Roni Elias; Doreen Zeneski - (EBGC Roofing); Stacey Arendt
Subject: RE: Repipe 17623 Marco - Castro Joint Revocable Trust - Revised

Good afternoon Mrs. Minnis,
Yes this has been received and I will forward for processing.

Kind regards

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
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From: Elaine Minnis <eminnis000@aol.com>
Sent: Wednesday, March 29, 2023 11:23 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: Repipe 17623 Marco - Castro Joint Revocable Trust - Revised

Dear Renee,

Please find attached the signed and dated PLUMBING REPIPE PROPOSAL for the Castro Joint Revocable Trust, located at 17623 Marco Island Lane.

Please confirm that you received it by email

Sincerely,
Elaine A. Minnis, Trustee
239-454-6158

In a message dated 3/28/2023 4:36:50 PM Eastern Standard Time, renee.sloan@elias-brothers.com writes:

Please see the revised documents attached.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

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From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Saturday, March 25, 2023 10:55 AM

To: Renee Sloan <renee.sloan@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>

Cc: Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; ROSS BIONDO <rfsr1@hotmail.com>; Rita Angelini <rtangel8@yahoo.com>; Kathy Ulm <kathleenwhelanulm@comcast.net>; Elaine Minnis <eminnis000@aol.com>
Subject: Fwd: Repipe 17623 Marco

EBG, please see the attached request from Elaine Minnis.

Thank you.

----- Forwarded message -----

From: **Elaine Minnis** <eminnis000@aol.com>
Date: Sat, Mar 25, 2023 at 10:37 AM
Subject: Re: Repipe 17623 Marco
To: <rrroudebush@gmail.com>

Dear Rick,

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Thanks.

Elaine

239-454-6158

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Elaine:

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consideration. Please review it, and if you are willing to guarantee payment sign and return it to me.
You can contact EBG directly if you have questions on this work or want to discuss their pricing.

Thank you,

Rick

Renee Sloan

From: Renee Sloan
Sent: Friday, March 10, 2023 3:42 PM
To: Joe DiRienzi Jr.; Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Roni Elias; Roni Elias; Rami Yitzhak; norm riess; Jennifer Darrow; Brandon Leonard; Joe DiRienzi Sr.
Cc: Elio Pla; Stacey Arendt; Renee Sloan
Subject: Island Park weekly update log for 3/10/23
Attachments: Island Park 5.2 weekly update 3.10.23.pdf

Please see the attached weekly update for Island Park.

Rick & Jennifer I will be sending you the remaining re-piping quotes shortly.

Have a great weekend everyone,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Sent: Friday, March 3, 2023 10:38 AM
To: Rick Roudebush <rroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <danilofior47@gmail.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; norm riess <normriess@yahoo.com>; Jennifer Darrow <jennifer@pegasuscam.com>; Brandon Leonard <brandon.leonard@elias-brothers.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Renee Sloan <renee.sloan@elias-brothers.com>; Elio Pla <elio.pla@elias-brothers.com>
Subject: RE: Island Park weekly update log

Please see the attached Island Park update for today's meeting.

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Friday, March 10, 2023 10:58 AM
To: Joe DiRienzi Sr.; Rami Yitzhak; Renee Sloan; Roni Elias
Cc: Danilo Fior; Edward Walendy; Jennifer Darrow; ROSS BIONDO
Subject: Fwd: three other owners want to opt out from Elias and get their own contractor

Please see below. Did you get the Xactimates for 17600/02 and 17601/03 to Doug as he requested last week? If so, you may want to let him know.

Rick

----- Forwarded message -----

From: Danilo Fior <danilofior47@gmail.com>
Date: Thu, Mar 9, 2023 at 1:17 PM
Subject: three other owners want to opt out from Elias and get their own contractor
To: Rick Roudebush <rrroudebush@gmail.com>, Edward Walendy <edwardwalendy65@gmail.com>, The Durbins <ddjdurbin@gmail.com>, Ross Biondo <rfbsr1@hotmail.com>, Jennifer Darrow <jennifer@pegasuscam.com>, Kathleen Whelan Ulm <kathleenwhelanulm@comcast.net>

Hello to all:

Was just informed that the following residents would like to go with their own contractor:

Hitch/Holly Virginia	17613 Captiva Island
Mike Cooper	17642 Captiva Island
Joe/Donna Tortolucci	17600 Captiva Island

Can someone please send me the reconstruction contract so that it can be signed.

Elias Bros. I do not think will be happy with 3 more leaving. They have also asked me for what the cost of the work done by Elias Bros. done in their unit.

Regards,
Danny

Island Park 5.2

Captiva Island Ln.								
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped
17600	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes
17601	1	Yes	Verified	no	Yes	Verified	Yes	Yes
17602	3	Yes	Verified	no	Yes	Verified	Yes	Yes
17603		Yes	Verified	no	Yes	Verified	Yes	Yes
17611	8	Yes	Verified	no	Yes	Verified	Yes	Yes
17613	9	Yes has resident		no	Yes	Verified	Yes	Yes
17620		Yes	Verified	no	Yes	Verified	Yes	Yes
17631	HOLD	Yes	Verified	no	Yes	Verified		
17632	HOLD	pending		no	Yes	Verified		
17633	ROOF	pending		no	in progress			
17641	7	Yes has resident		no	Yes	Verified	Yes	Yes
17642		Yes	Verified	no	pending			
17643		Yes	Water Heater	no	Yes			
17653	11	Yes	pending	Yes	pending		Yes	Yes

Marco Island Ln.								
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped
17601	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes
17623	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes
17633		Yes	Verified	no	Yes	Verified	Yes	Yes
17641	5	Yes has resident		no	Yes	Verified	Yes	Yes
17643	6	Yes has resident		no	Yes	Verified	Yes	Yes
17651		pending	repairs pending	Yes	Yes	verified	Yes	

notes:

17651 Marco needs repipe to code. \$7,692 quote being sent today for re-pipe to Rick and Jennifer to be shared with owner for approval.

17653 Captiva EBG provided quote for re-pipe on 2/15, still pending for \$15,334.

17600 Captiva was re-piped and a quote for \$7,559 is being sent to Rick and Jennifer today and invoice forthcoming.

17601 Marco was re-piped and a quote for \$10,692 is being sent to Rick and Jennifer today and invoice forthcoming.

17623 Marco was re-piped and a quote for \$7,442 is being sent to Rick and Jennifer today and invoice forthcoming.

We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will n

As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become

EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thu

As shown above shaded in green 17603 Captiva - 17620 Captiva - 17633 Marco all recently, additionally insulated, drywalled and finish textured

17623 Marco is insulated and drywalled and will be textured by Monday the 13th.

Jim Cillo was provided a timeline for his house through completion, His painting is completed, his vanities are installed and tops being templated

Permit packets are being prepared to be resubmitted as a result of last Fridays meeting with the building department as discussed.

Renee Sloan

Subject: Mandatory safety meeting March 11th 7:00 am
Location: 3570 Enterprise Ave (3570 Enterprise Ave, Naples, Florida 34104)

Start: Sat 3/11/2023 7:00 AM
End: Sat 3/11/2023 9:00 AM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Renee Sloan
Required Attendees: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Chris DiRienzi; Elio Pla; Daniel Jackson; Sean Darnell

Aaron Faust needs to be here as well. Someone please pass this along.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 258 821 132 452

Passcode: BUeLJc

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Sunday, March 12, 2023 4:40 PM
To: Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Renee Sloan
Cc: Edward Walendy; ROSS BIONDO; Danilo Fior; Jennifer Darrow
Subject: 17600, 17613, and 17642 Captiva Follow Up

Tortorici Howley COOPER

EBG, I have checked with all three owners and they have confirmed they are staying with the contract for now. The 'for now' part is the most important part each of them stressed in each of their replies to me, because they are getting impatient with lack of progress on reconstruction. 17642 Captiva owner wants to know when you will begin work on his unit. I see the plumbing and electrical have apparently been completed. Can you tell me if you will be starting drywall next week in this unit? If not next week, please provide me with some indication of when you will. He is asking for this information. Even though each owner has told me they are staying with us, I would recommend you reach out to each individual to provide some reassurance to them and answer any questions they may have.

Joe Sr. the crew left the conex box door wide open Friday after they left. I texted a photo of it to Joe Jr. on Saturday morning and he said there was a finishing crew working on Saturday when I texted him. I assumed that meant he would have them put everything back into the box, shut and lock it. We did not see any crews here Saturday working in Sec V.2. The key book was in the box. W\Late Saturday afternoon, ee took the key book and shut the door to the box but did not lock it. There are a half dozen or so sheets of plywood outside next to the box. I will put the key book back in the box tomorrow morning on my way to work around 7:30 AM. Just letting you know in case someone shows up earlier than that looking for the book.

Will you be able to get Doug the Xctimates he requested during our call on 3-1? Please let us know when you do.

Please let me know if you want to discuss anything.

Rick

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Sunday, March 12, 2023 4:40 PM
To: Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Renee Sloan
Cc: Edward Walendy; ROSS BIONDO; Danilo Fior; Jennifer Darrow
Subject: 17600, 17613 and 17642 Captiva Follow Up

EBG, I have checked with all three owners and they have confirmed they are staying with the contract for now. The 'for now' part is the most important part each of them stressed in each of their replies to me, because they are getting impatient with lack of progress on reconstruction. 17642 Captiva owner wants to know when you will begin work on his unit. I see the plumbing and electrical have apparently been completed. Can you tell me if you will be starting drywall next week in this unit? If not next week, please provide me with some indication of when you will. He is asking for this information. Even though each owner has told me they are staying with us, I would recommend you reach out to each individual to provide some reassurance to them and answer any questions they may have.

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Will you be able to get Doug the Xctimates he requested during our call on 3-1? Please let us know when you do.

Please let me know if you want to discuss anything.

Rick

Joe DiRienzi Sr.

From: Joe DiRienzi Sr.
Sent: Monday, March 13, 2023 4:27 PM
To: Rick Roudebush; Rami Yitzhak; Roni Elias; Renee Sloan
Cc: Jennifer Darrow; Edward Walendy; Sharon Everett; Joe DiRienzi Jr.; Elizabeth Brath; thomas@ebgcontracting.com
Subject: RE: Doug

Rick,

The Xactimate's for 17600-17602-17603 Captiva Lane and 17651 Marco are not finalized yet and we will not have them ready until at the earliest mid-day Wednesday of this week. Upon our finalization of these four (which will encompass three total buildings policies) they will go to you and Jennifer to be forwarded to Doug. As you are aware 17601 Captiva was provided already.

Additionally, it seems the owners in Island Park are asking our designer Sharon a lot of questions about wanting prices for everything from her and when we are going to start with their finishes. Its honestly starting to be a problem attempting to meet owners and sending Sharon to meet people only for them to turn her right around asking her questions about costs/estimates and starts of work that she cannot answer. It certainly seems none of the owners are aware of the Xactimate and permit process and relative timelines of which this takes that is in progress and that we have further discussed and agreed weeks ago that all houses would go through phase 1 work and only 17601 Captiva would go through phase 2 finishes. That original agreement put in place was to have the required time it would take to navigate this Xactimate insurance process and I believe it has not changed.

With that said, has anyone talked to any owners or email blasted any of them after our conference call last Friday March 3rd 11a.m. (after my meeting at the county with the bldg. dept. rep) when we discussed on that conference call that due to the 50% rule all homes in Island Park will be permitted under phase 1 "white box" permits and that work will be completed with inspections from the county as to close out the permits and then any additional needed permits will be applied for, for the work to then commence into phase 2 finishes on the homes?

Respectfully,

Joe DiRienzi Sr.
**Restoration Division
Manager/Estimator
Elias Brothers Group**
4627 Arnold Ave, Suite 201
Naples, FL 34104
Mobile: 239-272-7542
Office: 239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com



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ELIAS - #00864

ELIAS - #00864

Estimate

Date	Estimate #
3/8/2023	2023-3308R1

Project
Cillo Master and Guest

3930 Domestic Avenue
 Naples, FL 34104
 (239) 961- 0663

Elias Brothers

Terms
50% deposit-Net due at install

Item	Description	Total
	Countertop Solutions proposes to fabricate and install granite, quartz, solid surface or porcelain surfaces according to the following specifications. Prices are subject to final field measurements. Plumbing, carpentry, demolition and electrical work is not included.	
	****Based on Material viewed at Caesarstone****	
MARBLE	Master bath countertop in 3cm thick "Fantasy Mist" Marble with 4" backsplash, standard edge profile and two undermount sink cut-outs	1,900.00
MARBLE	Guest bath countertop in 3cm thick "Fantasy Mist" Marble with 4" backsplash, standard edge and one undermount sink cut-out	750.00
SINK	Three porcelain bathroom sinks- Rectangular/ White	225.00
	A 3% CHARGE WILL BE ADDED FOR ANY CREDIT CARD TRANSACTIONS	

Terms:50% deposit- Net due at install. Thank you for your business.	Total
--	--------------

Estimate

Date	Estimate #
3/8/2023	2023-3308R1


Project

Cillo Master and Guest

3930 Domestic Avenue
 Naples, FL 34104
 (239) 961- 0663

Elias Brothers

Terms
50% deposit-Net due at install

Item	Description	Total
	<p>Disclaimer: Natural stone has many variations in color, crystal structure, mineral formation and texture. Customers will be able to see and feel fissures and other natural differences in the stone's surface texture. The cutting process can at times aggravate these features, and in such cases adhesives and fillers are used to minimize their appearance. These differences are not considered flaws, but rather signatures of authenticity. No two stone pieces are alike, making each natural stone a one of a kind item. Customers are encouraged to view and touch the whole slab before fabrication begins and can reject material only at that time. Exposure to the elements can alter the appearance/ finish of solid surface products and can affect the integrity of the adhesives used to bond them. Engineered stone is not U.V. stable, therefore it is not recommended for exterior use. Liquids with any acidic content can interact with and alter the surfaces of marble and other calcareous stones. Chemical sealers can minimize these interactions, but do not provide an impervious barrier to them. No claims will be accepted for any reason after material has been fabricated. Countertop Solutions shall determine, upon inspection of the job site conditions, if the existing cabinetry provides adequate structural support for the counter tops. Materials and labor for any additional support required shall be provided by others. Countertop Solutions expressly disclaims any liability for any special, incidental or consequential damages, including without limitation, lost revenues or lost profits resulting from the use or misuse of any installed product.</p> <p>By signing or giving a deposit, this document becomes a contractual agreement between both parties and the buyer agrees to and accepts the services, products, costs and terms and/ or conditions described above. If contract is cancelled for any reason, deposits are non-refundable.</p> <p>Customer Signature: </p> <p style="text-align: center;">3/10/23</p>	

Terms:50% deposit- Net due at install. Thank you for your business.	Total \$2,875.00
--	--

Renee Sloan

From: Brandon Leonard
Sent: Thursday, February 23, 2023 7:26 PM
To: Bob Gabriel
Cc: Joe DiRienzi Sr.; Renee Sloan
Subject: FW: US Cabinet Depot New Order # 3002325620

Cabs for Jim Cillo to be picked up at USCD on Tuesday

Brandon Leonard



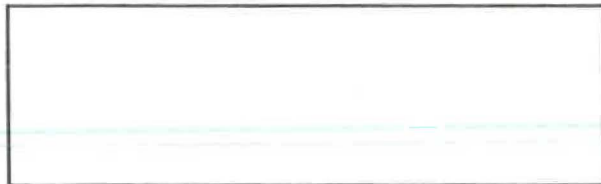
4627 Arnold Ave. Ste 201
Naples, FL 34104
Office: 239-643-1624
Cell : 239-451-0998

Brandon.Leonard@elias-brothers.com
www.eliasbrothersgroup.com

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From: Sales <info@uscabinetdepot.com>
Sent: Thursday, February 23, 2023 7:20 PM
To: Brandon Leonard <brandon.leonard@elias-brothers.com>
Subject: US Cabinet Depot New Order # 3002325620



Phone: 770-767-3800

Dear BRANDON LEOANRD,

Thank you for your order from US Cabinet Depot! Once your order has been processed, we will send you an email with your tracking information.

If you have any questions regarding your order, please do not hesitate to contact us.

Email: info@uscabinetdepot.com
Phone: (844) 660-9889
Hours: Monday - Friday, 8am - 5pm EST.

Thank you for your business!

Order #3002325620

Placed on Feb 23, 2023, 7:19:52 PM

Billing Information:

Roni Elias
Elias Brothers
4627 Arnold Ave. unit 201
Naples, Florida, 34104
United States
T: 2393542080

Payment Method:

Credit Card (Authorize.Net CIM)
Credit Card (Authorize.Net CIM)
Credit Card Type Visa
Credit Card Number XXXX-7773

Shipping Information:

Brandon Leonard
6301 Lyons Road
Coconut Creek, Florida, 33073
United States
T: 3707673800

Shipping Method:

Cabinets:3 Day Pickup |

Items	SKU	Qty	Price
SA-VS36	SA-VS36	1	\$181.06
SA-VSD42	SA-VSD42	2	\$506.44
SA-3VDB12	SA-3VDB12	1	\$172.70
SA-F342	SA-F342	3	\$30.36
SA-TUK	SA-TUK	1	\$17.60
SA-TKC	SA-TKC	2	\$23.32

Subtotal \$931.48
Shipping & Handling \$0.00
Tax \$65.20
Grand Total \$996.68

Additional Information:

Job Name/PO#	Jim Cillo
Warehouse ID	Florida
Payment	Credit Card (Authorize.Net CIM)
Customer Email	BRANDON.LEONARD@ELIAS-BROTHERS.COM
Customer Firstname	BRANDON
Customer Lastname	LEOANRD
Is Rush	No

Thank You,
US Cabinet Depot
Website: www.uscabinetdepot.com
Phone: 770-767-3800
Fax: 770-767-3806
Email us: info@uscabinetdepot.com

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Brandon Leonard

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Sent: Thursday, February 23, 2023 7:20 PM
To: Brandon Leonard
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Hours: Monday - Friday, 8am - 5pm EST.

Thank you for your business!

Order #3002325620

Placed on Feb 23, 2023, 7:19:52 PM

Billing Information:

Roni Elias
Elias Brothers
4627 Arnold Ave. unit 201
Naples, Florida, 34104
United States
T: (813) 424-1234

Payment Method:

Credit Card (Authorize.Net CIM)
Credit Card (Authorize.Net CIM)
Credit Card Type Visa
Credit Card Number XXXX-7773

Handwritten notes:
Joe SR
VISA
Tim Cella 17601
Capt. WA
Island Park

Handwritten notes:
2 Bathrooms
Vanities

ELIAS - #01101

Shipping Information:

Brandon Leonard
6301 Lyons Road
Coconut Creek, Florida, 33073
United States
T: 7707673800

Shipping Method:

Cabinets:3 Day Pickup|

Items	SKU	Qty	Price
SA-VS36	SA-VS36	1	\$181.06
SA-VSD42	SA-VSD42	2	\$506.44
SA-3VDB12	SA-3VDB12	1	\$172.70
SA-F342	SA-F342	3	\$30.36
SA-TUK	SA-TUK	1	\$17.60
SA-TKC	SA-TKC	2	\$23.32

Subtotal \$931.48

Shipping & Handling \$0.00

Tax \$65.20

Grand Total \$996.68

Additional Information:

Job Name/PO#	Jim Cillo
Warehouse ID	Florida
Payment	Credit Card (Authorize.Net CIM)
Customer Email	BRANDON.LEONARD@ELIAS-BROTHERS.COM
Customer Firstname	BRANDON
Customer Lastname	LEOANRD
Is Rush	No

Joe SA VISA
Jim Cillo's
17601 Captiva Island
Park

Thank You,
US Cabinet Depot
Website: www.uscabinetdepot.com
Phone: 770-767-3800
Fax: 770-767-3806
Email us: info@uscabinetdepot.com

2 Bathrooms
Vanities

Renee Sloan

From: Sharon Everett
Sent: Monday, February 6, 2023 1:26 PM
To: jamescillo@icloud.com
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Robyn Alice; Renee Sloan
Subject: Layouts
Attachments: Cillo.png; Cillo1.png; Cillo2.png

Mr. Cillo,

You should be able to open this file.

Thank you,

Sharon Everett

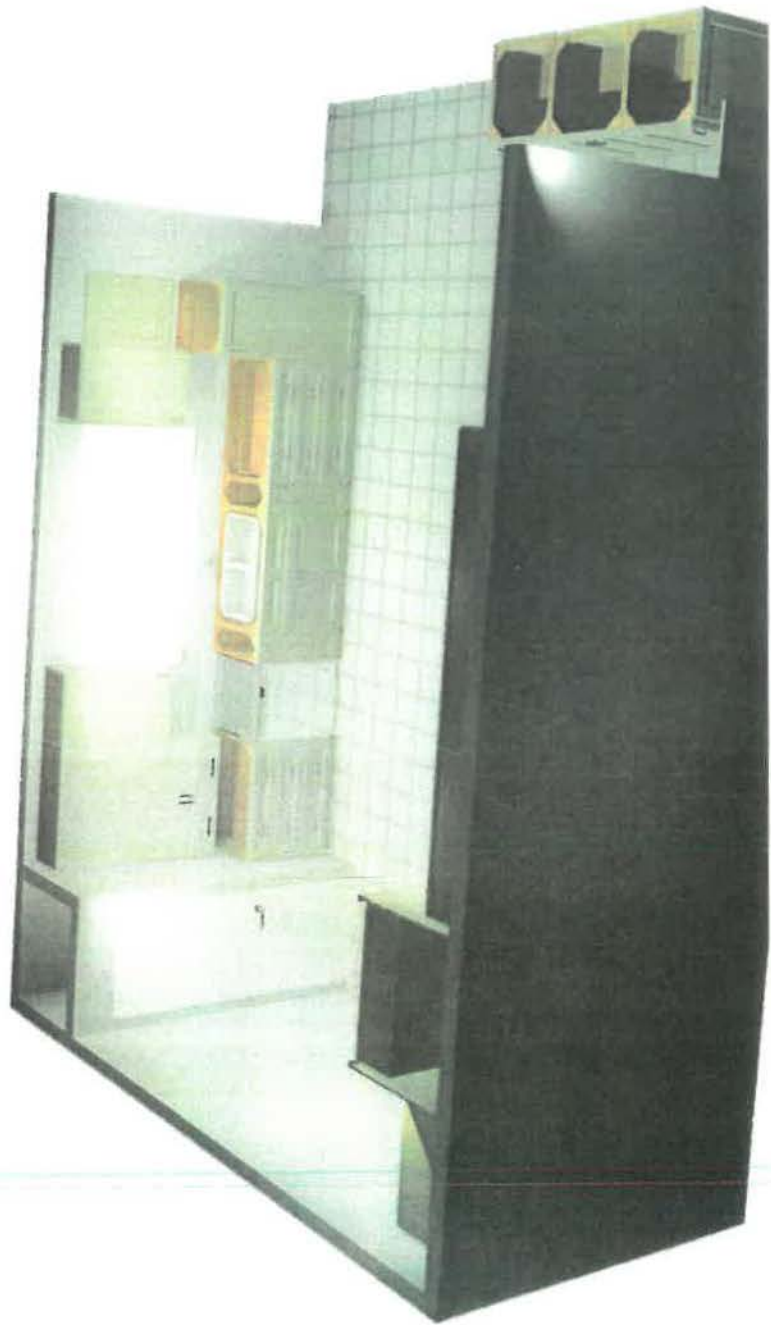
Sharon Everett



3570 Enterprise Ave, Suite 100
Naples, FL 34104
Office: 239-610-3050 ext. 2017
sharon.everett@elias-brothers.com
www.eliasbrothersgroup.com



ELIAS - #01104





Renee Sloan

From: Joe DiRienzi Sr.
Sent: Wednesday, January 25, 2023 10:50 AM
To: Demetre Alexander Vrynios
Cc: Renee Sloan; Sharon Everett; Joe DiRienzi Jr.
Subject: jim cillos cabinets/needs a kitchen
Attachments: Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg; Image.jpeg

Cannot be reinstalled he needs a new kitchen. I am set up to meet jim Friday at 1:30 at his house in Island Park to discuss

Joe DiRienzi Sr.

Restoration Division Projects Manager/Estimator

Elias Brothers Group

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

www.eliasbrothersgroup.com



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From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>

Sent: Monday, January 23, 2023 11:55 AM

To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>

Subject: Re:

All installed cabinets are molded and swollen into the box. The boxes are falling apart. See attached, needs all new lowers.

Regards,

Joe DiRienzi Jr.

Restoration Division's

Project Superintendent

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7393

Office: (239) 293-2442 Ext. 2005

joe.dirienzi.jr@elias-brothers.com
www.eliasbrothersgroup.com

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From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Sent: Monday, January 23, 2023 10:01:24 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Re:

It's all the same floor elevation throughout the house

Regards,

Joe DiRienzi Jr.

**Restoration Division's
Project Superintendent**

3570 Enterprise Ave, Suite 100

Naples, FL 34104

Mobile: 239-272-7393

Office: (239) 293-2442 Ext. 2005

joe.dirienzi.jr@elias-brothers.com
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From: Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>
Sent: Monday, January 23, 2023 10:00:59 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: Re:

Under the Stove in kitchen

Regards,

Joe DiRienzi Jr.

**Restoration Division's
Project Superintendent**

3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile: 239-272-7393
Office: (239) 293-2442 Ext. 2005
joe.dirienzi.ir@elias-brothers.com
www.eliasbrothersgroup.com

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Sent: Monday, January 23, 2023 9:57:35 AM
To: Joe DiRienzi Jr. <joe.dirienzi.ir@elias-brothers.com>
Subject:

Joe DiRienzi Sr.
Restoration Division
Projects Manager/Estimator
Elias Brothers Group
3570 Enterprise Ave, Suite 100
Naples, FL 34104
Mobile:239-272-7542
Office:239-354-2080
joe.dirienzi.sr@elias-brothers.com
www.eliasbrothersgroup.com

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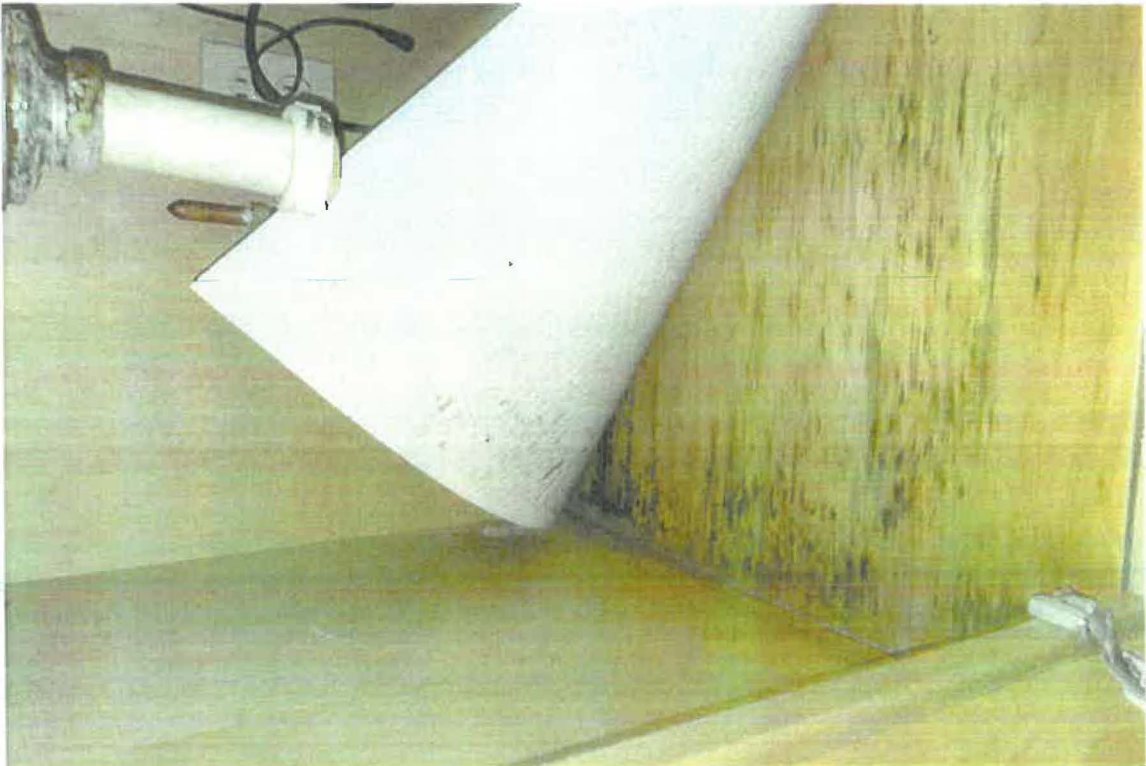


Jim Cillo





Jim Cillo



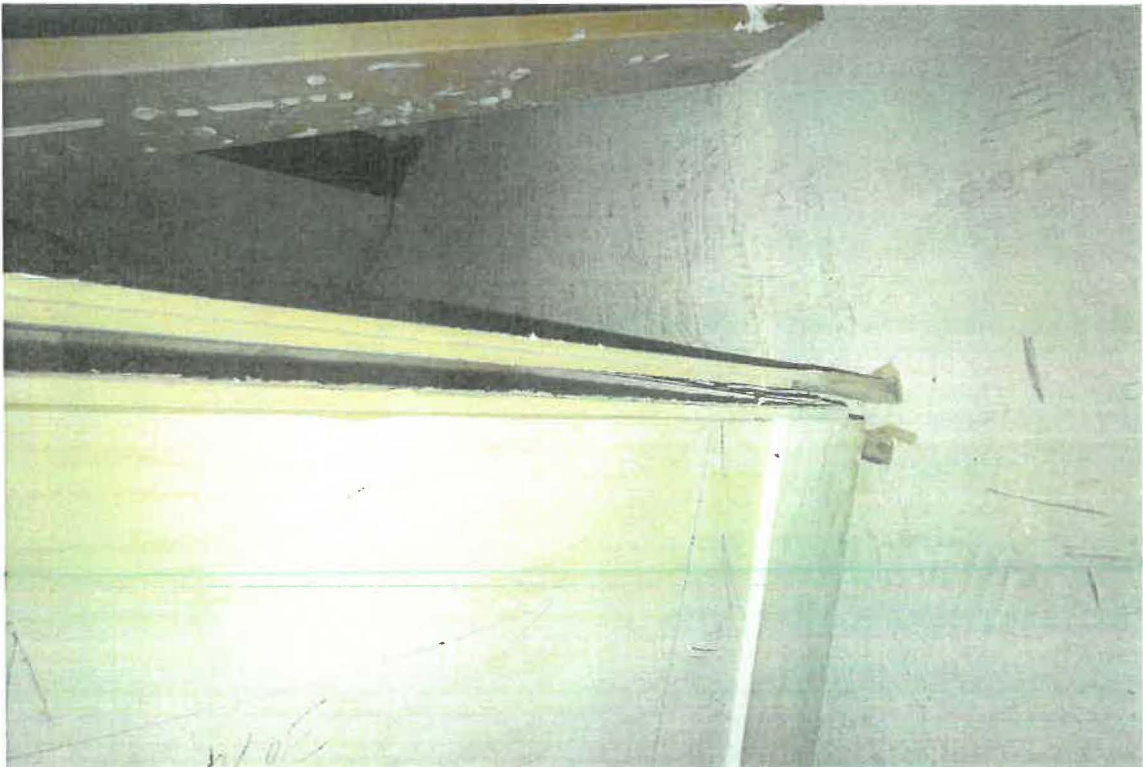


Jim Cillo





Jim Cillo



Renee Sloan

From: Renee Sloan
Sent: Wednesday, March 15, 2023 11:07 AM
To: 'Rick Roudebush'
Cc: Joe DiRienzi Sr.; Rami Yitzhak; Roni Elias; Stacey Arendt
Subject: RE: Re-pipe for 17623 Marco Island - Castro Residence

Good morning, Rick,

I have only sent these to you and to Jennifer with the understanding you would be forwarding anything to homeowners or to Doug moving forward. Please let me know if I am to do anything differently.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, March 15, 2023 10:57 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: Re-pipe for 17623 Marco Island - Castro Residence

Please respond. Thank you.

On Sun, Mar 12, 2023 at 10:33 AM Rick Roudebush <rrroudebush@gmail.com> wrote:

Are these being submitted to Doug, or will they be supplemental requests?
Rick

On Fri, Mar 10, 2023 at 4:34 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Good afternoon, Rick and Jennifer,

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, March 15, 2023 10:56 AM
To: Rami Yitzhak
Cc: Ada Mejia; Jennifer Darrow; Joe DiRienzi Sr.; Renee Sloan; Roni Elias
Subject: Re: permits

Rami, yes we need to be copied on all emails to all owners you are contacting. Are you also sending the revised estimates for us to review? Are you going to explain why you are requesting them to do this, besides it is a Lee County requirement? Owners are probably not going to sign an affidavit if you don't do at least these 2 things and then on top of that they will still have questions.

I know you may have already told us this, but why is the county requiring this? Is it because they were initially denied for approval?

Rick

On Tue, Mar 14, 2023 at 6:56 PM Rami Yitzhak <Rami.Yitzhak@elias-brothers.com> wrote:

Good afternoon Rick,

We are completing the permit packages for all the rejected permits and getting ready to send the homeowners of these units the required affidavits to be notarize. Once we receive them back, we can resubmit the packages to the county. Would you like to be cc'd on these emails to the homeowners as well?

Thanks,

Rami Yitzhak

Principal

Elias Brothers Group

3570 Enterprise Avenue

Suite #100

Naples, FL 34104

Ph: 239.354.2080

email: rami.yitzhak@elias-brothers.com

Renee Sloan

Subject: Meeting - EBG - Jim Cillo - Island Park 5.2
Location: 4627 Arnold Ave (4627 Arnold Ave, Naples, Florida 34104)

Start: Thu 3/16/2023 3:30 PM
End: Thu 3/16/2023 4:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Renee Sloan
Required Attendees: James Cillo; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Roni Elias; Roni Elias; Rami Yitzhak
Optional Attendees: Stacey Arendt; Renee Sloan

Please join us for a conference room meeting at EBG Roofing office – 4627 Arnold Ave, Naples FL 34104

Date: March 17, 2023
 RE: Karina Marin - Island Park 5.2 – 17602 Captiva Island Ln, Ft. Myers, FL 33908 - Plumbing Re-pipe
 REF: 12364
 REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING RE-PIPE PROPOSAL

Dear Karina Marin,

Thank you for the opportunity to bid your home repairs that is located in ***Island Park 5.2*** at ***17602 Captiva Island Lane, Ft. Myers FL 33908***. ***Elias Brothers General Contractor, Inc.*** will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make the required preparations before actual work begins.

SCOPE OF WORK: PLUMBING RE-PIPE	
<ul style="list-style-type: none"> • Bring existing plumbing supply lines to current Florida Building Code required by Lee County Code Enforcement as follows: • Remove and dispose of existing damaged polybutylene lines. • Supply and install <i>new Pex water lines</i> and stub outs for the plumbing fixtures <i>in the following areas:</i> <ul style="list-style-type: none"> • Master bathroom: toilet, double single sink faucet, tub/shower. • Guest bathroom: toilet, single sink faucet, tub/shower. • Kitchen: faucet, dishwasher, fridge ice maker • Laundry room: • Garage: Hot water heater • Cap off drain lines for drywall installation. • Fixtures will have new shut off valves installed. 	<p>PLUMBING RE-PIPE PRICE \$10,142.00</p>

NOTES:
<ul style="list-style-type: none"> • PRICING IS GOOD FOR 15 DAYS. • PRICE IS BASED ON ELIAS BROTHERS GROUPS INSPECTION. • Prices are based on <i>ALL</i> work in the above proposal being done by <i>EBG</i>. Prices are not meant for individual selections. • Any permits that are <i>required</i> for this repair, will be at cost plus 20% and will be invoiced separately once permit is issued. • EBG will provide the owner with a change order for any unforeseen items that are not included in the above scope of work that may be necessary to perform the work. • Owner understands that due to the current and projected market volatility of our market conditions, this price is only a good faith estimate. EGB reserves the right to modify this price based on changes on material prices. • Work will commence once contract is signed within 5 to 7 business days of receipt of any approved permits required.

PAYMENT TERMS
<ul style="list-style-type: none"> • 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note Invoices will be due within 15 days of receipt of the invoice.



Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature _____ Date _____

Please Print Name: _____

Brandon Leonard

*Jim Cillo
17601 Capt Wlk*

From: Sales <info@uscabinetdepot.com>
Sent: Friday, March 17, 2023 4:52 PM
To: Brandon Leonard
Subject: US Cabinet Depot New Order # 3002340059

U.S.



Phone: 770-767-3800

Dear BRANDON LEOANRD,

Thank you for your order from US Cabinet Depot! Once your order has been processed, we will send you an email with your tracking information.

If you have any questions regarding your order, please do not hesitate to contact us.

Email: info@uscabinetdepot.com
Phone: (844) 660-9889
Hours: Monday - Friday, 8am - 5pm EST.

Thank you for your business!

Order #3002340059

Placed on Mar 17, 2023, 4:51:29 PM

Billing Information:

ovadia elias
elias brothers group
99 se mizner blvd
929
boca raton, Florida, 33432
United States
T:

Payment Method:

Credit Card (Authorize.Net CIM)

Credit Card (Authorize.Net CIM)

Credit Card Type American Express

Credit Card Number XXXX-2007

Shipping Information:

Jim Cillo
 Elias Brothers
 17601 CAPTIVA ISLAND LN
 Fort Myers, Florida, 33908
 United States
 T: 39 151 0998

Shipping Method:

Cabinets:Central Florida Local Delivery (potential extended lead time)|

Items	SKU	Qty	Price
SA-BDEP	SA-BDEP	8	\$443.52
SA-B21FH	SA-B21FH	3	\$687.72
	Composed Of		
	• 1 x SA-B21 \$0.00	3	
	• 1 x SA-FDW2130 \$0.00	3	
SA-3DB36	SA-3DB36	4	\$1,199.44
SA-BT9	SA-BT9	1	\$86.68
SA-SB36	SA-SB36	1	\$187.66
SA-BT9PO	SA-BT9PO	1	\$278.74
	Composed Of		
	• 1 x BPO5C \$0.00	1	
	• 1 x SA-BT9 \$0.00	1	
SA-B21TCPO	SA-B21TCPO	1	\$377.52
	Composed Of		
	• 1 x 2135TCPO-2 \$0.00	1	
	• 1 x SA-B21 \$0.00	1	
SA-B24FH	SA-B24FH	1	\$258.28
	Composed Of		
	• 1 x SA-B24 \$0.00	1	
	• 1 x SA-FDW2430 \$0.00	1	
SA-WDEP36	SA-WDEP36	2	\$62.48
SA-W2136	SA-W2136	3	\$380.16
SA-W3636	SA-W3636	4	\$784.08
SA-W3018	SA-W3018	1	\$101.64

SA-W3624	SA-W3624	1	\$143.00
SA-W0936	SA-W0936	1	\$72.82
SA-W3612	SA-W3612	1	\$91.96
SA-REPV3096	SA-REPV3096	2	\$182.60
SA-TKC	SA-TKC	5	\$58.30
SA-F396	SA-F396	4	\$124.96
SA-ALRM	SA-ALRM	6	\$322.08
SA-DCM	SA-DCM	8	\$366.08
SA-U1884244RS	SA-U1884244RS	2	\$950.84

Composed Of

	• 4 x RS18-TypeA \$0.00	8	
	• 1 x SA-U188424 \$0.00	2	
SA-TUK	SA-TUK	2	\$35.20
SA-BAM	SA-BAM	3	\$27.72
SA-SCR	SA-SCR	2	\$18.48

Subtotal \$7,241.96

Shipping & Handling \$635.00

Tax \$470.73

Grand Total \$8,347.69

Additional Information:

Job Name/PO#	Jim Cillo Kitchen
Warehouse ID	Florida
Payment	Credit Card (Authorize.Net CIM)
Customer Email	BRANDON.LEONARD@ELIAS-BROTHERS.COM
Customer Firstname	BRANDON
Customer Lastname	LEOANRD
Is Rush	No

Thank You,

US Cabinet Depot

Website:

Phone: 770-767-3800

Fax: 770-767-3806

Email us: info@uscabinetdepot.com

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Renee Sloan

Subject: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (3/17/23)
Location: telephone conference call - no location required.

Start: Fri 3/17/2023 11:00 AM
End: Fri 3/17/2023 12:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.

Required Attendees: Rick Roudebush <rrroudebush@gmail.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <daniolfior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Roni Elias <roni@ebgcontracting.com>; Rami Yitzhak; norm riess <normriess@yahoo.com>; Renee Sloan; Joe DiRienzi Jr.; Brandon Leonard; Edward Walendy <edwardwalendy65@gmail.com>

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST March 17th, 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be March 31 at 11:00. Invite to follow.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Renée Sloan

From: Renee Sloan
Sent: Friday, March 17, 2023 10:13 AM
To: Rick Roudebush; jerry@pegasuscam.com; James Cillo; Danilo Fior; Kelsey@pegasuscam.com; norm riess; Jennifer Darrow; Edward Walendy
Cc: Stacey Arendt; Elio Pla; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Rami Yitzhak; Roni Elias; Roni Elias; Robyn Alice
Subject: Island Park 5.2 weekly update
Attachments: Island Park Weekly Update 3.17.23.pdf

Tracking:	Recipient	Delivery	Read
	Rick Roudebush		
	jerry@pegasuscam.com		
	James Cillo		
	Danilo Fior		
	Kelsey@pegasuscam.com		
	norm riess		
	Jennifer Darrow		
	Edward Walendy		
	Stacey Arendt		
	Elio Pla	Delivered: 3/17/2023 10:14 AM	
	Joe DiRienzi Sr.	Delivered: 3/17/2023 10:14 AM	
	Joe DiRienzi Jr.	Delivered: 3/17/2023 10:14 AM	
	Rami Yitzhak	Delivered: 3/17/2023 10:13 AM	
	Roni Elias	Delivered: 3/17/2023 10:14 AM	Read: 3/17/2023 10:20 AM
	Roni Elias		
	Robyn Alice		

Good morning everyone,
Please see the attached weekly update for Island Park 5.2. The bi-weekly conference call will start at 11:00 am as scheduled.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



* going w/ other G.L. as of 3/10/23 EMAIL - See Attached

Island Park 5.2

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall	
17600 - Tortorici	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified
17601 - Cillio	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17602 - Marin	3	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified
17603 - Avis		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17611 - Edwards	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17613 - Howley	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17631 - Rourmie	HOLD	Yes	Verified	no	Yes	Verified			pulled out
17632 - McCann	HOLD	pending		no	Yes	Verified			pulled out
17633 - Reis	ROOF	pending		no	in progress				pulled out
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17642 - Cooper		Yes	Verified	no	pending				pulled out
17643 - Calcagno		Yes	Water Heater	no	Yes				pulled out
17653 - Popoli	11	Yes	pending	Yes	pending		Yes		pulled out

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall	
17601 - Benz	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified
17623 - Minnis/Castro	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified
17633 - Addie		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17641 - Roudebush	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes		

NOTES:

*17651 Marco needs repipe to code. \$7,692 quote sent still pending.

*17653 Captiva EBG provided quote for repipe \$15,344.00 sent still pending.

*17600 Captiva was re-piped and a quote for repipe \$7,559 sent still pending.

*17601 Marco was re-piped and a quote for repipe \$10,692 sent still pending.

*17623 Marco was re-piped and a quote for repipe \$7,442 sent still pending.

*17602 Captiva EBG provided quote for repipe for \$10,142.00 forthcoming.

*We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be a

*As of today EBG requests all information communication, question, etc. be funneled through only Rick and one other board member. It has become unmanage

*EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of wh

*Jim Cillo house 17601 Captiva is done except for only 2 bath tops and faucet sets and should be done 3/23/23-3/24/23. Kitchen and tops in kitchen are pendir

*Permit packets are prepared AND BEING RESUBMITTED as a result of the 3/3/23 Friday meeting with the building department REP as discussed. **NOTE AS OF 3 THE FEMA REQUIRED PERMIT PACKETS GOING TO THE BUILDING DEPARTMENT.**

Island Park 5.2

Captiva Island Ln.									
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall	
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17603 - Avis		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
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17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17631 - Roumie	HOLD	Yes	Verified	no	Yes	Verified			pulled out
17632 - McCann	HOLD	pending		no	Yes	Verified			pulled out
17633 - Reis	ROOF	pending		no	in progress				pulled out
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17642 - Cooper		Yes	Verified	no	pending				pulled out
17643 - Calcagno		Yes	Water Heater	no	Yes				pulled out
17653 - Popoli	11	Yes	pending	Yes	pending		Yes		pulled out

Marco Island Ln.									
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall	
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17623 - Minnis	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified
17633 - Addie		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17641 - Roudebush	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes		

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Island Park - 3-17-23

Eli - Joe Sr. - Rami - Roni - Jennit -
Joe Jr. - Rick - Jim Cillo - Rita - Boed

- Cooper - bailing out - 17642
They were trying to Stock & Hotcheck.
Start DryWall & Insulation process
& told NOT to do.
Barker at 17641 - told them pulling out
using new Subcontractor.
- Re-pipe - Sent out
- Water intrusion - Lind
- Jim Cillo - done except Contractor.
- Permit Packages -
Approval is NOT Required now by Building Dept

Rick - Re-pipe?

Popoli > Still to do - Popoli - pulling out
Vespe >

Jim Cillo - Wants dates for Start gate
for flooring & Trim - Paint

Roni
Letting Jim know - it will NOT stop -
But permit will be closed out & new
ones open for next step.
At least
~~two~~ (2) weeks - provide dates for
Phase 2 -

3/17/23

Jennifer:

Said Homeowners are very unhappy before by how long this taking

Rita:
ASKED: Does: Reversed Billing to send to Doug
by Tuesday - 3-21-23 -

Rick: - Wants billing for those who dropped
OFF - so they can see How much is left

Rami ASKED
to Verify 17642 & 17643 - Carter
Cooper Calcano dropping out.

Rick needs to call Verify -
17653 - Popoli

Roni - Needs ~~Plumbing~~ ^{Estimates} Plumbing - Signed. -
- Rick agreed to get for Roni

Rick - Reversed Xactmtr to Doug by
Tuesday 3/21/23.

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

INVOICE # 31966**DATE** 03/20/2023**DUE DATE** 03/20/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
13 complete units, Plumbing & Electric inspections. Insulation & Drywall	1	166,413.00	166,413.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE**\$166,413.00**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17601 Captiva

INVOICE # 32024

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,895.00	1,895.00
Plumbing Inspection & Repairs	1	6,375.00	6,375.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$13,048.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001410

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17603 Captiva

INVOICE # 32025

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,220.00	1,220.00
Plumbing Inspection & Repairs	1	5,925.00	5,925.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,923.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001411

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17600 Captiva

INVOICE # 32026

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,520.00	1,520.00
Plumbing Inspection & Repairs	1	7,559.00	7,559.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	36,234.00	36,234.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$16,466.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001412

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17602 Captiva

INVOICE # 32027

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,190.00	1,190.00
Plumbing Inspection & Repairs	1	10,142.00	10,142.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	36,234.00	36,234.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$18,719.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001413

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17611 Captiva

INVOICE # 32028

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,725.00	2,725.00
Plumbing Inspection & Repairs	1	2,650.00	2,650.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,625.00	34,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,153.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001414

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17613 Captiva

INVOICE # 32029

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,437.00	2,437.00
Plumbing Inspection & Repairs	1	2,240.00	2,240.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	36,625.00	36,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$12,455.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001415

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17620 Captiva

INVOICE # 32030

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,465.00	1,465.00
Plumbing Inspection & Repairs	1	6,195.00	6,195.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,985.00	34,985.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$13,798.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001416

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17641 Captiva

INVOICE # 32031

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,248.00	2,248.00
Plumbing Inspection & Repairs	1	5,834.00	5,834.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	32,725.00	32,725.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,960.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001417

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17601 Marco

INVOICE # 32032

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,395.00	2,395.00
Plumbing Inspection & Repairs	1	10,692.00	10,692.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$17,865.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001418

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17623 Marco

INVOICE # 32033

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,025.00	2,025.00
Plumbing Inspection & Repairs	1	7,442.00	7,442.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$14,245.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001419

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17633 Marco

INVOICE # 32034

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,285.00	2,285.00
Plumbing Inspection & Repairs	1	5,834.00	5,834.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	32,665.00	32,665.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,937.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001420

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17641 Marco

INVOICE # 32035

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,762.00	1,762.00
Plumbing Inspection & Repairs	1	850.00	850.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	26,735.00	26,735.00
Less deposit received	-1	28,846.08	-28,846.08

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$500.92

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001421

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17643 Marco

INVOICE # 32036

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,370.00	2,370.00
Plumbing Inspection & Repairs	1	4,125.00	4,125.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,685.00	34,685.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$12,333.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #001422

17601 Captiva

Electrical Inspections & Repairs		1,895.00
Charges not approved by Owner		(1,642.00)
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjust Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		6,375.00
Insurance Not Provided		(6,375.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		33,625.00
Insurance Not Allowed-provide documentation of additonal work done		(20,082.97)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>13,542.03</u>
Adjusted Invoice Total		13,795.03
Deposit Received		<u>(28,846.16)</u>
Balance Due to Customer		<u><u>(15,051.13)</u></u>

**Proceeds Per FG Insurance Report
17601 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	015-Dumpster Rental	1,123.95	<u>1,123.95</u>	Exterior/General
45.0 LF	01-Remove Vanity Cabinetry	36.85	663.30	Bathroom
4.5 LF	01-Remove Toe Kick Board for Vanity Cabinetry	1.62	7.29	Bathroom
4.5 LF	01-Remove Cultured Marble Vanity Top	31.26	56.27	Bathroom
1.0 EA	01-Remove Faucet for (Bath) Sink	41.11	16.44	Bathroom
8.0 LF	01-Remove Vanity Cabinetry	36.85	117.92	Master Bathroom
8.0 LF	01-Remove Toe Kick Board for Vanity Cabinetry	1.62	12.96	Master Bathroom
16.0 SF	01-Remove Engineered Stone Countertop	64.03	409.79	Master Bathroom
2.0 EA	01-Remove Sink (Complete Assembly)	98.82	79.06	Master Bathroom
20.0 LF	01-Remove Base Cabinetry	40.13	321.04	Kitchen
20.0 LF	01-Remove Toe Kick Board for Base Cabinetry	1.62	32.40	Kitchen
5.0 LF	01-Remove Tall Cabinetry	58.53	117.06	Kitchen
44.0 SF	01-Remove Granite Countertop	64.03	1,126.93	Kitchen
1.0 EA	01-Remove Sink (Complete Assembly)	98.82	39.53	Kitchen
	Total Remediation done by Elias		<u>2,999.99</u>	
	Overhead & Profit	20%	600.00	
	Taxes	6.5%	195.00	
	Total Remediation with OH, P, and Taxes		<u>3,794.98</u>	
299.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	891.02	Bedroom 1
149.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	167.44	Bedroom 1
197.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	589.44	Living Room
296.6 SF	03-Texture Walls (100.0%/ 3.0')	1.12	332.19	Living Room
26.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	77.48	Hall
39.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	43.68	Hall
56.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	167.48	Bathroom
48.0 SF	03-Texture Walls	1.12	53.76	Bathroom
321.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	958.07	Bedroom 2
160.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	180.10	Bedroom 2
282.6 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	842.15	Family Room
141.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	158.26	Family Room
475.9 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	1,418.18	Master Bedroom
238.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	266.56	Master Bedroom
59.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	177.91	Master Bathroom
38.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	115.62	Master Water Clo
99.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	295.02	Kitchen
73.5 SF	03-Texture Walls	1.12	82.32	Kitchen
	Total Insulation, Drywall, & Texture		<u>6,816.68</u>	
	Overhead & Profit	20%	1,363.34	
	Taxes	6.5%	443.08	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>8,623.10</u>	
	Total General Conditions		<u><u>13,542.03</u></u>	

17603 Captiva

Electrical Inspections & Repairs		1,220.00
**Amount Charged in Excess of Insurance Proceeds		(967.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		5,925.00
**Amount Charged in Excess of Insurance Proceeds		(5,925.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		33,625.00
**Amount Charged in Excess of Insurance Proceeds		(26,663.81)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>6,961.19</u>
Adjusted Invoice Total		7,214.19
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u>(21,631.97)</u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17603 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	015-Dumpster Rental	1,123.95	<u>1,123.95</u>	Exterior/General
321.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	958.07	Bedroom
160.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	180.10	Bedroom
90.1 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	268.50	Family Room
135.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	151.42	Family Room
35.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	105.79	Hall
53.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	59.70	Hall
47.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	142.44	Hall Bath
37.0 SF	03-Texture Walls	1.12	41.44	Hall Bath
141.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	422.56	Kitchen
160.7 SF	03-Texture Walls	1.12	179.98	Kitchen
147.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	439.55	Living Room
199.1 SF	03-Texture Walls (90.0% / 3.0')	1.12	222.99	Living Room
81.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	243.76	Master Bath
98.6 SF	03-Texture Walls	1.12	110.43	Master Bath
248.4 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	740.23	Master Bedroom
124.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	139.10	Master Bedroom
51.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	152.58	Master Water Clos
49.8 SF	03-Texture Walls	1.12	55.78	Master Water Clos
	Total Insulation, Drywall, & Texture		<u>4,614.42</u>	
	Overhead & Profit	20%	922.88	
	Taxes	6.5%	<u>299.94</u>	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>5,837.24</u>	
	Total General Conditions		<u><u>6,961.19</u></u>	

17600 Captiva

Electrical Inspections & Repairs		1,520.00
**Amount Charged in Excess of Insurance Proceeds		(1,267.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjust Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		7,559.00
**Amount Charged in Excess of Insurance Proceeds		(7,559.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		36,234.00
**Amount Charged in Excess of Insurance Proceeds		(30,647.77)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>5,586.23</u>
Adjusted Invoice Total		5,839.23
Deposit Received		<u>(28,846.16)</u>
Balance Due to Customer		<u><u>(23,006.93)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17600 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	General/Exterior
51.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	154.36	Bathroom
47.7 SF	03-Texture Walls Excludes area of tub and vanity	1.12	53.42	Bathroom
114.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	341.21	Bedroom
171.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	192.42	Bedroom
278.0 SF	03-Replace Wall Insulation (100.0% / 2.0')	1.47	408.99	General/Exterior
65.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	194.59	Hallway
98.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	109.76	Hallway
64.9 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	193.40	Kitchen
61.0 SF	03-Texture Walls	1.12	68.32	Kitchen
111.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	331.67	Living Room
167.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	187.04	Living Room
86.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	257.77	Master Bathroom
81.0 SF	03-Texture Walls	1.12	90.72	Master Bathroom
154.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	459.52	Master Bedroom
231.4 SF	03-Texture Walls (100.0% / 3.0')	1.12	259.17	Master Bedroom
48.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	143.93	Utility Room
72.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	81.20	Utility Room
	Total Insulation, Drywall, & Texture		<u>3,527.49</u>	
	Overhead & Profit		20% 705.50	
	Taxes		6.5% 229.29	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,462.28</u>	
	Total General Conditions		<u><u>5,586.23</u></u>	

17602 Captiva

Electrical Inspections & Repairs		1,190.00
**Amount Charged in Excess of Insurance Proceeds		(937.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjust Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		10,142.00
**Amount Charged in Excess of Insurance Proceeds		(9,217.32)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>924.68</u>
General Conditions, Insulation, dryall, hang & finish		36,234.00
**Amount Charged in Excess of Insurance Proceeds		(29,791.81)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>6,442.19</u>
Adjusted Invoice Total		7,619.87
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u><u>(21,226.29)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17602 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	12-Replace Water Heater		730.97	Garage
	Overhead & Profit		20% 146.19	
	Taxes		6.5% 47.51	
	Total Plumbing		<u>924.68</u>	
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	Extrerior General
327.0 SF	03-Replace Wall Insulation (100.0% / 2.0')	1.47	421.83	Extrerior General
110.9 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	330.48	Kitchen
130.4 SF	03-Texture Walls	1.12	146.05	Kitchen
121.4 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	361.77	Dining Room/Entr
136.6 SF	03-Texture Walls (75.0% / 3.0')	1.12	152.99	Dining Room/Entr
84.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	251.21	Living Room
126.4 SF	03-Texture Walls (100.0% / 3.0')	1.12	141.57	Living Room
78.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	233.93	Master Bedroom
117.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	131.82	Master Bedroom
105.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	314.39	Master Bathroom
40.0 SF	03-Texture Walls	1.12	44.80	Master Bathroom
83.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	247.34	Media Room
124.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	139.44	Media Room
35.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	106.39	Hallway
53.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	59.92	Hallway
56.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	167.48	Bathroom
48.0 SF	03-Texture Walls	1.12	53.76	Bathroom
100.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	300.38	Bedroom
151.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	169.34	Bedroom
90.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	268.20	Utility Room
135.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	151.20	Utility Room
	Total Insulation, Drywall, & Texture		4,194.29	
	Overhead & Profit		20% 838.86	
	Taxes		6.5% 54.53	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>5,318.24</u>	
	Total General Conditions		<u><u>6,442.19</u></u>	

17611 Captiva

Electrical Inspections & Repairs		2,725.00
**Amount Charged in Excess of Insurance Proceeds		(2,472.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjust Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		2,650.00
**Amount Charged in Excess of Insurance Proceeds		(1,423.82)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>1,226.18</u>
General Conditions, Insulation, dryall, hang & finish		34,625.00
**Amount Charged in Excess of Insurance Proceeds		(29,183.20)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>5,441.80</u>
Adjusted Invoice Total		6,920.98
Deposit Received		<u>(28,846.16)</u>
Balance Due to Customer		<u><u>(21,925.18)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17611 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	Replace Water Heater	969.31	969.31	
	Overhead & Profit		20% 193.86	
	Taxes		6.5% 63.01	
	Total Plumbing		<u>1,226.18</u>	
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	Exterior/General
193.8 SF	03-Replace Wall Insulation (75.0% / 2.0')	1.47	284.44	Exterior/General
151.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	438.70	Entry/Living Room
89.1 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	257.50	Family Room
133.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	149.74	Family Room
41.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	119.94	Hall
62.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	69.78	Hall
47.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	141.55	Hall Bath
38.0 SF	03-Texture Walls	1.12	42.56	Hall Bath
112.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	325.13	Bedroom
168.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	189.06	Bedroom
91.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	263.86	Master Bedroom
137.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	153.44	Master Bedroom
81.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	234.96	Master Bathroom
70.5 SF	03-Texture Walls	1.12	78.96	Master Bathroom
49.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	143.92	Master Water Clos
125.6 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	362.98	Kitchen
140.0 SF	03-Texture Walls	1.12	156.80	Kitchen
	Total Insulation, Drywall, & Texture		<u>3,413.32</u>	
	Overhead & Profit		20% 682.66	
	Taxes		6.5% 221.87	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,317.85</u>	
	Total General Conditions		<u><u>5,441.80</u></u>	

17613 Captiva

Electrical Inspections & Repairs		2,437.00
**Amount Charged in Excess of Insurance Proceeds		(2,384.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>53.00</u>
Plumbing Inspections & Repairs		2,240.00
**Amount Charged in Excess of Insurance Proceeds		(1,064.23)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>1,175.77</u>
General Conditions, Insulation, dryall, hang & finish		33,625.00
**Amount Charged in Excess of Insurance Proceeds		(27,733.42)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>5,891.58</u>
Adjusted Invoice Total		7,120.35
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u>(21,725.81)</u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17613 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	12-Replace Water Heater	969.31	969.31	Garage
	Overhead & Profit		20% 193.86	
	Taxes		6.5% 12.60	
	Total Plumbing		<u>1,175.77</u>	
1.0 EA	015-Dumpster Rental	1,123.95	-	
220.8 SF	03-Replace Wall Insulation (75.0% / 2.0')	1.47	325.32	Exterior/General
107.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	311.54	Bedroom
118.3 SF	03-Texture Walls (100.0% / 2.0')	1.12	132.50	Office
84.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	244.21	Family Room
161.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	181.10	Bedroom
27.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	82.55	Hall
126.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	141.90	Family Room
126.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	365.01	Kitchen
41.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	46.48	Hall
49.2 SF	03-Replace Wall Drywall on Metal Framing (100.0%	2.57	126.44	Hall Bath
35.0 SF	03-Texture Walls	1.12	39.20	Hall Bath
151.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	437.84	Living Room
227.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	254.46	Living Room
58.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	167.62	Master Bathroom
339.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	379.68	Master Bedroom
226.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	653.14	Master Bedroom
154.0 SF	03-Texture Walls	1.12	172.48	Kitchen
47.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	136.41	Master Water Clos
60.0 SF	03-Texture Walls	1.12	67.20	Master Bathroom
118.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	341.89	Office
45.0 SF	03-Texture Walls	1.12	50.40	Master Water Clos
	Total Insulation, Drywall, & Texture		4,657.37	
	Overhead & Profit		20% 931.47	
	Taxes		6.5% 302.73	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>5,891.58</u>	
	Total General Conditions		<u>5,891.58</u>	

17620 Captiva

Electrical Inspections & Repairs		1,465.00
**Amount Charged in Excess of Insurance Proceeds		(1,212.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		6,195.00
**Amount Charged in Excess of Insurance Proceeds		(5,270.32)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>924.68</u>
General Conditions, Insulation, dryall, hang & finish		
**Amount Charged in Excess of Insurance Proceeds		34,985.00
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>(29,694.68)</u>
		<u>5,290.32</u>
Adjusted Invoice Total		6,467.99
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u><u>(22,378.17)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17620 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	12-Replace Water Heater	730.97	730.97	Garage
	Overhead & Profit		20% 146.19	
	Taxes		6.5% 47.51	
	Total Plumbing		<u>924.68</u>	
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	Exterior/General
119.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	355.22	Living Room
178.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	200.26	Living Room
164.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	488.72	Master Bedroom
246.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	275.52	Master Bedroom
114.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	340.32	Master Bathroom
86.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	258.66	Hallway
130.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	145.82	Hallway
51.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	154.36	Bathroom
47.7 SF	03-Texture Walls Excludes area of tub and vanity	1.12	53.42	Bathroom
123.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	367.14	Bedroom
184.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	206.98	Bedroom
70.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	209.49	Kitchen/Entry
51.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	151.98	Utility Room
76.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	85.68	Utility Room
	Total Insulation, Drywall, & Texture		<u>3,293.57</u>	
	Overhead & Profit		20% 658.71	
	Taxes		6.5% 214.08	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,166.37</u>	
	Total General Conditions		<u><u>5,290.32</u></u>	

17641 Captiva

Electrical Inspections & Repairs		2,248.00
**Amount Charged in Excess of Insurance Proceeds		(1,995.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		5,834.00
**Amount Charged in Excess of Insurance Proceeds		(5,834.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		32,725.00
**Amount Charged in Excess of Insurance Proceeds		(26,259.59)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>6,465.41</u>
Adjusted Invoice Total		6,718.41
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u>(22,127.75)</u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17641 Captiva**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	Exterior/General
203 SF	03-Replace Wall Insulation (75.0% / 2.0)	1.47	298.78	Exterior/General
161.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	465.29	Entry/Living Room
241.4 SF	03-Texture Walls (100.0% / 3.0')	1.12	270.37	Entry/Living Room
109.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	317.03	Office
109.7 SF	03-Texture Walls (100.0% / 2.0')	1.12	122.86	Office
78.6 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	227.15	Family Room
117.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	131.94	Family Room
47.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	137.28	Bath
35.0 SF	03-Texture Walls	1.12	39.20	Bath
110.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	318.48	Bedroom
165.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	185.14	Bedroom
106.1 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	306.63	Kitchen
123.0 SF	03-Texture Walls	1.12	137.76	Kitchen
193.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	558.64	Master Bedroom
290.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	324.80	Master Bedroom
57.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	166.75	Master Bathroom
62.5 SF	03-Texture Walls	1.12	70.00	Master Bathroom
39.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	114.16	Master Water Clos
27.0 SF	03-Texture Walls	1.12	30.24	Master Water Clos
	Total Insulation, Drywall, & Texture		<u>4,222.50</u>	
	Overhead & Profit	20%	844.50	
	Taxes	6.5%	<u>274.46</u>	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>5,341.46</u>	
	Total General Conditions		<u><u>6,465.41</u></u>	

17601 Marco

Electrical Inspections & Repairs		2,395.00
**Amount Charged in Excess of Insurance Proceeds		(2,142.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		10,692.00
**Amount Charged in Excess of Insurance Proceeds		(10,692.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		33,625.00
**Amount Charged in Excess of Insurance Proceeds		(28,569.31)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>5,055.69</u>
Adjusted Invoice Total		5,308.69
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u><u>(23,537.47)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17601 Marco**

Quantity	Description	Unit Cost	Total RCV	Room
1EA	015-Dumpster Rental	1,123.95	<u>1,123.95</u>	Exterior
116.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	337.55	Bedroom 2
175.2 SF	03-Texture Walls (100.0% / 3.0')	1.12	196.22	Bedroom 2
87.9 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	254.03	Entryway/Dining F
131.9 SF	03-Texture Walls (100.0% / 3.0')	1.12	147.73	Entryway/Dining F
220.24 SF	03-Replace Wall Insulation	1.47	323.74	Exterior
68.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	196.52	Hall
102.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	114.24	Hall
59.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	170.51	Hall Bath
112.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	325.70	Kitchen
126.0 SF	03-Texture Walls Excludes area of cabinets	1.12	141.12	Kitchen
64.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	185.83	Living Room
96.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	108.08	Living Room
61.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	176.29	Master Bathroom
52.5 SF	03-Texture Walls	1.12	58.80	Master Bathroom
116.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	337.26	Master Bedroom
175.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	196.00	Master Bedroom
49.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	143.92	Master Water Clos
74.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	213.86	Media Room
135.0 SF	03-Texture Walls	1.12	151.20	Media Room
52.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	150.28	Utility Room
69.0 SF	03-Texture Walls	1.12	<u>77.28</u>	Utility Room
	Total Insulation, Drywall, & Texture		<u>4,006.16</u>	
	Overhead & Profit	20%	801.23	
	Taxes	6.5%	<u>52.08</u>	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,859.47</u>	
	Total General Conditions		<u><u>5,055.69</u></u>	

17623 Marco

Electrical Inspections & Repairs		2,025.00
**Amount Charged in Excess of Insurance Proceeds		(1,772.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		7,442.00
**Amount Charged in Excess of Insurance Proceeds		(6,215.82)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>1,226.18</u>
General Conditions, Insulation, dryall, hang & finish		33,625.00
**Amount Charged in Excess of Insurance Proceeds		(27,360.42)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>6,264.58</u>
Adjusted Invoice Total		7,743.76
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u><u>(21,102.40)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17623 Marco**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	12-Replace Water Heater	969.31	969.31	Garage
	Overhead & Profit		20%	193.86
	Taxes		6.5%	63.01
	Total Plumbing			<u>1,226.18</u>
1.0 EA	015-Dumpster Rental	1,123.95	1,123.95	Exterior/General
212.7 SF	03-Replace Wall Insulation (75.0% / 2.0')	1.47	312.66	Exterior/General
102.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	295.65	Office
102.3 SF	03-Texture Walls (100.0% / 2.0')	1.12	114.58	Office
122.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	353.16	Living Room
183.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	205.30	Living Room
108.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	313.57	Bedroom
162.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	182.34	Bedroom
49.2 SF	03-Replace Wall Drywall on Metal Framing (100.0%	2.57	126.44	Hall Bath
100.4 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	290.16	Family Room
150.6 SF	03-Texture Walls (100.0% / 3.0')	1.12	168.67	Family Room
166.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	480.61	Master Bedroom
249.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	279.44	Master Bedroom
57.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	165.60	Master Bathroom
58.0 SF	03-Texture Walls	1.12	64.96	Master Bathroom
47.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	136.41	Master Water Clos
139.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	401.71	Kitchen
154.0 SF	03-Texture Walls	1.12	172.48	Kitchen
	Total Insulation, Drywall, & Texture			<u>4,063.74</u>
	Overhead & Profit		20%	812.75
	Taxes		6.5%	264.14
	Total Insulation, Drywall, & Texture with OH, P, and Taxes			<u><u>5,140.63</u></u>
	Total General Conditions			<u><u>6,264.58</u></u>

17633 Marco

Electrical Inspections & Repairs		2,285.00
**Amount Charged in Excess of Insurance Proceeds		(2,032.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		5,834.00
**Amount Charged in Excess of Insurance Proceeds		(5,834.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		32,665.00
**Amount Charged in Excess of Insurance Proceeds		(26,744.79)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>5,920.21</u>
Adjusted Invoice Total		6,173.21
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u><u>(22,672.95)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17633 Marco**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	015-Dumpster Rental		<u>1,123.95</u>	Exterior/General
243.4 SF	03-Replace Wall Insulation (75.0% / 2.0')	1.47	357.87	Exterior/General
169.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	505.11	Living Room
158.2 SF	03-Texture Walls To blend new portion of drywall	1.12	177.18	Living Room
65.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	195.19	Kitchen
52.8 SF	03-Texture Walls	1.12	59.14	Kitchen
178.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	531.33	Master Bedroom
267.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	299.60	Master Bedroom
75.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	224.10	Master Bathroom
62.0 SF	03-Texture Walls	1.12	69.44	Master Bathroom
43.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	129.63	Water Closet
38.0 SF	03-Texture Walls Excludes area of tub and vanity	1.12	42.56	Water Closet
107.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	321.24	Hallway
161.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	181.10	Hallway
51.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	154.36	Bathroom
47.7 SF	03-Texture Walls Excludes area of tub and vanity	1.12	53.42	Bathroom
105.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.98	313.50	Bedroom
157.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	176.74	Bedroom
	Total Insulation, Drywall, & Texture		<u>3,791.51</u>	
	Overhead & Profit	20%	758.30	
	Taxes	6.5%	246.45	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,796.26</u>	
	Total General Conditions		<u><u>5,920.21</u></u>	

17641 Marco

Electrical Inspections & Repairs		1,762.00
**Amount Charged in Excess of Insurance Proceeds		(1,509.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		850.00
**Amount Charged in Excess of Insurance Proceeds		(850.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		26,735.00
**Amount Charged in Excess of Insurance Proceeds		(21,304.38)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>5,430.62</u>
Adjusted Invoice Total		5,683.62
Deposit Received		<u>(28,846.06)</u>
Balance Due Customer		<u><u>(23,162.44)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

Proceeds Per FG Insurance Report**17641 Marco**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	015-Dumpster Rental		1,123.95	Exterior/General
141.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	409.80	Entry/Living Room
212.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	238.34	Entry/Living Room
149.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	432.63	Kitchen
185.0 SF	03-Texture Walls	1.12	207.20	Kitchen
80.9 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	233.80	Family Room
121.3 SF	03-Texture Walls (100.0% / 3.0')	1.12	135.86	Family Room
91.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	263.86	Master Bedroom
137.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	153.44	Master Bedroom
85.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	246.52	Master Bathroom
129.3 SF	03-Texture Walls	1.12	144.82	Master Bathroom
49.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	143.92	Master Water Clos
105.2 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	304.03	Bedroom
157.8 SF	03-Texture Walls (100.0% / 3.0')	1.12	176.74	Bedroom
33.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	96.24	Hall
50.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	56.00	Hall
47.5 SF	03-Replace Wall Drywall on Metal Framing (100.0%	2.57	122.08	Hall Bath
35.0 SF	03-Texture Walls	1.12	39.20	Hall Bath
	Total Insulation, Drywall, & Texture		<u>3,404.48</u>	
	Overhead & Profit	20%	680.90	
	Taxes	6.5%	<u>221.29</u>	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>4,306.67</u>	
	Total General Conditions		<u><u>5,430.62</u></u>	

17643 Marco

Electrical Inspections & Repairs		2,370.00
**Amount Charged in Excess of Insurance Proceeds		(2,117.00)
Documentation of Repairs must be provided and approved by owner		
Electrical Inspection by Contractor		200.00
Overhead & Profit	20%	40.00
Taxes	6.5%	13.00
<i>Adjusted Electrical Inspections</i>		<u>253.00</u>
Plumbing Inspections & Repairs		4,125.00
**Amount Charged in Excess of Insurance Proceeds		(4,125.00)
<i>Adjusted Plumbing Inspections & Repairs</i>		<u>-</u>
General Conditions, Insulation, dryall, hang & finish		34,685.00
**Amount Charged in Excess of Insurance Proceeds		(28,489.78)
<i>Adjusted General Conditions, Insulation, dryall, hang & finish</i>		<u>6,195.22</u>
Adjusted Invoice Total		6,448.22
Deposit Received		<u>(28,846.16)</u>
Balance Due Customer		<u><u>(22,397.94)</u></u>

**Provide documentation of additional work done. Payment will be made to the extent of Insurance Proceeds

**Proceeds Per FG Insurance Report
17643 Marco**

Quantity	Description	Unit Cost	Total RCV	Room
1.0 EA	015-Dumpster Rental		1,123.95	Exterior/General
121.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	351.71	Living Room
182.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	204.40	Living Room
2.0')	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	239.87	Office
83.0 SF	03-Texture Walls (100.0% / 2.0')	1.12	92.96	Office
27.7 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	80.05	Hall
41.5 SF	03-Texture Walls (100.0% / 3.0')	1.12	46.48	Hall
107.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	311.54	Bedroom
161.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	181.10	Bedroom
49.2 SF	03-Replace Wall Drywall on Metal Framing (100.0%	2.57	126.44	Hall Bath
35.0 SF	03-Texture Walls	1.12	39.20	Hall Bath
84.5 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	244.21	Family Room
126.7 SF	03-Texture Walls (100.0% / 3.0')	1.12	141.90	Family Room
226.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	653.14	Master Bedroom
339.0 SF	03-Texture Walls (100.0% / 3.0')	1.12	379.68	Master Bedroom
58.0 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	167.62	Master Bathroom
60.0 SF	03-Texture Walls	1.12	67.20	Master Bathroom
49.8 SF	03-Replace Wall Drywall on Wood Framing (100.0%	2.89	143.92	Master Water Clos
126.3 SF	03-Replace Wall Drywall on Wood Framing (100.0%	\$2.89	365.01	Kitchen
154.0 SF	03-Texture Walls	\$1.12	172.48	Kitchen
	Total Insulation, Drywall, & Texture		<u>4,008.91</u>	
	Overhead & Profit	20%	801.78	
	Taxes	6.5%	<u>260.58</u>	
	Total Insulation, Drywall, & Texture with OH, P, and Taxes		<u>5,071.27</u>	
	Total General Conditions		<u><u>6,195.22</u></u>	

	Electric	Plumbing	Drywall & Other	Total	
IPV Payments to Elias:					
Downpayment					(150,000.00)
Start of Contract					(225,000.00)
Total Funds Held at Elias					<u>(375,000.00)</u>
17601 Captiva					
Original Charges	1,895.00	6,375.00	33,625.00	41,895.00	
<i>Allowable Charge per Insurance</i>	253.00	-	13,542.03	13,795.03	13,795.03
17603 Captiva					
Original Charges	1,220.00	5,925.00	33,625.00	40,770.00	
<i>Allowable Charge per Insurance</i>	253.00	-	6,961.19	7,214.19	7,214.19
17600 Captiva					
Original Charges	1,520.00	7,559.00	36,234.00	45,313.00	
<i>Allowable Charge per Insurance</i>	253.00	-	5,586.23	5,839.23	5,839.23
17602 Captiva					
Original Charges	1,190.00	10,142.00	36,234.00	47,566.00	
<i>Allowable Charge per Insurance</i>	253.00	924.68	6,442.19	7,619.87	7,619.87
17611 Captiva					
Original Charges	2,725.00	2,650.00	34,625.00	40,000.00	
<i>Allowable Charge per Insurance</i>	253.00	1,226.18	5,441.80	6,920.98	6,920.98
17613 Captiva					
Original Charges	2,437.00	2,240.00	36,625.00	41,302.00	
<i>Allowable Charge per Insurance</i>	53.00	1,175.77	5,891.58	7,120.35	7,120.35
17620 Captiva					
Original Charges	1,465.00	6,195.00	34,985.00	42,645.00	
<i>Allowable Charge per Insurance</i>	253.00	924.68	5,290.32	6,467.99	6,467.99
17641 Captiva					
Original Charges	2,248.00	5,834.00	32,725.00	40,807.00	
<i>Allowable Charge per Insurance</i>	253.00	-	6,465.41	6,718.41	6,718.41
17601 Marco					
Original Charges	2,395.00	10,692.00	33,625.00	46,712.00	
<i>Allowable Charge per Insurance</i>	253.00	-	5,055.69	5,308.69	5,308.69

	Electric	Plumbing	Drywall & Other	Total	
17623 Marco					
Original Charges	2,025.00	7,442.00	33,625.00	43,092.00	
<i>Allowable Charge per Insurance</i>	253.00	1,226.18	6,264.58	7,743.76	7,743.76
17633 Marco					
Original Charges	2,285.00	5,834.00	32,665.00	40,784.00	
<i>Allowable Charge per Insurance</i>	253.00	-	5,920.21	6,173.21	6,173.21
17641 Marco					
Original Charges	1,762.00	850.00	26,735.00	26,735.00	
<i>Allowable Charge per Insurance</i>	253.00	-	5,430.62	5,683.62	5,683.62
17643 Marco					
Original Charges	2,370.00	4,125.00	34,685.00	41,180.00	
<i>Allowable Charge per Insurance</i>	253.00	-	6,195.22	6,448.22	6,448.22
Total IPV					93,053.55
Amount Held at Elias as of 4/18/2023					(281,946.45)

Ellas Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

INVOICE # 31966

DATE 03/20/2023

DUE DATE 03/20/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
13 complete units, Plumbing & Electric inspections. Insulation & Drywall	1	145,000.00	145,000.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$145,000.00

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Renee Sloan

From: Rami Yitzhak
Sent: Wednesday, March 22, 2023 1:34 PM
To: Renee Sloan
Subject: FW: Island Park
Attachments: Invoice_31966.pdf

FYI

Rami Yitzhak Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rami Yitzhak
Sent: Wednesday, March 22, 2023 11:42 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: FW: Island Park

Joe,
See attached invoice we sent to Island Park. Their email response is coming next.

Rami Yitzhak Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Monday, March 20, 2023 10:56 AM
To: Jennifer Darrow <jennifer@pegasuscam.com>
Cc: rrroudebush@gmail.com; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: Island Park

Good morning Jennifer,

Attached please find our progress invoice for Island Park. We are billing for 13 complete units, Plumbing & Electric inspections. Insulation & Drywall.

13 units at \$40,000 = \$520,000 less payments to date \$375,000 totals \$145,000

Would it be possible for us to pick up a check for this sometime this week?

Please let me know if you have any questions.

Thank you,

Doreen Zeneski
Accounting Manager
Elias Brothers General Contracting, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442

doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Renee Sloan

From: Rami Yitzhak
Sent: Wednesday, March 22, 2023 1:32 PM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: FW: Elias Bros. invoice # 31966 for \$ 540,000.00 - \$ 375,000.00 deposit = \$ 145,000.00 due

Rami Yitzhak

Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Rami Yitzhak
Sent: Wednesday, March 22, 2023 11:43 AM
To: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>
Subject: FW: Elias Bros. invoice # 31966 for \$ 540,000.00 - \$ 375,000.00 deposit = \$ 145,000.00 due

Rami Yitzhak

Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Tuesday, March 21, 2023 12:57 PM
To: Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: FW: Elias Bros. invoice # 31966 for \$ 540,000.00 - \$ 375,000.00 deposit = \$ 145,000.00 due

Please see below.

Doreen

From: Danilo Fior <danielifior47@gmail.com>
Sent: Tuesday, March 21, 2023 12:30 PM
To: Doreen Zeneski <doreen@ebgcontracting.com>
Subject: Re: Elias Bros. invoice # 31966 for \$ 540,000.00 - \$ 375,000.00 deposit = \$ 145,000.00 due

You don't often get email from daniolor47@gmail.com. [Learn why this is important](#)

On Tue, Mar 21, 2023 at 12:23 PM Danilo Fior <daniolor47@gmail.com> wrote:

Hi Doreen:

The board has received via Jennifer the above with the explanation and math as to how you arrived at \$ 540,000.00 due your company.

In order for us to proceed we would require from you the following:

complete breakdown in detail for :	plumbing	dollar amount	charge	+	work performed
	electric	"	"	"	"
	inspections	"	"	"	"
	insulation plus drywall	"	"	"	"

Just a comment, can you explain how all of the 13 units had a cost of \$ 40,000.00 each???

The sooner we receive the information the sooner payment will be made.

Regards,
Danny

Cell. # 239-633-7506



BY
ROY NORTH INC.

2085 Andrea Lane · Fort Myers, Florida 33912
Phone: (239) 482-5211 · Fax: (239) 482-1588

Elias Brothers Group	PHONE:	DATE: 3/20/2023
4627 Arnold Avenue	FAX:	
Naples, Fl 34104	JOB LOCATION:	17613 Captiva Island Lane
Joe.dirienzi.jr@elias-brothers.com		Ft Myers, FL

We hereby submit specifications and estimates for:

Estimated job – 2 section of garage door are damaged
Existing garage door is Amarr Stratford 2000, that Model has been discontinued

Replacement model is Amarr Lincoln 2000 with Traditional hardware.

2- 16 x 21" Amarr Lincoln 2000 sections. Short Panel, Color Sandstone, replace 2nd and 3rd sections \$970.00
Traditional Hinges required.
Labor

Painting By Others if required

**Manufactures are Experiencing Delays in Material and Production, Delivery Dates Could Be Affected
Price Valid on Orders Placed Before the Next Price Increase and Installed Upon Delivery**

Please allow . 12 - 16 weeks for order and installation time.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: _____ dollars (\$ **970.00**)

Payment to be made as follows: **50% Deposit to Order**

Balance Upon Installation

All material is guaranteed to be as specified. 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 contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: Carol Schifferl

NOTE: This proposal may be withdrawn **30 days** by us if not accepted and installed by:

Acceptance of Proposal — 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.

Date of Acceptance: 4/19/2023

Signature: _____

Signature: [Handwritten Signature]

Renee Sloan

From: Renee Sloan
Sent: Monday, March 20, 2023 10:47 AM
To: James Cillo; Rick Roudebush
Cc: Roni Elias; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Stacey Arendt
Subject: Jim Cillo - 17601 Captiva Island Ln - Change order 1 Kitchen quarts & Change order 2 - Upper cabinets
Attachments: Jim Cillo Change order 1 - Kitchen Countertop 3.20.23.pdf; Jim Cillo Change order 2 - Kitchen upper cabinets 3.20.23.pdf

Good morning,

Attached for your review is Change Order 1 – Kitchen Quartz and Change Order 2 – Upper Cabinets for Jim Cillo’s residence at 17601 Captiva Island Ln.

Upon acceptance, please sign and return a copy to my attention for processing.

If you have any questions or need any additional information, please let us know.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Estimated Weight: 2072.07 LBS

RECEIVED
3/22/23

Ship To:

Elias Brothers
ATTN: Jim Cillo
PHONE: 239 451 0998
17601 Captiva Island Ln
Fort Myers, FL
33908 US

Thank you!

Enclosed is a packing list of all items you should receive from your shipment, as well as a component guide for flat pack frameless orders. Please check for any visible outside damage and note on the carrier's delivery receipt. Any missing items should be filed directly through the dealer portal.

Packing List

Items as they should appear in your shipment.

#	SKU	Qty	Note	Description	Type
11	SA-WDEP36	2		Shaker Antique White-WDEP36 - Wall Decorative Door Panel	RTA
11	SA-W3636	2		Shaker Antique White-W3636 - Double Door Wall Cabinet	RTA
11	SA-W3624	1		Shaker Antique White-W3624 - Double Door Wall Cabinet	RTA
11	SA-W3612	1		Shaker Antique White-W3612 - Double Door Wall Cabinet	RTA
11	SA-W3018	1		Shaker Antique White-W3018 - Double Door Wall Cabinet	RTA
11	SA-W2136	3		Shaker Antique White-W2136 - Single Door Wall Cabinet	RTA
11	SA-W0936	1		Shaker Antique White-W0936 - Single Door Wall Cabinet	RTA
11	SA-U188424	2		Shaker Antique White-U188424 - Two Door Pantry Cabinet	RTA
11	SA-TUK	2		Shaker Antique White- Touch up kit	RTA
10	SA-TKC	5		Shaker Antique White-TKC - Toe Kick	RTA
11	SA-SCR	2		Shaker Antique White-SCR - Scribe Moulding	RTA
11	SA-SB36	2		Shaker Antique White-SB36 - Double Door / Double False Drawer / Sink Base Cabinet	RTA
11	SA-REPV3096	1		Shaker Antique White - Refrigerator End Panel 30" Wide X 96" High - SA-REPV3096	RTA
11	SA-FDW2430	1		Shaker Antique White 24" Frame and Door Pack	RTA
11	SA-FDW2130	1		Shaker Antique White 21" Frame and Door Pack	RTA
16	SA-F396	4		Shaker Antique White-F396 - Tall Filler	RTA

MG#:3002340059
 PO#:Jim Cillo Kitchen

117	SA-DCM	8	Shaker Antique White-DCM - Decorative Crown Moulding	RTA
118	SA-BT9	2	Shaker Antique White-BT9 - Tray Base Cabinet	RTA
119	SA-BDEP	8	Shaker Antique White-BDEP - Base Decorative Door Panel	RTA
120	SA-BAM	3	Shaker Antique White-BAM - Batten Moulding	RTA
121	SA-B24	1	Shaker Antique White-B24 - Double Door / Single Drawer Base Cabinet	RTA
122	SA-B21	4	Shaker Antique White-B21 - Single Door / Single Drawer Base Cabinet	RTA
123	SA-ALRM	6	Shaker Antique White-Angle Light Rail Moulding	RTA
124	SA-3DB36	1	Shaker Antique White-3DB36 - Three Drawer Base Cabinet	RTA
125	RS18-TypeA	1	RS18 - Rollout Tray Fits:CC,CS,CW,SVT,SG,SJ,SW,YC,YW	RTA
126	BPO5C	1	9" Base Cabinet Shelf Organizer Pullout - 6"W x 25-1/2" H x 22-3/4"D	RTA
127	2135TCPO-2	1	21" Base Cabinet Double Trashcan Pullout -18"W x 20-3/8"H x 21-21/32"D	RTA



E-MAILED
3/20/23
H

Date: March 20, 2023

Attn: Jim Cillo
RE: 17601 Captiva Island Ln. Fort Myers FL 33908
REF: 12509
REP: Joe DiRienzi Sr. – Restoration Department Manager/ PM / Estimator

Change Order #1

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for *Jim Cillo Phase two Hurricane Ian damage repairs* located at **17601 Captiva Island In, Fort Myers, FL 33908**, as follows:

CHANGE ORDER #1 - KITCHEN COUNTERTOP UPGRADE	
<ul style="list-style-type: none"> Upgrade kitchen countertop to 3cm Quartz standard edge. (Fantasy Brown). This does not include backsplash. Sink to be provided by owner. 	<p>CHANGE ORDER \$7,467.00</p>
PAYMENT TERMS	
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice. 	

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr Date: 3/20/2023
Elias Brothers Group

Renee Sloan

From: Renee Sloan
Sent: Monday, March 20, 2023 10:47 AM
To: James Cillo; Rick Roudebush
Cc: Roni Elias; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Stacey Arendt
Subject: Jim Cillo - 17601 Captiva Island Ln - Change order 1 Kitchen quarts & Change order 2 - Upper cabinets
Attachments: Jim Cillo Change order 1 - Kitchen Countertop 3.20.23.pdf; Jim Cillo Change order 2 - Kitchen upper cabinets 3.20.23.pdf

Good morning,

Attached for your review is Change Order 1 – Kitchen Quartz and Change Order 2 – Upper Cabinets for Jim Cillo’s residence at 17601 Captiva Island Ln.

Upon acceptance, please sign and return a copy to my attention for processing.

If you have any questions or need any additional information, please let us know.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; it is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

17601 captiva lane island park jim cillos three change orders.

3/15/23

		cost	price 25%
c/o #1	replace with new quartz counter tops in kitchen	5600	7467
c/o #2	replace upper cabinets in kitchen with new to match lowers that are only covered by the flood insurance carrier. 4400.00 cabinets plus 1050 labor = 5450.00 total costs.	5450	7267
c/o #3	supply and install required by floor manufacturer 1 layer of 1/2" cdx plywood throughout the house prior to premium hardwood floor installation. 1/2" plywood will be glued and scewed every 8". Minimum 1-1/8" subfloor required by manufacturer of premium wood floor selected. 1/2" plywood installed over existing 3/4" subfloor to accomplish 1-1/4" total subfloor 1/8" over manufactures requirement.		
	materials costs 3280 + 500 + 800 = 4580.00 labor 50 man hrs x 115.00 per hr (3man crew) = 5750.00 total costs 10,600	10600	14,134
		total all 3 c/o's:	28868

* Mark down PER Roni - 3/29/23 → Uppers CO#2 7267 - ^{Roni}1454 = 5813
 CO#1 13980 - 2796 = 11,184
 Tops + Backsplashes 21,247 - 4250 = 16,997



Date: Revised, March 29, 2023

Attn: Jim Cillo
 RE: 17601 Captiva Island Ln. Fort Myers FL 33908
 REF: 12509
 REP: Joe DiRienzi Sr. – Restoration Department Manager/ PM / Estimator

Change Order #1

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for *Jim Cillo Phase two Hurricane Ian damage repairs* located at 17601 Captiva Island Ln, Fort Myers, FL 33908, as follows:

CHANGE ORDER #1 - KITCHEN COUNTERTOP UPGRADE	
<ul style="list-style-type: none"> Upgrade kitchen countertop to 3cm Quartz standard edge. (Fantasy Brown). This includes full backsplash. Sink to be provided by owner. 	<p>CHANGE ORDER \$13,980.00</p>
PAYMENT TERMS	
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice. 	

- 2796.00
 11,184.00

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr _____ Date: 3/29/2023
 Elias Brothers Group



Date: March 20, 2023

Attn: Jim Cillo
RE: Change order #2 - 17601 Captiva Island Ln. Fort Myers FL 33908
REF: 12509
REP: Joe DiRienzi Sr. - Restoration Department Manager/ PM / Estimator

Change Order #2

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for Jim Cillo Phase two Hurricane Ian damage repairs located at 17601 Captiva Island In, Fort Myers, FL 33908, as follows:

Table with 2 columns: Description and Amount. Row 1: CHANGE ORDER #1 - KITCHEN UPPER CABINETS, \$7,267.00. Row 2: PAYMENT TERMS.

-1454
5813

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr _____ Date: 3/20/2023
Elias Brothers Group



Date: March 20, 2023

Attn: Jim Cillo

RE: Change order #3 - 17601 Captiva Island Ln. Fort Myers FL 33908

REF: 12509

REP: Joe DiRienzi Sr. – Restoration Department Manager/ PM / Estimator

Change Order #3

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for **Jim Cillo Phase two Hurricane Ian damage repairs** located at **17601 Captiva Island In, Fort Myers, FL 33908**, as follows:

CHANGE ORDER #3 – FLOORING	
<ul style="list-style-type: none"> Supply and install the required (1) layer of ½” CDX Plywood throughout the house prior to premium hardwood floor installation. Please note the CDX plywood is required by the floor manufacturer. The CDX Plywood will be glued and screwed every 8” O.C. Minimum of 1-1/8” subfloor of premium wood floor selected is required by the floor manufacturer. ½” plywood will be installed over existing ¾” subfloor to accomplish 1-1/4” total subfloor, 1/8” over manufacturers requirements. 	CHANGE ORDER \$14,134.00
PAYMENT TERMS	
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice. 	

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr _____ Date: 3/20/2023
Elias Brothers Group

17601 captiva lane island park jim cillos three change orders.

3/15/23

		cost	price 25%
c/o #1	replace with new quarts counter tops in kitchen	5600	7467
c/o #2	replace upper cabinets in kitchen with new to match lowers that are only covered by the flood insurance carrier. 4400.00 cabinets plus 1050 labor = 5450.00 total costs.	5450	7267
c/o #3	supply and install required by floor manufacturere 1 layer of 1/2" cdx plywood throughout the house prior to premium hardwood floor installation. 1/2" plywood will be glued and scewed every 8". Minimum 1-1/8" subfloor required by manufacturer of premium wood floor selected. 1/2" plywood installed over existing 3/4" subfloor to accomplish 1-1/4" total subfloor 1/8" over manufactures requirement.		
	materials costs 3280 + 500 + 800 = 4580.00 labor 50 man hrs x 115.00 per hr (3man crew) = 5750.00 total costs 10,600	10600	14,134
		total all 3 c/o's:	28868



Elias Brothers General Contractor, Inc

Elias Brothers Roofing Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Jim Cillo. CAP 250K
17601 CAPTIVA LN.

Recap by Category

O&P Items	Total	%
APPLIANCES	OK 5,981.18	2.30%
CABINETRY	OK 12,602.70	4.86%
CLEANING	1150 2,222.05	1.02%
CONTENT MANIPULATION	OK 1,601.14	0.62%
CONT: CEILING/WALL HANGINGS	OK 21.48	0.01%
GENERAL DEMOLITION Delete	2,803.48	1.08%
DOORS	6000 9,808.03	3.78%
DRYWALL	OK 12,497.19	4.82%
ELECTRICAL	OK 2,735.46	1.05%
FLOOR COVERING - CARPET	OK 4,478.35	1.73%
FLOOR COVERING - STONE	OK 281.83	0.11%
FLOOR COVERING - CERAMIC TILE	OK 2,450.71	0.94%
FLOOR COVERING - VINYL	OK 305.62	0.12%
FLOOR COVERING - WOOD	35000 46,795.03	18.11%
FINISH CARPENTRY / TRIMWORK	OK 10,635.04	4.10%
FINISH HARDWARE	OK 481.87	0.19%
FRAMING & ROUGH CARPENTRY	OK 2,431.04	0.94%
HEAT, VENT & AIR CONDITIONING	OK 403.57	0.16%
INSULATION	3500 6,321.33	2.44%
LABOR ONLY Delete What is this? Delete	7,072.00	2.73%
LIGHT FIXTURES	OK 237.32	0.09%
MOISTURE PROTECTION	2,000 4,902.52	1.89%
MIRRORS & SHOWER DOORS	1,500 172.46	0.07%
INTERIOR LATH & PLASTER Delete	660.00	0.25%
PLUMBING	3500 6,321.45	2.39%
PAINTING	OK 18,443.37	7.11%
TOILET & BATH ACCESSORIES	OK 201.44	0.08%
TILE	OK 1,816.91	0.70%
TEMPORARY REPAIRS	895.00	0.34%
USER DEFINED ITEMS Delete what is this? Delete	5,797.72	2.23%
WINDOWS - SLIDING PATIO DOORS	OK 20,463.04	7.89%
WINDOW TREATMENT	OK 726.30	0.28%
WATER EXTRACTION & REMEDIATION Delete	959.81	0.37%
O&P Items Subtotal	152,340.56 194,047.34	74.78%

Non-O&P Items	Total	%
USER DEFINED ITEMS Delete Delete.	850.00	0.33%



Elias Brothers General Contractor, Inc

Elias Brothers Roofing Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ehgcontracting.com

Non-O&P Items		Total	%
Non-O&P Items Subtotal	152,340.20	850.00	0.33%
O&P Items Subtotal	152,340.20	194,047.34	74.78%
Material Sales Tax	4,000	4,880.59	1.88%
Storage Rental Tax		OK 31.16	0.01%
Overhead	18,209.17	29,844.42	11.50%
Profit	18,209.17	29,844.42	11.50%
Total	192,758.90	259,497.93	100.00%

17601 Captiva Insurance Cap is 250,000

192,758.90 Rebuild by EBG

46,371.15 Remediation

239,130.05

10,869.95 under the 250K CAP.

OR ABOUT 4% under the CAP.

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

INVOICE # 31966**DATE 03/20/2023****DUE DATE 03/20/2023****TERMS Due on receipt**

DESCRIPTION	QTY	RATE	AMOUNT
13 complete units, Plumbing & Electric inspections. Insulation & Drywall	1	145,000.00	145,000.00

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

BALANCE DUE**\$145,000.00**

Renee Sloan

From: Renee Sloan
Sent: Tuesday, March 21, 2023 9:28 AM
To: Rick Roudebush; Jennifer Darrow
Cc: Roni Elias; Roni Elias; Rami Yitzhak; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Stacey Arendt
Subject: Island Park Re-pipe proposals
Attachments: Judith Benz - 17601 Marco Island - Repiping Proposal 2.16.23.pdf; Jaye Popoli - 17653 Captiva Repiping Proposal 2.15.23.pdf; William Vespe - 17651 Marco Island Ln- Repiping Proposal 2.15.23.pdf; Joseph Tortorici - 17600 Captiva Island lane Repiping Proposal 2.16.23.pdf; Marin - 17602 Captiva Island - Repiping Proposal 3.17.23.pdf; Marin - 17602 Captiva Island - Repiping required document 3.17.23.pdf; Angelica Castro- 17623 Marco Island Ln- Repiping Proposal 2.16.23.pdf

Rick

As to follow up on our bi-weekly production meeting on Friday March 17th, 2023, please provide the following information as soon as possible please.

We need a signature approving and backing up that payment will be made to us by the HOA in the event the carrier declines to accept paying for the re-pipes on 6 homes in Island Park. 17600 Captiva, 17602 Captiva, 17601 Marco, 17623 Marco (re-pipes having already been done on these 4 homes) as well as 17653 Captiva and 17651 Marco which will authorize the commencement of the plumbing re-pipe to be done on those two homes. Keep in mind please we are on hold and cannot proceed further on these two homes, however, we did stock with insulation and drywall materials already in both.

We ask that you provide us with the signed proposals at your soonest convenience. I have also attached the 6 proposals for the re-pipe for your convenience.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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Rick

on Friday

As to follow up on our weekly production meeting ~~this morning~~, we need the following information from you as soon as possible please.

MC 17
5

17600

1. We need a signature approving and backing up that payment will be made to us by the HOA in the event the carrier declines to accept paying for the re-pipes on 6 homes in Island Park. ~~17653 Captiva, 17602 Captiva, 17601 Marco, 17623 Marco~~ (re-pipes having already been done on these 4 homes) as well as ...17653 Captiva and 17651 Marco which will authorize the commencement of the plumbing re-pipe to be done on those two homes. Keep in mind please we are on hold and cannot proceed further on these two homes but we did stock with insulation and drywall materials already in both.

4:20 PM

Jennifer verified (3/17). They gave us access code (MHC)

Take out
8/16
10/3/2015

2. Verify please ~~17642 Captiva (not stocked with insulation and drywall materials) & 17643 (not stocked yet with insulation and drywall materials) & 17653 Captiva (that we did stock with insulation and drywall materials) are still in to proceed with the rebuilds and that we can proceed with the insulation and drywall scopes of work. Note: Neither of these three homes needed re-pipe.~~

Two (17642, 17643)

17651

3. Verify please also that ~~17653 Marco (that we did stock with insulation and drywall materials) is still in and the rebuild of their home is to either to proceed as planned or have they in fact pulled out for the rebuild to be done by others. This home needs re-pipe.~~

We ask that you provide us this information please at your soonest convenience, so we/EBC knows how to proceed with or without the work as outlined above.

Professionally,

✓) Doreen,

Send the invoice. How soon can we get the check.

✓) Send Jim Silo C.O. # 1 & 2. Don't send for the ~~flashing~~.

Link on job
100 xactmate

↑
2 -> ven is

Rick

As to follow up on our weekly production meeting this morning, we need the following information from you as soon as possible please.

1. We need a signature approving and backing up that payment will be made to us by the HOA in the event the carrier declines to accept paying for the re-pipes on 6 homes in Island Park. 17653 Captiva, 17602 Captiva, 17601 Marco, 17623 Marco (re-pipes having already been done on these 4 homes) as well as ...17653 Captiva and 17651 Marco which will authorize the commencement of the plumbing re-pipe to be done on those two homes. Keep in mind please we are on hold and cannot proceed further on these two homes but we did stock with insulation and drywall materials already in both.
2. Verify please 17642 Captiva (not stocked with insulation and drywall materials) & 17643 (not stocked yet with insulation and drywall materials) & 17653 Captiva (that we did stock with insulation and drywall materials) are still in to proceed with the rebuilds and that we can proceed with the insulation and drywall scopes of work. Note: Neither of these three homes needed re-pipe.
3. Verify please also that 17653 Marco (that we did stock with insulation and drywall materials) is still in and the rebuild of their home is to either to proceed as planned or have they in fact pulled out for the rebuild to be done by others.

We ask that you provide us this information please at your soonest convenience, so we/EBC knows how to proceed with or without the work as outlined above.

Professionally,

Date: March 22, 2023
To: Rick Roudebush, Jennifer Darrow
Re: Island Park 5.2 Unit re-pipe

Rick & Jennifer,

This letter is to clarify the units that have **already had** the required re-pipe work completed and the units that **still need to have** the required re-pipe work done. Please see the breakdown list below. If you can please sign and return the (6) re-pipe proposals that were previously sent to you at your earliest convenience.

(4) Units with completed re-pipe work completed:

17600 Captiva Island Ln – Tortorici Residence
17602 Captiva Island Ln – Marin Residence
17601 Marco Island Ln – Benz Residence
17623 Marco Island Ln - Castro Residence

(2) Units still needing the re-quired re-pipe work:

17651 Marco Island Ln – Vespe Residence
17653 Captiva Island Ln – Popoli Residence

Should you have any questions, please do not hesitate to contact me.

Renee Sloan.

 ELIAS BROTHERS GROUPSM

Renee R Sloan

Find messages, documents, photos or people

Advanced



Home

Compose



- Inbox 150
- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- < Less
- Views Hide
- Photos
- Documents
- Emails to myself
- Subscriptions
- Receipts
- Credits
- Travel
- Folders Hide
- + New Folder
- 01 Link
- 01 She Writes 20
- 02 Promo 2
- 03 Burbs
- 2016 Football Pool 9
- 2017 Football Pool 21
- 2022 Hurricane Ca... 12
- 2022 Hurricane PL... 15
- 305 House Sale 21
- 4735 Roof 1
- A Publishing
- Amazon 6
- Anthology 28
- Appeal
- Aug Comm 1
- Blog Mine 1
- Blog Posts 229
- Book 55
- Bridget
- Camping
- Car 2
- Caravan 15
- Charity
- Coach 1
- College 41
- Computer
- Conference 1
- Construction 1
- Critique Group 11
- Cruise 3
- Disney
- Donations 98
- Estate 1
- Family History 1
- Football Pool 1
- Ford Escape
- Foundation 2
- Fundraiser 1
- FWA 36
- GCWA 10
- Geico 1
- Groupson
- Gulf Coast Writers
- ID Theft 1
- Insurance 26
- IPV ARC Ins Cert
- IPV Board 3
- IPV Board Legal
- IPV Docs & Policy
- IPV Elias
- IPV Elias Corres
- IPV Elias Legal
- IPV Elias Owner Invoice
- IPV Elias Owners
- IPV Financials 23

Re: Owner Reimbursements 8

Yahoo/IPV Fina... ☆



Danilo Fior
 From: danilofior47@gmail.com
 To: Jennifer Darrow, Rick Roudebush, Edward Walendy, Ross Biondo, Kathleen Whelan Ulm and 2 more...

Wed, Mar 22, 2023 at 1:03 PM ☆

Board:

As you saw from Jennifer email 2 other unit owners have asked for their \$ 38,750.00:

Sue Carlton 17643 Marco Island Lane

Marie Roumie 17631 Captiva Island Lane

I do not know if all forms have been provided, but I think that if not, at this rate Elias Bros. will not have many units to work on, ANY THOUGHTS????

Do we know how many people are or have hired their own contractor???

Regards,
Danny

On Wed, Mar 22, 2023 at 12:29 PM Jennifer Darrow <jennifer@pegasusc.com> wrote:

Hi Board,

Currently, I have two additional reimbursement requests from

Sue Carlton - 17643 Marco Island

Marie Roumie- 17631 Captiva

Thank you,

Jennifer Darrow, CAM

8840 Terrene Court, Suite 102

Bonita Springs, FL 34135

(239)454-8568 Fax (239)454-5191

jennifer@pegasusc.com

Please send all invoices to pegasuscaminvoices@payablesbox.com.



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The Durbins
 From: ddjdurbin@gmail.com
 To: Danilo Fior
 Cc: Jennifer Darrow, Rick Roudebush, Edward Walendy, Ross Biondo, Kathleen Whelan Ulm and 1 more...

Wed, Mar 22, 2023 at 1:16 PM ☆

Sent from my iPhone

On Mar 22, 2023, at 1:03 PM, Danilo Fior <danilofior47@gmail.com> wrote:

Board:

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Marie Roumie- 17631 Captiva

Thank you,

Jennifer Darrow, CAM

8840 Terrene Court, Suite 102

Bonita Springs, FL 34135

(239)454-8568 Fax (239)454-5191

jennifer@pegasusc.com



Deanna Durbin Q
 ddjdurbin@gmail.com
 +13304722083
 Edit contact

JPV Foundation	1
JPV General	1
JPV Giulio	
JPV Insurance	
JPV Legal	10
JPV Legal Board	
JPV Menendez	1
JPV Owner	5
JPV Pegasus Litigation	
JPV Property M	7
JPV Rebuild	3
JPV Repipe	2
JPV Roofs	4
JPV ServPro	1
JPV Six Sigma	
JPV Summons	
JPV Vespe	1
JPV Wind	1
JPV Wind Damage	
JPV Xactimate	2
KiKi	8
UL	3
M2M	1
Marathon	
Maria Malin	16
Marina House	11
Mary Angelini	
Medical	32
Melinda	1
Morgan	15
NAMW	79
NYC	2
OCWW	1.1K
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Plumosa	34
Sayings	
Spirit	
Spred	15
Steve	2
Tax	6
Travel	11
Unwanted	
Verizon	14
Wells	74
wheelchair	
WIP	4

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<image001.jpg>

> Show original message



From: djdurbin@gmail.com

To: 'Danilo Fiori', 'Jennifer Darrow', 'Rick Roudebush', 'Edward Walendy', 'Ross Biondo' and 2 more...

Wed, Mar 22, 2023 at 1:45 PM ☆

Jennifer and all, I am not sure what caused recent confusion on this, but this has been the process up until today:

- If an owner who is using Elias wishes to switch they need to inform Rick.
- The owner needs to complete and Owner Reconstruction Agreement & ARC & get to Danny for signature.
- Danny will get that to Jennifer. Then, any amount to be disbursed needs to be determined.
- ALL OWNERS have already received \$38,750 a couple months ago. It either went into their account towards Elias costs, or was a check for owner managed. What is left of the \$38,750 at the time of the switch must be determined – some work has likely been done & must be paid.
- Rick has requested final invoices from Elias for owners who have switched, so that amount can be deducted from the \$38,750. Rick, I do not know status of those or how many are outstanding. Once that is determine though, he needs to share with Jennifer so check amount can be determined.
- Finally, all owners balances need to be fully checked before any disbursements to make sure all bills are accounted for and proceeds support the disbursement. (Servpro funds are currently on hold.)

This process could be updated/revised once all proceeds are in.

> Show original message



From: jennifer@pegasusc.com

To: djdurbin@gmail.com, 'Danilo Fiori', 'Rick Roudebush', 'Edward Walendy', 'Ross Biondo' and 2 more...

Wed, Mar 22, 2023 at 1:51 PM ☆

This is the first I am seeing an actual process in writing. Homeowners are reaching out to me which apparently is not the process.

Jennifer Darrow, CAM

8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
(239)454-8568 Fax (239)454-5191
jennifor@pegasusc.com

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> Show original message



From: marina.angelini99@gmail.com

To: rtangel8@yahoo.com

Wed, Mar 22, 2023 at 2:07 PM ☆

----- Forwarded message -----

From: **Jennifer Darrow** <jennifer@pegasusc.com>

Date: Wed, Mar 22, 2023, 12:29 PM

Subject: Owner Reimbursements

To: Danilo Fiori <danilofior7@gmail.com>, Kathleen Whelan Ulm <kathleenwhelanulm@comcast.net>, Rick Roudebush <rrroudebush@gmail.com>, Rita Angelini <marina.angelini99@gmail.com>, Ross Biondo <rtbs1@hotmail.com>

Hi Board,

Currently, I have two additional reimbursement requests from

Sue Carlton - 17843 Marco Island

From: ddjdurbin@gmail.com
To: ["Danilo Fior"](#); [Jennifer Darrow](#); ["Rick Roudebush"](#); ["Edward Walendy"](#); ["Ross Biondo"](#); ["Kathleen Whelan Ulm"](#); ["Rita Angelini"](#)
Subject: RE: Owner Reimbursements
Date: Wednesday, March 22, 2023 1:45:26 PM

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- Danny will get that to Jennifer. Then, any amount to be disbursed needs to be determined.
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This process could be updated/revised once all proceeds are in.

From: Danilo Fior <danilofior47@gmail.com>
Sent: Wednesday, March 22, 2023 1:03 PM
To: Jennifer Darrow <jennifer@pegasuscam.com>; Rick Roudebush <rrroudebush@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; Ross Biondo <rfbsr1@hotmail.com>; Kathleen Whelan Ulm <kathleenwhelanulm@comcast.net>; Rita Angelini <rtangel8@yahoo.com>; The Durbins <ddjdurbin@gmail.com>
Subject: Re: Owner Reimbursements

Board:

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Thank you.

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Resident List by Address

Island Park Village V.2 Condo

Property Address	Name	Owner	Elias	Group 1: Switched - Elias told; invoice requested	Group 2: Switched - Pending
17600 Captiva Island Lane	Tortorici Living Trust , Joseph & Donna		X		
17601 Captiva Island Lane	Cillo, James & Geraldine		X		
17602 Captiva Island Lane	Marin , Radu Liviu & Karina		X		
17603 Captiva Island Lane	Avis, Louis L. Diane K.		X		
17610 Captiva Island Lane	Ibbotson Family Trust, The	X			
17611 Captiva Island Lane	Edwards, Gerald E.		X		
17612 Captiva Island Lane	Whelan Ulm , Kathleen M.	X			
17613 Captiva Island Lane	Howley , Virginia A.		X		
17620 Captiva Island Lane	Goff, Janelle W.		X		
17621 Captiva Island Lane	Damian, Meghan Anne	X			
17622 Captiva Island Lane	Biondo SR, Ross F.	X			
17623 Captiva Island Lane	Fox, Randal & Carrie	X			
17630 Captiva Island Lane	Rees, Randolph & Anne	X			
17631 Captiva Island Lane	Roumie, Youssef H.		X		
17632 Captiva Island Lane	McCann, George L. & Cynthia A			X	
17633 Captiva Island Lane	Rita T Angelini & Normann Riess, Marina Lindsey Angelina Riess &			X	
17640 Captiva Island Lane	Zanetti , Linda A.	X			
17641 Captiva Island Lane	Barker Trustees, Joseph H. & Connie			X	
17642 Captiva Island Lane	Cooper, Michelle Breen & Michael		X		
17643 Captiva Island Lane	Calcagno, Joseph R & Andrea		X		
17651 Captiva Island Lane	Walendy, Edward Walter & Linda Joyce	X			
17653 Captiva Island Lane	Popoli, Jaye L.		X		
17654 Captiva Island Lane	Brown Family Trust , J. Millard	X			
17601 Marco Island Lane	Benz, Judith R.		X		
17603 Marco Island Lane	Fior, Danilo & Agnese	X			
17611 Marco Island Lane	Durbin, Deanna & David	X			
17613 Marco Island Lane	Hudson, Garrett J.	X			
17621 Marco Island Lane	Nott, James & Glenda	X			
17623 Marco Island Lane	Castro TRT Castro Joint RT , Angelica G.		X		
17631 Marco Island Lane	Wileman, Kraig & Nichole	X			
17633 Marco Island Lane	Addie, Terry & Brenda		X		
17641 Marco Island Lane	Roudebush , Rick R. & Kelly		X		
17643 Marco Island Lane	Carlton , Sue E.				X
17651 Marco Island Lane	Vespe, William		X		



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17600 Captiva
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/15/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17600_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

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Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

ISLAND PARK - #001562

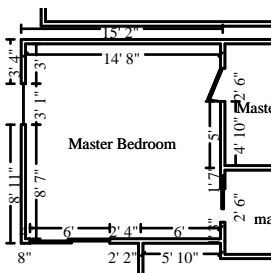
Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

17600_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
515. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA	628.28	1.21	188.84	818.33	(0.00)	818.33
516. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,015.00	0.00	304.50	1,319.50	(0.00)	1,319.50
517. Temporary toilet - Minimum rental charge	1.00 EA	110.00	0.00	33.00	143.00	(0.00)	143.00
518. Electrical (Bid Item)	1.00 EA	1,500.00	0.00	450.00	1,950.00	(0.00)	1,950.00
519. Plumbing (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
520. Light bulb - LED A19 - up to 500 lm - material only	14.00 EA	6.14	5.16	27.32	118.44	(0.00)	118.44
521. Job-site moving/storage container - 20' long - per month	2.00 MO	222.60	26.71	141.58	613.49	(0.00)	613.49
522. Detach & Reset Smoke detector	8.00 EA	61.60	0.00	147.84	640.64	(0.00)	640.64
523. Detach & Reset Window blind - PVC - 1" - 20.1 to 32 SF	8.00 EA	43.59	0.00	104.62	453.34	(0.00)	453.34
541. Administrative/supervisor/digitized filing labor charge (Bid Item)*	1.00 EA	1,200.00	0.00	360.00	1,560.00	(0.00)	1,560.00
542. On-Site Evaluation and/or Supervisor/Admin - per hour	92.00 HR	71.86	171.89	1,983.34	8,766.35	(0.00)	8,766.35
Total: Main Level			204.97	3,741.04	16,383.09	0.00	16,383.09



Master Bedroom

Height: 8'

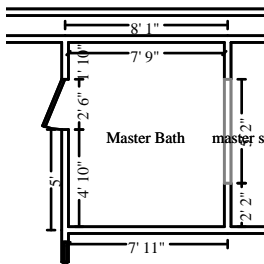
469.33 SF Walls	215.11 SF Ceiling
684.44 SF Walls & Ceiling	215.11 SF Floor
23.90 SY Flooring	58.67 LF Floor Perimeter
58.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
10. Mask and prep for paint - plastic, paper, tape (per LF)	58.67 LF	1.59	0.95	28.26	122.50	(0.00)	122.50
11. 1/2" - drywall per LF - up to 2' tall	58.67 LF	13.34	5.39	236.42	1,024.47	(0.00)	1,024.47
12. Baseboard - 5 1/4"	58.67 LF	5.76	10.24	104.46	452.64	(0.00)	452.64
13. Paint baseboard - two coats	58.67 LF	1.69	0.60	29.92	129.67	(0.00)	129.67
14. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
15. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
16. Apply plant-based anti-microbial agent to the floor	215.11 SF	0.33	0.65	21.50	93.14	(0.00)	93.14

Elias Brothers GC Division
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Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Final cleaning - construction - Residential	215.11 SF	0.34	0.00	21.94	95.08	(0.00)	95.08
19. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
21. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	22.46	97.30	(0.00)	97.30
22. Subfloor Bracing*	212.00 SF	4.15	52.79	279.78	1,212.37	(0.00)	1,212.37
23. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
24. Clean acoustic ceiling (popcorn) texture	215.11 SF	0.68	0.13	43.92	190.32	(0.00)	190.32
25. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
26. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
27. Seal/prime then paint the walls (2 coats)	469.33 SF	1.13	6.48	161.04	697.86	(0.00)	697.86
30. Carpet pad	215.11 SF	0.67	6.58	45.22	195.92	(0.00)	195.92
31. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
32. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
34. Fir subfloor - no finish	215.11 SF	8.00	46.85	530.32	2,298.05	(0.00)	2,298.05
35. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
371. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
399. Carpet - Premium grade	247.38 SF	7.74	99.74	604.34	2,618.80	(0.00)	2,618.80
525. Batt insulation - 4" - R13 - paper / foil faced	117.33 SF	0.95	4.58	34.82	150.86	(0.00)	150.86
543. Base shoe	58.67 LF	1.92	2.68	34.60	149.93	(0.00)	149.93
Totals: Master Bedroom			451.52	5,052.68	21,894.80	0.00	21,894.80



Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_SHOW2

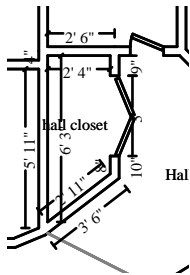
Master Bath

Height: 8'

236.22 SF Walls	71.04 SF Ceiling
307.26 SF Walls & Ceiling	71.04 SF Floor
7.89 SY Flooring	28.67 LF Floor Perimeter
33.83 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. Final cleaning - construction - Residential	307.26 SF	0.34	0.00	31.34	135.81	(0.00)	135.81
38. Clean outlet or switch	4.00 EA	4.52	0.00	5.42	23.50	(0.00)	23.50
39. Vanity - Premium grade	6.00 LF	478.04	153.09	906.40	3,927.73	(0.00)	3,927.73
40. Sink faucet - Bathroom	2.00 EA	233.54	17.08	145.24	629.40	(0.00)	629.40
41. Sink - double basin	1.00 EA	413.16	16.61	128.92	558.69	(0.00)	558.69
42. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	71.08	308.00	(0.00)	308.00
43. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	20.14	87.24	(0.00)	87.24
44. Mask and prep for paint - plastic, paper, tape (per LF)	33.83 LF	1.59	0.55	16.30	70.64	(0.00)	70.64
45. 1/2" - drywall per LF - up to 2' tall	28.67 LF	13.34	2.63	115.52	500.61	(0.00)	500.61
47. Apply plant-based anti-microbial agent to the floor	71.04 SF	0.33	0.21	7.10	30.75	(0.00)	30.75
48. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
49. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	79.70	345.37	(0.00)	345.37
51. Subfloor Bracing*	71.04 SF	4.15	17.69	93.74	406.25	(0.00)	406.25
52. Seal/prime then paint the walls (2 coats)	236.22 SF	1.13	3.26	81.06	351.25	(0.00)	351.25
56. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
57. Fir subfloor - no finish	71.04 SF	8.00	15.47	175.14	758.93	(0.00)	758.93
59. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
511. Add on to tear out mortar bed for tile	71.04 SF	2.21	0.00	47.10	204.10	(0.00)	204.10
512. Mortar bed for tile floors	71.04 SF	4.27	8.44	93.54	405.32	(0.00)	405.32
513. Grout sealer	71.04 SF	1.14	0.68	24.50	106.17	(0.00)	106.17
514. FLOOR COVERING - CERAMIC TILE	81.70 SF	22.00	44.22	552.48	2,394.10	(0.00)	2,394.10
526. Batt insulation - 4" - R13 - paper / foil faced	59.06 SF	0.95	2.30	17.54	75.95	(0.00)	75.95
544. Base shoe	28.67 LF	1.92	1.31	16.92	73.28	(0.00)	73.28
569. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	122.08	529.03	(0.00)	529.03
571. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
Totals: Master Bath			317.75	2,900.76	12,570.05	0.00	12,570.05



hall closet

Height: 8'

127.26 SF Walls	12.40 SF Ceiling
139.67 SF Walls & Ceiling	12.40 SF Floor
1.38 SY Flooring	15.91 LF Floor Perimeter
15.91 LF Ceil. Perimeter	

Elias Brothers GC Division
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CONTINUED - master closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
81. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
82. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
83. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
84. Mask and prep for paint - plastic, paper, tape (per LF)	34.02 LF	1.59	0.55	16.38	71.02	(0.00)	71.02
85. 1/2" - drywall per LF - up to 2' tall	34.02 LF	13.34	3.12	137.08	594.03	(0.00)	594.03
86. Baseboard - 5 1/4"	34.02 LF	5.76	5.94	60.56	262.46	(0.00)	262.46
87. Paint baseboard - two coats	34.02 LF	1.69	0.35	17.34	75.18	(0.00)	75.18
89. Apply plant-based anti-microbial agent to the floor	68.42 SF	0.33	0.21	6.84	29.63	(0.00)	29.63
90. Subfloor Bracing*	68.42 SF	4.15	17.04	90.30	391.28	(0.00)	391.28
91. Bifold mirrored door set - Double	1.00 EA	585.55	25.75	183.38	794.68	(0.00)	794.68
92. Seal/prime then paint the walls (2 coats)	272.15 SF	1.13	3.76	93.38	404.67	(0.00)	404.67
94. Carpet pad	68.42 SF	0.67	2.09	14.38	62.31	(0.00)	62.31
97. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
Fair Market pricing for material needed							
98. Fir subfloor - no finish	68.42 SF	8.00	14.90	168.68	730.94	(0.00)	730.94
99. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
400. Carpet - Premium grade	78.69 SF	7.74	31.73	192.24	833.03	(0.00)	833.03
528. Batt insulation - 4" - R13 - paper / foil faced	68.04 SF	0.95	2.65	20.20	87.49	(0.00)	87.49
546. Base shoe	34.02 LF	1.92	1.55	20.06	86.93	(0.00)	86.93
567. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	61.44	2.41	37.58	162.87	(0.00)	162.87
Totals: master closet			123.57	1,215.56	5,267.48	0.00	5,267.48



master shower

Height: 8'

156.22 SF Walls	25.21 SF Ceiling
181.43 SF Walls & Ceiling	25.21 SF Floor
2.80 SY Flooring	18.67 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_BATH



Elias Brothers General Contractor, Inc

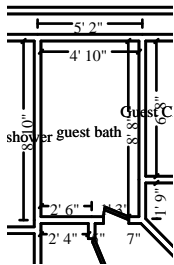
Elias Brothers GC Division
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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
100. Final cleaning - construction - Residential	181.43 SF	0.34	0.00	18.50	80.19	(0.00)	80.19
101. Shower base	1.00 EA	361.65	16.58	113.48	491.71	(0.00)	491.71
102. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
103. Detach & Reset Towel bar	1.00 EA	21.44	0.00	6.44	27.88	(0.00)	27.88
104. Detach & Reset Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	42.58	0.00	12.78	55.36	(0.00)	55.36
105. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	14.74	63.91	(0.00)	63.91
106. Paint baseboard - two coats	18.67 LF	1.69	0.19	9.52	41.26	(0.00)	41.26
107. Mask and prep for paint - plastic, paper, tape (per LF)	23.83 LF	1.59	0.39	11.48	49.76	(0.00)	49.76
108. Bathroom ventilation fan w/light	1.00 EA	175.94	7.19	54.94	238.07	(0.00)	238.07
109. Baseboard - 5 1/4"	18.67 LF	5.76	3.26	33.24	144.04	(0.00)	144.04
110. Apply plant-based anti-microbial agent to the floor	25.21 SF	0.33	0.08	2.52	10.92	(0.00)	10.92
111. Subfloor Bracing*	25.21 SF	4.15	6.28	33.26	144.16	(0.00)	144.16
114. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
115. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61
116. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
117. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
118. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
119. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	555.78	2,408.34	(0.00)	2,408.34
120. Detach & Reset Soap dish - Wall mounted	1.00 EA	16.97	0.00	5.10	22.07	(0.00)	22.07
121. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	45.92	199.00	(0.00)	199.00
122. Clean cabinetry - upper - inside and out	2.00 LF	19.18	0.01	11.50	49.87	(0.00)	49.87
123. Clean towel bar	1.00 EA	9.17	0.00	2.76	11.93	(0.00)	11.93
124. Detach & Reset Towel ring	1.00 EA	21.95	0.00	6.58	28.53	(0.00)	28.53
128. 1/2" - drywall per LF - up to 2' tall	18.67 LF	13.34	1.71	75.24	326.01	(0.00)	326.01
129. Seal/prime then paint the walls (2 coats)	156.22 SF	1.13	2.16	53.60	232.29	(0.00)	232.29
134. Fir subfloor - no finish	25.21 SF	8.00	5.49	62.14	269.31	(0.00)	269.31
391. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
392. Additional charge to tile a bench seat	1.00 EA	142.30	2.65	43.50	188.45	(0.00)	188.45
393. Additional charge to tile a wall niche	1.00 EA	184.04	1.85	55.78	241.67	(0.00)	241.67
503. Add on to tear out mortar bed for tile	25.21 SF	2.21	0.00	16.72	72.43	(0.00)	72.43
504. Mortar bed for tile floors	25.21 SF	4.27	3.00	33.20	143.85	(0.00)	143.85
505. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
506. FLOOR COVERING - CERAMIC TILE	28.99 SF	22.00	15.69	196.04	849.51	(0.00)	849.51
529. Batt insulation - 4" - R13 - paper / foil faced	39.06 SF	0.95	1.52	11.60	50.23	(0.00)	50.23
547. Base shoe	18.67 LF	1.92	0.85	11.02	47.72	(0.00)	47.72

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CONTINUED - master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: master shower			132.97	1,831.76	7,937.46	0.00	7,937.46



guest bath

Height: 8'

216.00 SF Walls	41.89 SF Ceiling
257.89 SF Walls & Ceiling	41.89 SF Floor
4.65 SY Flooring	27.00 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
135. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
136. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
137. Detach & Reset Towel bar	2.00 EA	20.80	0.00	12.48	54.08	(0.00)	54.08
138. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
139. Light fixture - Detach & reset	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
140. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	66.42	287.81	(0.00)	287.81
141. Vanity	3.00 LF	244.49	34.51	230.40	998.38	(0.00)	998.38
142. Bathtub	1.00 EA	964.91	26.45	297.42	1,288.78	(0.00)	1,288.78
143. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
145. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
146. Final cleaning - construction - Residential	41.89 SF	0.34	0.00	4.28	18.52	(0.00)	18.52
147. Apply plant-based anti-microbial agent to the floor	41.89 SF	0.33	0.13	4.18	18.13	(0.00)	18.13
148. Clean light bar	2.00 EA	23.96	0.01	14.38	62.31	(0.00)	62.31
149. Clean mirror - Heavy	18.00 SF	1.28	0.01	6.92	29.97	(0.00)	29.97
150. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	27.18	117.81	(0.00)	117.81
151. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
153. Paint baseboard - two coats	27.00 LF	1.69	0.28	13.76	59.67	(0.00)	59.67
154. Sink - single	1.00 EA	290.98	9.83	90.24	391.05	(0.00)	391.05
155. Baseboard - 5 1/4"	27.00 LF	5.76	4.71	48.08	208.31	(0.00)	208.31
156. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
157. 1/2" - drywall per LF - up to 2' tall	27.00 LF	13.34	2.48	108.80	471.46	(0.00)	471.46
158. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61

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CONTINUED - guest bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
159. Mask and prep for paint - plastic, paper, tape (per LF)	27.00 LF	1.59	0.44	13.02	56.39	(0.00)	56.39
160. Subfloor Bracing*	41.89 SF	4.15	10.43	55.28	239.55	(0.00)	239.55
161. Clean window unit (per side) 3 - 9 SF	1.00 EA	13.73	0.00	4.12	17.85	(0.00)	17.85
162. Clean sill - tile	3.00 LF	1.24	0.00	1.12	4.84	(0.00)	4.84
163. Detach & Reset Light fixture	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
164. Detach & Reset Mirror - 1/8" plate glass	18.00 SF	7.59	0.00	40.98	177.60	(0.00)	177.60
165. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
166. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
167. Clean bathroom fan	1.00 EA	36.63	0.00	10.98	47.61	(0.00)	47.61
168. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
169. 5/8" blueboard - hung only (no tape or finish)	30.00 SF	1.97	0.94	18.02	78.06	(0.00)	78.06
170. Seal/prime then paint the walls (2 coats)	216.00 SF	1.13	2.98	74.12	321.18	(0.00)	321.18
174. Fir subfloor - no finish	41.89 SF	8.00	9.12	103.28	447.52	(0.00)	447.52
175. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
448. Shower door	1.00 EA	575.82	23.64	179.84	779.30	(0.00)	779.30
449. Tile shower - 61 to 100 SF	1.00 EA	1,675.90	35.65	513.48	2,225.03	(0.00)	2,225.03
499. Add on to tear out mortar bed for tile	41.89 SF	2.21	0.00	27.78	120.36	(0.00)	120.36
500. Mortar bed for tile floors	41.89 SF	4.27	4.98	55.16	239.01	(0.00)	239.01
501. Grout sealer	41.89 SF	1.14	0.40	14.44	62.59	(0.00)	62.59
502. FLOOR COVERING - CERAMIC TILE	48.17 SF	22.00	26.07	325.74	1,411.55	(0.00)	1,411.55
530. Batt insulation - 4" - R13 - paper / foil faced	54.00 SF	0.95	2.11	16.04	69.45	(0.00)	69.45
548. Base shoe	27.00 LF	1.92	1.23	15.92	68.99	(0.00)	68.99
572. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: guest bath			253.09	3,003.98	13,017.03	0.00	13,017.03

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Entry/Foyer

Height: 8'

46.67 SF Walls	3.50 SF Ceiling
50.17 SF Walls & Ceiling	3.50 SF Floor
0.39 SY Flooring	5.83 LF Floor Perimeter
5.83 LF Ceil. Perimeter	

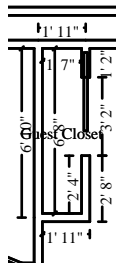
Missing Wall

3' 6" X 8'

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
176. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
178. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
179. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
180. Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,448.09	139.85	776.38	3,364.32	(0.00)	3,364.32
372. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	28.48	123.42	(0.00)	123.42
472. Add on to tear out mortar bed for tile	3.50 SF	2.21	0.00	2.32	10.06	(0.00)	10.06
496. Mortar bed for tile floors	3.50 SF	4.27	0.42	4.60	19.97	(0.00)	19.97
497. Grout sealer	3.50 SF	1.14	0.03	1.20	5.22	(0.00)	5.22
498. FLOOR COVERING - CERAMIC TILE	4.03 SF	22.00	2.18	27.26	118.10	(0.00)	118.10
531. Batt insulation - 4" - R13 - paper / foil faced	11.67 SF	0.95	0.46	3.46	15.01	(0.00)	15.01
549. Base shoe	5.83 LF	1.92	0.27	3.44	14.90	(0.00)	14.90
559. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
560. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32

Totals: Entry/Foyer			161.46	1,132.62	4,908.07	0.00	4,908.07
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Guest Closet

Height: 8'

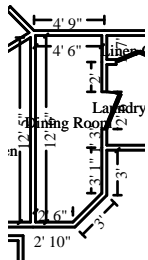
132.00 SF Walls	10.56 SF Ceiling
142.56 SF Walls & Ceiling	10.56 SF Floor
1.17 SY Flooring	16.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
181. Mask and prep for paint - plastic, paper, tape (per LF)	16.50 LF	1.59	0.27	7.96	34.47	(0.00)	34.47

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CONTINUED - Guest Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
182. 1/2" - drywall per LF - up to 2' tall	16.50 LF	13.34	1.52	66.50	288.13	(0.00)	288.13
183. Baseboard - 5 1/4"	16.50 LF	5.76	2.88	29.38	127.30	(0.00)	127.30
184. Paint baseboard - two coats	16.50 LF	1.69	0.17	8.42	36.48	(0.00)	36.48
185. Apply plant-based anti-microbial agent to the floor	10.56 SF	0.33	0.03	1.04	4.55	(0.00)	4.55
186. Final cleaning - construction - Residential	10.56 SF	0.34	0.00	1.08	4.67	(0.00)	4.67
187. Closet shelf and rod package - Detach & reset	16.50 LF	14.30	0.00	70.78	306.73	(0.00)	306.73
188. Subfloor Bracing*	14.90 SF	4.15	3.71	19.68	85.23	(0.00)	85.23
189. Bifold door set - full louvered - Double	1.00 EA	501.73	21.29	156.90	679.92	(0.00)	679.92
190. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
191. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
192. Seal/prime then paint the walls (2 coats)	132.00 SF	1.13	1.82	45.28	196.26	(0.00)	196.26
194. Carpet pad	10.56 SF	0.67	0.32	2.22	9.62	(0.00)	9.62
195. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
197. Fir subfloor - no finish	10.56 SF	8.00	2.30	26.04	112.82	(0.00)	112.82
401. Carpet - Premium grade	12.14 SF	7.74	4.89	29.64	128.49	(0.00)	128.49
532. Batt insulation - 4" - R13 - paper / foil faced	33.00 SF	0.95	1.29	9.78	42.42	(0.00)	42.42
550. Base shoe	16.50 LF	1.92	0.75	9.72	42.15	(0.00)	42.15
573. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Closet			55.14	647.72	2,806.82	0.00	2,806.82



Dining Room

Height: 8'

262.70 SF Walls	53.98 SF Ceiling
316.68 SF Walls & Ceiling	53.98 SF Floor
6.00 SY Flooring	32.84 LF Floor Perimeter
32.84 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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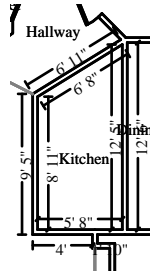
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CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
199. Mask and prep for paint - plastic, paper, tape (per LF)	32.84 LF	1.59	0.53	15.82	68.57	(0.00)	68.57
201. Baseboard - 5 1/4"	32.84 LF	5.76	5.73	58.46	253.35	(0.00)	253.35
202. Paint baseboard - two coats	32.84 LF	1.69	0.33	16.76	72.59	(0.00)	72.59
203. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
204. Apply plant-based anti-microbial agent to the floor	53.98 SF	0.33	0.16	5.38	23.35	(0.00)	23.35
205. Final cleaning - construction - Residential	53.98 SF	0.34	0.00	5.50	23.85	(0.00)	23.85
207. Subfloor Bracing*	532.80 SF	4.15	132.67	703.14	3,046.93	(0.00)	3,046.93
208. Clean sill - tile	12.00 LF	1.24	0.01	4.46	19.35	(0.00)	19.35
209. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
210. Mask and cover light fixture	3.00 EA	16.59	0.14	14.98	64.89	(0.00)	64.89
211. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
 212. Patio door screen, 48" wide	2.00 EA	115.45	13.18	73.24	317.32	(0.00)	317.32
213. Seal/prime then paint the walls (2 coats)	262.70 SF	1.13	3.63	90.14	390.62	(0.00)	390.62
217. Fir subfloor - no finish	53.98 SF	8.00	11.76	133.08	576.68	(0.00)	576.68
218. Clean chandelier - with crystal - Heavy	1.00 EA	269.34	0.01	80.80	350.15	(0.00)	350.15
219. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	275.15	10.93	85.82	371.90	(0.00)	371.90
395. 1/2" - drywall per LF - up to 4' tall	32.84 LF	19.04	5.56	189.24	820.07	(0.00)	820.07
473. Add on to tear out mortar bed for tile	53.98 SF	2.21	0.00	35.80	155.10	(0.00)	155.10
493. Mortar bed for tile floors	53.98 SF	4.27	6.41	71.06	307.96	(0.00)	307.96
494. Grout sealer	53.98 SF	1.14	0.52	18.62	80.68	(0.00)	80.68
495. FLOOR COVERING - CERAMIC TILE	62.08 SF	22.00	33.60	419.80	1,819.16	(0.00)	1,819.16
533. Batt insulation - 4" - R13 - paper / foil faced	65.67 SF	0.95	2.56	19.48	84.43	(0.00)	84.43
551. Base shoe	32.84 LF	1.92	1.50	19.38	83.93	(0.00)	83.93
561. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	44.53	0.85	26.98	116.89	(0.00)	116.89
Totals: Dining Room			406.68	4,626.98	20,050.27	0.00	20,050.27

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Kitchen

Height: 8'

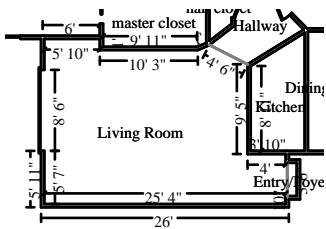
269.01 SF Walls	60.36 SF Ceiling
329.37 SF Walls & Ceiling	60.36 SF Floor
6.71 SY Flooring	33.63 LF Floor Perimeter
33.63 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
220. Cabinetry - upper (wall) units	15.00 LF	183.58	117.60	861.40	3,732.70	(0.00)	3,732.70
221. Refrigerator - side by side - 22 to 25 cf	1.00 EA	1,645.90	96.00	522.58	2,264.48	(0.00)	2,264.48
222. Cabinetry - lower (base) units	16.00 LF	271.81	210.14	1,367.72	5,926.82	(0.00)	5,926.82
223. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
224. Clean cabinetry - upper - inside and out	20.00 LF	19.09	0.11	114.58	496.49	(0.00)	496.49
225. Garbage disposer	1.00 EA	280.22	8.39	86.58	375.19	(0.00)	375.19
226. Range - freestanding - gas	1.00 EA	1,188.77	60.00	374.64	1,623.41	(0.00)	1,623.41
227. Countertop - solid surface	20.00 SF	69.93	53.64	435.68	1,887.92	(0.00)	1,887.92
228. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	22.98	99.58	(0.00)	99.58
229. Apply plant-based anti-microbial agent to the floor	60.36 SF	0.34	0.18	6.22	26.92	(0.00)	26.92
230. Outlet	5.00 EA	18.25	0.51	27.54	119.30	(0.00)	119.30
231. Countertop subdeck - plywood	36.00 SF	4.29	3.82	47.48	205.74	(0.00)	205.74
232. Paint baseboard - two coats	33.63 LF	1.73	0.34	17.56	76.08	(0.00)	76.08
233. Baseboard - 3 1/4"	33.63 LF	4.59	3.98	47.50	205.84	(0.00)	205.84
234. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	101.80	441.12	(0.00)	441.12
236. Mask and prep for paint - plastic, paper, tape (per LF)	33.63 LF	1.62	0.54	16.50	71.52	(0.00)	71.52
237. Dishwasher - High grade	1.00 EA	1,011.34	50.91	318.68	1,380.93	(0.00)	1,380.93
238. Countertop - Granite or Marble - Premium grade	36.00 SF	121.86	160.42	1,364.20	5,911.58	(0.00)	5,911.58
239. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	126.08	546.35	(0.00)	546.35
240. Angle stop valve	1.00 EA	41.23	0.43	12.48	54.14	(0.00)	54.14
241. Clean wall hanging - Light clean	3.00 EA	7.12	0.05	6.42	27.83	(0.00)	27.83
242. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	33.74	146.18	(0.00)	146.18
243. Cabinet knob or pull	18.00 EA	10.27	3.82	56.60	245.28	(0.00)	245.28
246. Clean countertop	6.00 SF	0.96	0.01	1.72	7.49	(0.00)	7.49
247. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	129.02	559.06	(0.00)	559.06
248. Seal/prime then paint the walls (2 coats)	269.01 SF	1.15	3.71	93.92	406.99	(0.00)	406.99
251. Fir subfloor - no finish	60.36 SF	8.24	14.45	153.56	665.38	(0.00)	665.38
255. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	173.58	752.19	(0.00)	752.19

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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
256. 4" backsplash for flat laid countertop	15.00 LF	9.52	4.88	44.30	191.98	(0.00)	191.98
394. 1/2" drywall - hung, taped, with smooth wall finish	269.01 SF	4.46	11.14	363.28	1,574.20	(0.00)	1,574.20
471. Add on to tear out mortar bed for tile	60.36 SF	2.21	0.00	40.02	173.42	(0.00)	173.42
490. Mortar bed for tile floors	60.36 SF	4.27	7.17	79.48	344.39	(0.00)	344.39
491. Grout sealer	60.36 SF	1.14	0.58	20.82	90.21	(0.00)	90.21
492. FLOOR COVERING - CERAMIC TILE	69.42 SF	22.00	37.57	469.46	2,034.27	(0.00)	2,034.27
534. Batt insulation - 4" - R13 - paper / foil faced	67.25 SF	0.95	2.62	19.94	86.45	(0.00)	86.45
552. Base shoe	33.63 LF	1.92	1.53	19.84	85.94	(0.00)	85.94
Totals: Kitchen			891.02	7,588.02	32,881.20	0.00	32,881.20



Living Room

Height: 8'

610.83 SF Walls	371.65 SF Ceiling
982.48 SF Walls & Ceiling	371.65 SF Floor
41.29 SY Flooring	76.35 LF Floor Perimeter
76.35 LF Ceil. Perimeter	

Missing Wall

3' 6" X 8'

Opens into ENTRY_FOYER

Missing Wall

4' 5 7/8" X 8'

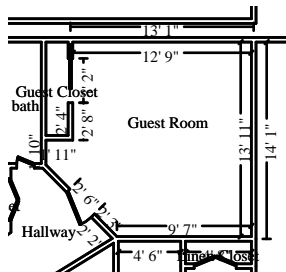
Opens into HALLWAY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
258. Fir subfloor - no finish	371.65 SF	8.00	80.95	916.24	3,970.39	(0.00)	3,970.39
262. Seal/prime then paint the walls (2 coats)	610.83 SF	1.13	8.43	209.60	908.27	(0.00)	908.27
263. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
264. Subfloor Bracing*	265.00 SF	4.15	65.99	349.72	1,515.46	(0.00)	1,515.46
265. Final cleaning - construction - Residential	371.65 SF	0.34	0.00	37.90	164.26	(0.00)	164.26
267. Apply plant-based anti-microbial agent to the floor	371.65 SF	0.33	1.11	37.14	160.89	(0.00)	160.89
268. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
269. Paint baseboard - two coats	76.35 LF	1.69	0.78	38.94	168.75	(0.00)	168.75
270. Baseboard - 5 1/4"	76.35 LF	5.76	13.33	135.94	589.05	(0.00)	589.05

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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
272. 1/2" - drywall per LF - up to 2' tall	76.35 LF	13.34	7.01	307.66	1,333.18	(0.00)	1,333.18
273. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
274. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	25.94	112.40	(0.00)	112.40
474. Add on to tear out mortar bed for tile	371.65 SF	2.21	0.00	246.40	1,067.75	(0.00)	1,067.75
487. Mortar bed for tile floors	371.65 SF	4.27	44.15	489.32	2,120.42	(0.00)	2,120.42
488. Grout sealer	371.65 SF	1.14	3.57	128.18	555.43	(0.00)	555.43
489. FLOOR COVERING - CERAMIC TILE	427.40 SF	22.00	231.31	2,890.24	12,524.35	(0.00)	12,524.35
535. Batt insulation - 4" - R13 - paper / foil faced	152.71 SF	0.95	5.96	45.30	196.33	(0.00)	196.33
553. Base shoe	76.35 LF	1.92	3.48	45.02	195.09	(0.00)	195.09
Totals: Living Room			468.39	6,089.14	26,386.24	0.00	26,386.24



Guest Room

Height: 8'

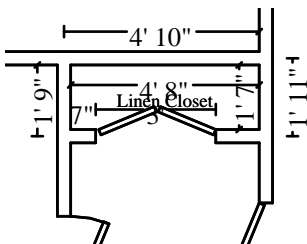
432.99 SF Walls	177.29 SF Ceiling
610.28 SF Walls & Ceiling	177.29 SF Floor
19.70 SY Flooring	54.12 LF Floor Perimeter
54.12 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
275. Mask and prep for paint - plastic, paper, tape (per LF)	54.12 LF	1.59	0.88	26.08	113.01	(0.00)	113.01
276. 1/2" - drywall per LF - up to 2' tall	54.12 LF	13.34	4.97	218.08	945.01	(0.00)	945.01
277. Baseboard - 5 1/4"	54.12 LF	5.76	9.45	96.36	417.54	(0.00)	417.54
278. Paint baseboard - two coats	54.12 LF	1.69	0.55	27.60	119.61	(0.00)	119.61
279. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
280. Apply plant-based anti-microbial agent to the floor	177.29 SF	0.33	0.53	17.72	76.76	(0.00)	76.76
281. Final cleaning - construction - Residential	177.29 SF	0.34	0.00	18.08	78.36	(0.00)	78.36
283. Subfloor Bracing*	144.33 SF	4.15	35.94	190.48	825.39	(0.00)	825.39
284. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
285. Clean sill - tile	4.00 LF	1.24	0.00	1.48	6.44	(0.00)	6.44
286. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25

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CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
287. Seal/prime then paint the walls (2 coats)	432.99 SF	1.13	5.98	148.58	643.84	(0.00)	643.84
289. Carpet pad	177.29 SF	0.67	5.43	37.26	161.47	(0.00)	161.47
290. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
291. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
293. Fir subfloor - no finish	177.29 SF	8.00	38.61	437.08	1,894.01	(0.00)	1,894.01
294. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
295. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
402. Carpet - Premium grade	203.88 SF	7.74	82.20	498.06	2,158.29	(0.00)	2,158.29
445. Detach & Reset Closet shelf and rod package	51.00 LF	14.34	0.00	219.40	950.74	(0.00)	950.74
446. Clean window unit (per side) 10 - 20 SF	1.00 EA	19.55	0.00	5.86	25.41	(0.00)	25.41
447. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
536. Batt insulation - 4" - R13 - paper / foil faced	108.25 SF	0.95	4.22	32.12	139.18	(0.00)	139.18
554. Base shoe	54.12 LF	1.92	2.47	31.92	138.30	(0.00)	138.30
562. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Room			229.21	2,353.68	10,199.30	0.00	10,199.30



Linen Closet

Height: 8'

101.10 SF Walls	7.59 SF Ceiling
108.69 SF Walls & Ceiling	7.59 SF Floor
0.84 SY Flooring	12.64 LF Floor Perimeter
12.64 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
297. Mask and prep for paint - plastic, paper, tape (per LF)	12.64 LF	1.59	0.20	6.10	26.40	(0.00)	26.40
298. 1/2" - drywall per LF - up to 2' tall	12.64 LF	13.34	1.16	50.92	220.70	(0.00)	220.70
299. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68



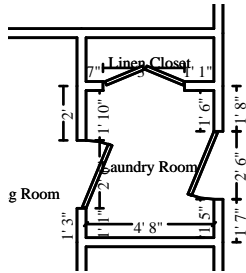
Elias Brothers General Contractor, Inc

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CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
300. Apply plant-based anti-microbial agent to the floor	7.59 SF	0.33	0.02	0.76	3.28	(0.00)	3.28
301. Final cleaning - construction - Residential	7.59 SF	0.34	0.00	0.78	3.36	(0.00)	3.36
303. Closet shelf and rod package - Detach & reset	12.64 LF	14.30	0.00	54.22	234.97	(0.00)	234.97
304. Paint bifold door set - slab only - 2 coats (per side)	1.00 EA	60.41	1.20	18.48	80.09	(0.00)	80.09
305. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	107.78	467.08	(0.00)	467.08
306. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
307. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
308. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
309. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
310. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
311. Seal/prime then paint the walls (2 coats)	101.10 SF	1.13	1.40	34.70	150.34	(0.00)	150.34
315. Fir subfloor - no finish	7.59 SF	8.00	1.65	18.72	81.09	(0.00)	81.09
483. Mortar bed for tile floors	7.59 SF	4.27	0.90	10.00	43.31	(0.00)	43.31
484. Grout sealer	7.59 SF	1.14	0.07	2.62	11.34	(0.00)	11.34
485. FLOOR COVERING - CERAMIC TILE	8.73 SF	22.00	4.72	59.04	255.82	(0.00)	255.82
486. Add on to tear out mortar bed for tile	7.59 SF	2.21	0.00	5.04	21.81	(0.00)	21.81
537. Batt insulation - 4" - R13 - paper / foil faced	25.28 SF	0.95	0.99	7.50	32.51	(0.00)	32.51
555. Base shoe	12.64 LF	1.92	0.58	7.46	32.31	(0.00)	32.31
574. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
575. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Linen Closet			48.28	658.44	2,852.92	0.00	2,852.92

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Laundry Room

Height: 8'

161.98 SF Walls	25.50 SF Ceiling
187.48 SF Walls & Ceiling	25.50 SF Floor
2.83 SY Flooring	20.25 LF Floor Perimeter
20.25 LF Ceil. Perimeter	

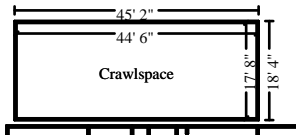
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
316. Mask and prep for paint - plastic, paper, tape (per LF)	20.25 LF	1.59	0.33	9.76	42.29	(0.00)	42.29
317. 1/2" - drywall per LF - up to 2' tall	20.25 LF	13.34	1.86	81.60	353.60	(0.00)	353.60
318. Paint baseboard - two coats	20.25 LF	1.69	0.21	10.32	44.75	(0.00)	44.75
319. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
320. Apply plant-based anti-microbial agent to the floor	25.50 SF	0.33	0.08	2.54	11.04	(0.00)	11.04
321. Final cleaning - construction - Residential	25.50 SF	0.34	0.00	2.60	11.27	(0.00)	11.27
323. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
324. Washer/Washing machine & dryer combo - Electric	1.00 EA	1,782.46	96.00	563.54	2,442.00	(0.00)	2,442.00
325. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
326. Seal/prime then paint the walls (2 coats)	161.98 SF	1.13	2.24	55.60	240.88	(0.00)	240.88
329. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
331. Fir subfloor - no finish	25.50 SF	8.00	5.55	62.86	272.41	(0.00)	272.41
332. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
373. Pocket door unit - Colonist	1.00 EA	357.29	10.86	110.44	478.59	(0.00)	478.59
374. Paint door slab only - 2 coats (per side)	4.00 EA	45.58	2.46	55.44	240.22	(0.00)	240.22
375. Pocket door latch	1.00 EA	29.76	0.68	9.12	39.56	(0.00)	39.56
475. Add on to tear out mortar bed for tile	25.50 SF	2.21	0.00	16.90	73.26	(0.00)	73.26
480. Mortar bed for tile floors	25.50 SF	4.27	3.03	33.56	145.48	(0.00)	145.48
481. Grout sealer	25.50 SF	1.14	0.24	8.80	38.11	(0.00)	38.11
482. FLOOR COVERING - CERAMIC TILE	29.32 SF	22.00	15.87	198.28	859.19	(0.00)	859.19
538. Batt insulation - 4" - R13 - paper / foil faced	40.49 SF	0.95	1.58	12.02	52.07	(0.00)	52.07
540. Door knob - interior	1.00 EA	46.86	1.28	14.44	62.58	(0.00)	62.58
556. Base shoe	20.25 LF	1.92	0.92	11.94	51.74	(0.00)	51.74
563. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Laundry Room			178.74	1,555.44	6,740.30	0.00	6,740.30

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
350. Seal/prime then paint the walls (2 coats)	781.33 SF	1.13	10.78	268.12	1,161.80	(0.00)	1,161.80
351. Mask and prep for paint - plastic, paper, tape (per LF)	97.67 LF	1.59	1.58	47.08	203.96	(0.00)	203.96
352. Overhead door & hardware - 16' x 7'	1.00 EA	1,805.27	81.97	566.18	2,453.42	(0.00)	2,453.42
353. Patio door screen, 48" wide	4.00 EA	115.76	26.37	146.84	636.25	(0.00)	636.25
354. Water heater overflow drain pan	1.00 EA	56.09	1.46	17.26	74.81	(0.00)	74.81
355. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	10.66	46.18	(0.00)	46.18
362. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	355.48	1,540.39	(0.00)	1,540.39
363. Seal & paint single garage door opening & trim	2.00 EA	116.88	1.11	70.46	305.33	(0.00)	305.33
364. Final cleaning - construction - Residential	596.00 SF	0.34	0.00	60.80	263.44	(0.00)	263.44
Totals: Garage			165.06	1,542.88	6,685.58	0.00	6,685.58

Crawlspace

Height: 8'



994.67 SF Walls	786.17 SF Ceiling
1780.83 SF Walls & Ceiling	786.17 SF Floor
87.35 SY Flooring	124.33 LF Floor Perimeter
124.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
460. Batt insulation - 4" - R13 - paper / foil faced	786.17 SF	0.95	30.66	233.26	1,010.78	(0.00)	1,010.78
461. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
462. Moisture protection for crawl space - hydrated lime	786.17 SF	1.04	9.91	248.26	1,075.79	(0.00)	1,075.79
463. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	42.00	182.00	(0.00)	182.00
Per OSHA Requirement							
464. Batt insulation - Add-on for confined spaces	786.17 SF	0.38	0.00	89.62	388.36	(0.00)	388.36
465. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	79.80	345.80	(0.00)	345.80
466. Clean foundation wall	248.67 SF	0.71	0.30	53.06	229.92	(0.00)	229.92
467. Vapor barrier - 15# felt	786.17 SF	0.37	3.77	88.40	383.05	(0.00)	383.05
468. Moisture protection for crawl space - visqueen - 10 mil	786.17 SF	0.47	5.19	112.42	487.11	(0.00)	487.11
469. Moisture protection - vapor barrier seam tape	786.17 SF	0.15	1.42	35.80	155.15	(0.00)	155.15



Elias Brothers General Contractor, Inc

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CONTINUED - Crawlspace

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Crawlspace			51.25	982.62	5,107.96	0.00	5,107.96
Total: Main Level			4,240.39	46,477.58	202,423.33	0.00	202,423.33

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
468. Heat, vent, & air cond. labor minimum	1.00 EA	227.63	0.00	68.28	295.91	(0.00)	295.91
463. Toilet & bath accessory labor minimum	1.00 EA	134.88	0.00	40.46	175.34	(0.00)	175.34
418. Door labor minimum	1.00 EA	130.11	0.00	39.04	169.15	(0.00)	169.15
558. Plaster labor minimum	1.00 EA	528.48	0.00	158.54	687.02	(0.00)	687.02
Totals: Labor Minimums Applied			0.00	306.32	1,327.42	0.00	1,327.42
Line Item Totals: 17600_CAP_RECON			4,240.39	46,783.90	203,750.75	0.00	203,750.75

Grand Total Areas:

5,464.95 SF Walls	2,570.19 SF Ceiling	8,035.14 SF Walls and Ceiling
2,570.19 SF Floor	285.58 SY Flooring	681.40 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	691.73 LF Ceil. Perimeter
2,570.19 Floor Area	2,744.04 Total Area	5,464.95 Interior Wall Area
3,083.21 Exterior Wall Area	342.58 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary

Line Item Total	152,726.46
Material Sales Tax	4,041.79
Storage Rental Tax	26.71
Subtotal	156,794.96
Overhead	23,391.95
Profit	23,391.95
Laundering Tax	171.89
Replacement Cost Value	\$203,750.75
Net Claim	\$203,750.75

Elizabeth Brath
Estimator



Elias Brothers General Contractor, Inc

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Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Material Sales Tax (6%)	Laundrying Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71
Total	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71

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Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743

ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278

Phone# Fax# (239) 597-2529

Customer

Account #

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

1

Taken By: Elizabeth Brath

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elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

2

Taken By: Elizabeth Brath

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3 Main Level - 13-Main level

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4 Main Level/Master Bedroom - 16-
Master Bed

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5 Main Level/Master Bath - 17-
MasterBath

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6 Main Level/hall closet - 7-Hall closet

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7 Main Level/master closet - 15-
Master closet full

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8 Main Level/master shower - 14-
MasterShower

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9 Main Level/guest bath - 4-guest bath

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10 Main Level/Entry/Foyer - 2-Entry

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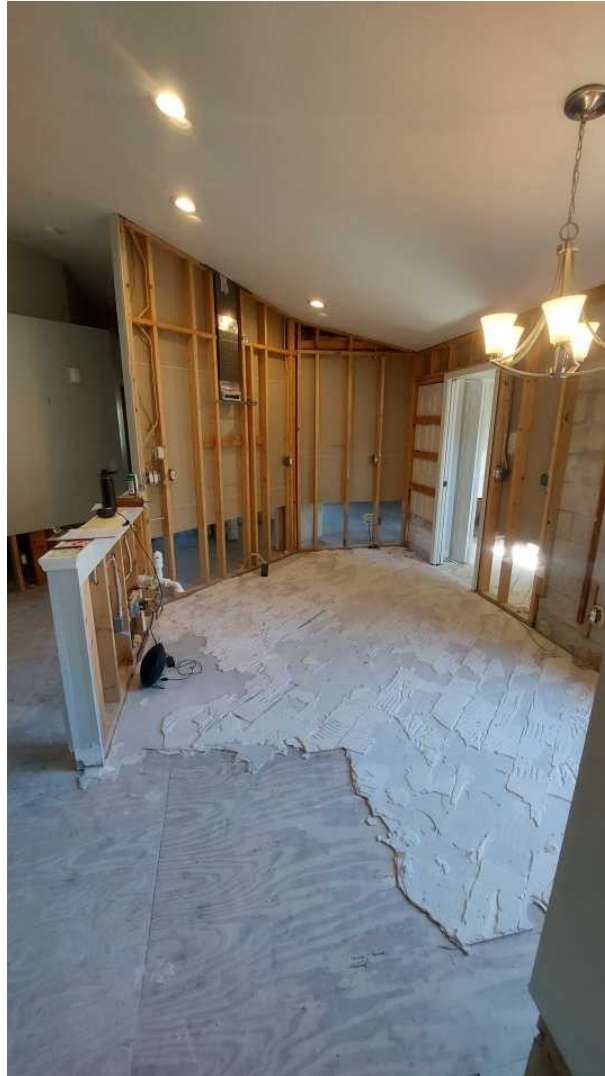
11 Main Level/Guest Closet - 5-guest closet

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12 Main Level/Dining Room - 1-
Dining

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13 Main Level/Kitchen - 8-Kitchen.
Full

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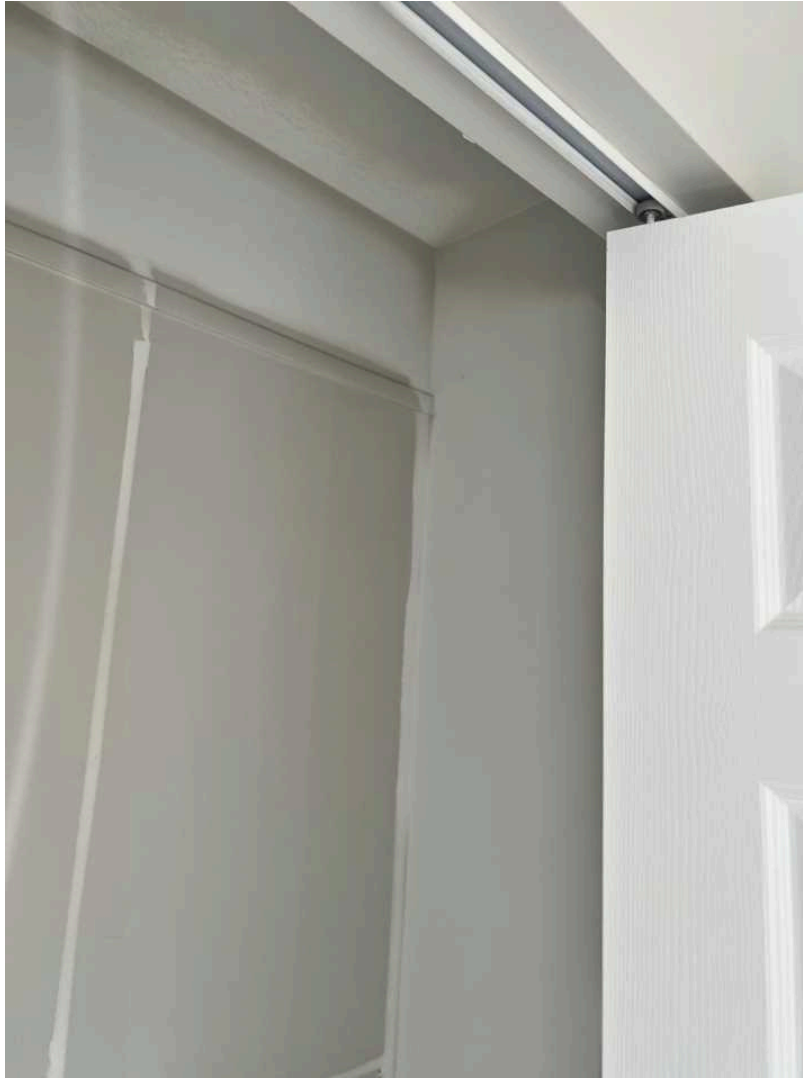
14 Main Level/Living Room - 12-
LivingRoom

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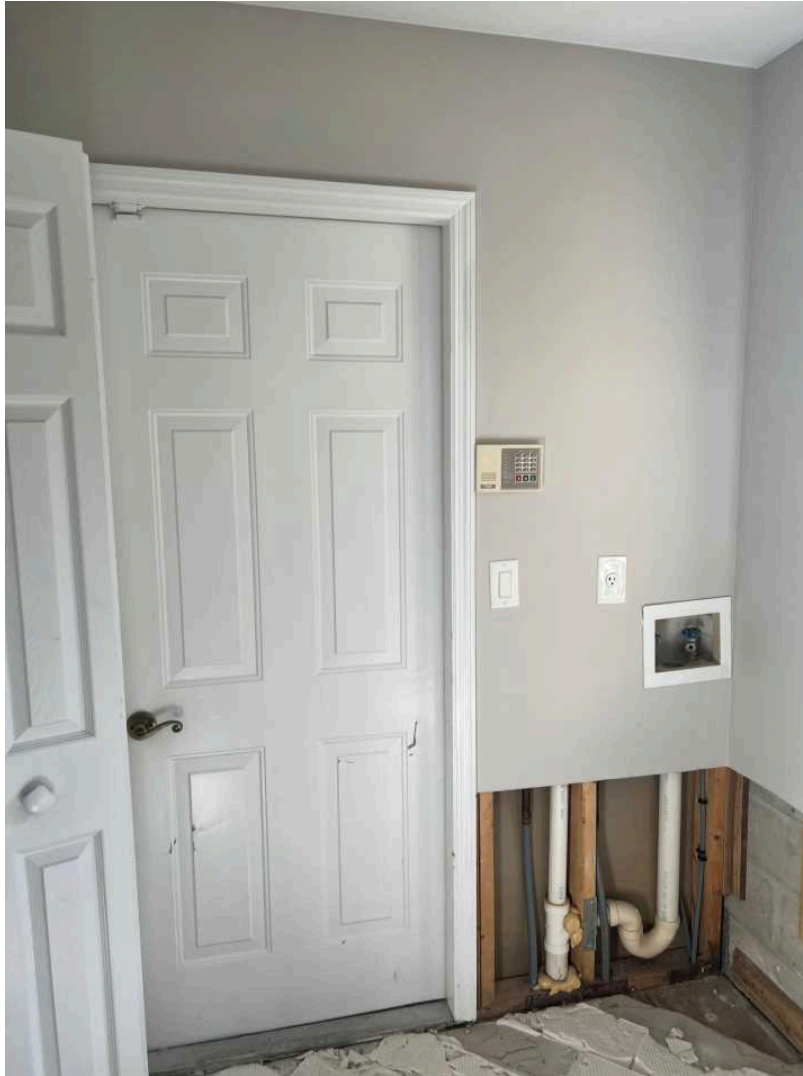
15 Main Level/Guest Room - 6-Guest room

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16 Main Level/Linen Closet - 11-
Linen closet

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17 Main Level/Laundry Room - 9-
Laundry room

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18 Main Level/Laundry Room - 10-
LaundryFull photo

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19 Main Level/Garage - 3-garage



Elias Brothers General Contractor, Inc

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elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17600 Captiva
Fort Myers, FL 33908

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 1/15/2023 Date Assigned:

Price List: FLFM8X_JAN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17600_CAP_RECON

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and /or the services. Purpose These guidelines were developed to ensure that all water incursions are handled in a professional manner which includes the latest information and procedures available. This document is revised ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the document is to provide a consistent approach to outlining which buildings and materials have been impacted and what actions are necessary to bring the buildings back online as quickly and safely as possible. Every effort will be made to ensure the health and safety of all in a timely fashion.

Adopted and Required Building Codes: The 2012 International Residential Code (IRC) and the 2012 International Energy Conservation Code (IECC) have been adopted (and is REQUIRED) by the City of , (See attached corresponding code documentation in the images section, following this estimate). The 2012 International Code Council (ICC) are the rules that govern this estimate. Overhead and Profit (O&P): We are a true general contractor and we have been tasked with performing all tasks in this project, associated with several trades. This project requires the use of subcontractors for all of its tasks listed. We coordinate all of these subcontractors and their tasks, over the course of many weeks (planning and assessing included). It requires several trips made by many personnel. We finance the costs of this project, order materials (including special order), pick up materials, deliver materials, etc. This project involves many trades and requires extensive coordination, including, but not limited to: roofing, gutters, painting, mechanical, fencing, drywall, insulation, etc. This project also requires extensive INTERIOR repairs. The level of complexity and/or coordination required of a general contractor to carry out this project definitely met and exceeded any threshold necessary to obtain Overhead and Profit (O&P). It has been assessed to this estimate accordingly

ISLAND PARK - #001605

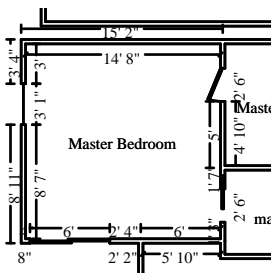
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elizabeth@ebgcontracting.com

17600_CAP_RECON

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
515. Drywall Repair - Minimum Charge - Labor and Material	1.00 EA	628.28	1.21	188.84	818.33	(0.00)	818.33
516. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	1,015.00	0.00	304.50	1,319.50	(0.00)	1,319.50
517. Temporary toilet - Minimum rental charge	1.00 EA	110.00	0.00	33.00	143.00	(0.00)	143.00
518. Electrical (Bid Item)	1.00 EA	1,500.00	0.00	450.00	1,950.00	(0.00)	1,950.00
519. Plumbing (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
520. Light bulb - LED A19 - up to 500 lm - material only	14.00 EA	6.14	5.16	27.32	118.44	(0.00)	118.44
521. Job-site moving/storage container - 20' long - per month	2.00 MO	222.60	26.71	141.58	613.49	(0.00)	613.49
522. Detach & Reset Smoke detector	8.00 EA	61.60	0.00	147.84	640.64	(0.00)	640.64
523. Detach & Reset Window blind - PVC - 1" - 20.1 to 32 SF	8.00 EA	43.59	0.00	104.62	453.34	(0.00)	453.34
541. Administrative/supervisor/digitized filing labor charge (Bid Item)*	1.00 EA	1,200.00	0.00	360.00	1,560.00	(0.00)	1,560.00
542. On-Site Evaluation and/or Supervisor/Admin - per hour	92.00 HR	71.86	171.89	1,983.34	8,766.35	(0.00)	8,766.35
Total: Main Level			204.97	3,741.04	16,383.09	0.00	16,383.09



Master Bedroom

Height: 8'

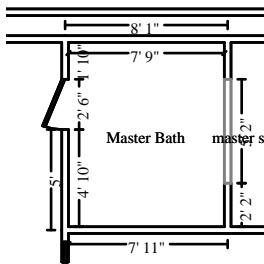
469.33 SF Walls	215.11 SF Ceiling
684.44 SF Walls & Ceiling	215.11 SF Floor
23.90 SY Flooring	58.67 LF Floor Perimeter
58.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
10. Mask and prep for paint - plastic, paper, tape (per LF)	58.67 LF	1.59	0.95	28.26	122.50	(0.00)	122.50
11. 1/2" - drywall per LF - up to 2' tall	58.67 LF	13.34	5.39	236.42	1,024.47	(0.00)	1,024.47
12. Baseboard - 5 1/4"	58.67 LF	5.76	10.24	104.46	452.64	(0.00)	452.64
13. Paint baseboard - two coats	58.67 LF	1.69	0.60	29.92	129.67	(0.00)	129.67
14. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
15. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
16. Apply plant-based anti-microbial agent to the floor	215.11 SF	0.33	0.65	21.50	93.14	(0.00)	93.14

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CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Final cleaning - construction - Residential	215.11 SF	0.34	0.00	21.94	95.08	(0.00)	95.08
19. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
21. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.06	0.72	22.46	97.30	(0.00)	97.30
22. Subfloor Bracing*	212.00 SF	4.15	52.79	279.78	1,212.37	(0.00)	1,212.37
23. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
24. Clean acoustic ceiling (popcorn) texture	215.11 SF	0.68	0.13	43.92	190.32	(0.00)	190.32
25. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
26. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
27. Seal/prime then paint the walls (2 coats)	469.33 SF	1.13	6.48	161.04	697.86	(0.00)	697.86
30. Carpet pad	215.11 SF	0.67	6.58	45.22	195.92	(0.00)	195.92
31. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
32. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
34. Fir subfloor - no finish	215.11 SF	8.00	46.85	530.32	2,298.05	(0.00)	2,298.05
35. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
371. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
399. Carpet - Premium grade	247.38 SF	7.74	99.74	604.34	2,618.80	(0.00)	2,618.80
525. Batt insulation - 4" - R13 - paper / foil faced	117.33 SF	0.95	4.58	34.82	150.86	(0.00)	150.86
543. Base shoe	58.67 LF	1.92	2.68	34.60	149.93	(0.00)	149.93
Totals: Master Bedroom			451.52	5,052.68	21,894.80	0.00	21,894.80



Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_SHOW2

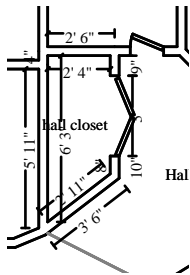
Master Bath

Height: 8'

236.22 SF Walls	71.04 SF Ceiling
307.26 SF Walls & Ceiling	71.04 SF Floor
7.89 SY Flooring	28.67 LF Floor Perimeter
33.83 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. Final cleaning - construction - Residential	307.26 SF	0.34	0.00	31.34	135.81	(0.00)	135.81
38. Clean outlet or switch	4.00 EA	4.52	0.00	5.42	23.50	(0.00)	23.50
39. Vanity - Premium grade	6.00 LF	478.04	153.09	906.40	3,927.73	(0.00)	3,927.73
40. Sink faucet - Bathroom	2.00 EA	233.54	17.08	145.24	629.40	(0.00)	629.40
41. Sink - double basin	1.00 EA	413.16	16.61	128.92	558.69	(0.00)	558.69
42. Mirror - 1/8" plate glass	15.00 SF	15.25	8.17	71.08	308.00	(0.00)	308.00
43. Detach & Reset Medicine cabinet	1.00 EA	67.10	0.00	20.14	87.24	(0.00)	87.24
44. Mask and prep for paint - plastic, paper, tape (per LF)	33.83 LF	1.59	0.55	16.30	70.64	(0.00)	70.64
45. 1/2" - drywall per LF - up to 2' tall	28.67 LF	13.34	2.63	115.52	500.61	(0.00)	500.61
47. Apply plant-based anti-microbial agent to the floor	71.04 SF	0.33	0.21	7.10	30.75	(0.00)	30.75
48. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
49. Seal & paint vanity - inside and out	6.00 LF	43.94	2.03	79.70	345.37	(0.00)	345.37
51. Subfloor Bracing*	71.04 SF	4.15	17.69	93.74	406.25	(0.00)	406.25
52. Seal/prime then paint the walls (2 coats)	236.22 SF	1.13	3.26	81.06	351.25	(0.00)	351.25
56. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
57. Fir subfloor - no finish	71.04 SF	8.00	15.47	175.14	758.93	(0.00)	758.93
59. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
511. Add on to tear out mortar bed for tile	71.04 SF	2.21	0.00	47.10	204.10	(0.00)	204.10
512. Mortar bed for tile floors	71.04 SF	4.27	8.44	93.54	405.32	(0.00)	405.32
513. Grout sealer	71.04 SF	1.14	0.68	24.50	106.17	(0.00)	106.17
514. FLOOR COVERING - CERAMIC TILE	81.70 SF	22.00	44.22	552.48	2,394.10	(0.00)	2,394.10
526. Batt insulation - 4" - R13 - paper / foil faced	59.06 SF	0.95	2.30	17.54	75.95	(0.00)	75.95
544. Base shoe	28.67 LF	1.92	1.31	16.92	73.28	(0.00)	73.28
569. R&R Pocket door unit - Colonist	1.00 EA	396.09	10.86	122.08	529.03	(0.00)	529.03
571. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
Totals: Master Bath			317.75	2,900.76	12,570.05	0.00	12,570.05



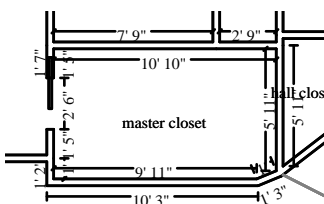
hall closet

Height: 8'

127.26 SF Walls	12.40 SF Ceiling
139.67 SF Walls & Ceiling	12.40 SF Floor
1.38 SY Flooring	15.91 LF Floor Perimeter
15.91 LF Ceil. Perimeter	

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
60. Mask and prep for paint - plastic, paper, tape (per LF)	15.91 LF	1.59	0.26	7.68	33.24	(0.00)	33.24
61. 1/2" - drywall per LF - up to 2' tall	15.91 LF	13.34	1.46	64.12	277.82	(0.00)	277.82
62. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
63. Apply plant-based anti-microbial agent to the floor	12.40 SF	0.33	0.04	1.24	5.37	(0.00)	5.37
64. Final cleaning - construction - Residential	12.40 SF	0.34	0.00	1.26	5.48	(0.00)	5.48
66. Closet shelf and rod package - Detach & reset	15.91 LF	14.30	0.00	68.26	295.77	(0.00)	295.77
69. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
70. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
71. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
72. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
73. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
74. Seal/prime then paint the walls (2 coats)	127.26 SF	1.13	1.76	43.66	189.22	(0.00)	189.22
78. Fir subfloor - no finish	12.40 SF	8.00	2.70	30.58	132.48	(0.00)	132.48
507. Mortar bed for tile floors	12.40 SF	4.27	1.47	16.32	70.74	(0.00)	70.74
508. Grout sealer	12.40 SF	1.14	0.12	4.28	18.54	(0.00)	18.54
509. FLOOR COVERING - CERAMIC TILE	14.26 SF	22.00	7.72	96.44	417.88	(0.00)	417.88
510. Add on to tear out mortar bed for tile	12.40 SF	2.21	0.00	8.22	35.62	(0.00)	35.62
527. Batt insulation - 4" - R13 - paper / foil faced	31.82 SF	0.95	1.24	9.44	40.91	(0.00)	40.91
545. Base shoe	15.91 LF	1.92	0.73	9.38	40.66	(0.00)	40.66
564. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
565. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: hall closet			40.87	635.20	2,752.24	0.00	2,752.24



master closet

Height: 8'

272.15 SF Walls	68.42 SF Ceiling
340.57 SF Walls & Ceiling	68.42 SF Floor
7.60 SY Flooring	34.02 LF Floor Perimeter
34.02 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
79. Final cleaning - construction - Residential	340.57 SF	0.34	0.00	34.74	150.53	(0.00)	150.53

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CONTINUED - master closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
81. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
82. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
83. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
84. Mask and prep for paint - plastic, paper, tape (per LF)	34.02 LF	1.59	0.55	16.38	71.02	(0.00)	71.02
85. 1/2" - drywall per LF - up to 2' tall	34.02 LF	13.34	3.12	137.08	594.03	(0.00)	594.03
86. Baseboard - 5 1/4"	34.02 LF	5.76	5.94	60.56	262.46	(0.00)	262.46
87. Paint baseboard - two coats	34.02 LF	1.69	0.35	17.34	75.18	(0.00)	75.18
89. Apply plant-based anti-microbial agent to the floor	68.42 SF	0.33	0.21	6.84	29.63	(0.00)	29.63
90. Subfloor Bracing*	68.42 SF	4.15	17.04	90.30	391.28	(0.00)	391.28
91. Bifold mirrored door set - Double	1.00 EA	585.55	25.75	183.38	794.68	(0.00)	794.68
92. Seal/prime then paint the walls (2 coats)	272.15 SF	1.13	3.76	93.38	404.67	(0.00)	404.67
94. Carpet pad	68.42 SF	0.67	2.09	14.38	62.31	(0.00)	62.31
97. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
Fair Market pricing for material needed							
98. Fir subfloor - no finish	68.42 SF	8.00	14.90	168.68	730.94	(0.00)	730.94
99. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
400. Carpet - Premium grade	78.69 SF	7.74	31.73	192.24	833.03	(0.00)	833.03
528. Batt insulation - 4" - R13 - paper / foil faced	68.04 SF	0.95	2.65	20.20	87.49	(0.00)	87.49
546. Base shoe	34.02 LF	1.92	1.55	20.06	86.93	(0.00)	86.93
567. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	61.44	2.41	37.58	162.87	(0.00)	162.87
Totals: master closet			123.57	1,215.56	5,267.48	0.00	5,267.48



master shower

Height: 8'

156.22 SF Walls	25.21 SF Ceiling
181.43 SF Walls & Ceiling	25.21 SF Floor
2.80 SY Flooring	18.67 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' 2" X 6' 8"

Opens into MASTER_BATH



Elias Brothers General Contractor, Inc

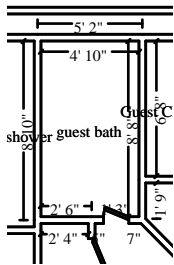
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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
100. Final cleaning - construction - Residential	181.43 SF	0.34	0.00	18.50	80.19	(0.00)	80.19
101. Shower base	1.00 EA	361.65	16.58	113.48	491.71	(0.00)	491.71
102. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
103. Detach & Reset Towel bar	1.00 EA	21.44	0.00	6.44	27.88	(0.00)	27.88
104. Detach & Reset Handicap grab bar - Stainless steel, 1 1/2" x 30"	1.00 EA	42.58	0.00	12.78	55.36	(0.00)	55.36
105. Floor drain - tub/shower - metal/plastic	1.00 EA	48.55	0.62	14.74	63.91	(0.00)	63.91
106. Paint baseboard - two coats	18.67 LF	1.69	0.19	9.52	41.26	(0.00)	41.26
107. Mask and prep for paint - plastic, paper, tape (per LF)	23.83 LF	1.59	0.39	11.48	49.76	(0.00)	49.76
108. Bathroom ventilation fan w/light	1.00 EA	175.94	7.19	54.94	238.07	(0.00)	238.07
109. Baseboard - 5 1/4"	18.67 LF	5.76	3.26	33.24	144.04	(0.00)	144.04
110. Apply plant-based anti-microbial agent to the floor	25.21 SF	0.33	0.08	2.52	10.92	(0.00)	10.92
111. Subfloor Bracing*	25.21 SF	4.15	6.28	33.26	144.16	(0.00)	144.16
114. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
115. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61
116. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
117. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
118. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
119. Tile shower - 61 to 100 SF	1.00 EA	1,816.91	35.65	555.78	2,408.34	(0.00)	2,408.34
120. Detach & Reset Soap dish - Wall mounted	1.00 EA	16.97	0.00	5.10	22.07	(0.00)	22.07
121. Detach & Reset Cabinetry - upper (wall) units	2.00 LF	76.54	0.00	45.92	199.00	(0.00)	199.00
122. Clean cabinetry - upper - inside and out	2.00 LF	19.18	0.01	11.50	49.87	(0.00)	49.87
123. Clean towel bar	1.00 EA	9.17	0.00	2.76	11.93	(0.00)	11.93
124. Detach & Reset Towel ring	1.00 EA	21.95	0.00	6.58	28.53	(0.00)	28.53
128. 1/2" - drywall per LF - up to 2' tall	18.67 LF	13.34	1.71	75.24	326.01	(0.00)	326.01
129. Seal/prime then paint the walls (2 coats)	156.22 SF	1.13	2.16	53.60	232.29	(0.00)	232.29
134. Fir subfloor - no finish	25.21 SF	8.00	5.49	62.14	269.31	(0.00)	269.31
391. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
392. Additional charge to tile a bench seat	1.00 EA	142.30	2.65	43.50	188.45	(0.00)	188.45
393. Additional charge to tile a wall niche	1.00 EA	184.04	1.85	55.78	241.67	(0.00)	241.67
503. Add on to tear out mortar bed for tile	25.21 SF	2.21	0.00	16.72	72.43	(0.00)	72.43
504. Mortar bed for tile floors	25.21 SF	4.27	3.00	33.20	143.85	(0.00)	143.85
505. Grout sealer	25.21 SF	1.14	0.24	8.70	37.68	(0.00)	37.68
506. FLOOR COVERING - CERAMIC TILE	28.99 SF	22.00	15.69	196.04	849.51	(0.00)	849.51
529. Batt insulation - 4" - R13 - paper / foil faced	39.06 SF	0.95	1.52	11.60	50.23	(0.00)	50.23
547. Base shoe	18.67 LF	1.92	0.85	11.02	47.72	(0.00)	47.72

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CONTINUED - master shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: master shower			132.97	1,831.76	7,937.46	0.00	7,937.46



guest bath

Height: 8'

216.00 SF Walls	41.89 SF Ceiling
257.89 SF Walls & Ceiling	41.89 SF Floor
4.65 SY Flooring	27.00 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
135. Toilet seat	1.00 EA	59.54	1.89	18.42	79.85	(0.00)	79.85
136. Toilet paper holder	1.00 EA	28.82	0.74	8.86	38.42	(0.00)	38.42
137. Detach & Reset Towel bar	2.00 EA	20.80	0.00	12.48	54.08	(0.00)	54.08
138. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
139. Light fixture - Detach & reset	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
140. Seal & paint vanity - inside and out	5.00 LF	43.94	1.69	66.42	287.81	(0.00)	287.81
141. Vanity	3.00 LF	244.49	34.51	230.40	998.38	(0.00)	998.38
142. Bathtub	1.00 EA	964.91	26.45	297.42	1,288.78	(0.00)	1,288.78
143. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
145. P-trap assembly - ABS (plastic)	1.00 EA	71.63	0.48	21.62	93.73	(0.00)	93.73
146. Final cleaning - construction - Residential	41.89 SF	0.34	0.00	4.28	18.52	(0.00)	18.52
147. Apply plant-based anti-microbial agent to the floor	41.89 SF	0.33	0.13	4.18	18.13	(0.00)	18.13
148. Clean light bar	2.00 EA	23.96	0.01	14.38	62.31	(0.00)	62.31
149. Clean mirror - Heavy	18.00 SF	1.28	0.01	6.92	29.97	(0.00)	29.97
150. Paint door slab only - 2 coats (per side)	2.00 EA	44.70	1.23	27.18	117.81	(0.00)	117.81
151. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
153. Paint baseboard - two coats	27.00 LF	1.69	0.28	13.76	59.67	(0.00)	59.67
154. Sink - single	1.00 EA	290.98	9.83	90.24	391.05	(0.00)	391.05
155. Baseboard - 5 1/4"	27.00 LF	5.76	4.71	48.08	208.31	(0.00)	208.31
156. Clean cold air return cover	1.00 EA	11.32	0.00	3.40	14.72	(0.00)	14.72
157. 1/2" - drywall per LF - up to 2' tall	27.00 LF	13.34	2.48	108.80	471.46	(0.00)	471.46
158. Toilet	1.00 EA	547.59	18.26	169.76	735.61	(0.00)	735.61



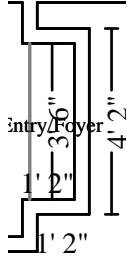
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CONTINUED - guest bath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
159. Mask and prep for paint - plastic, paper, tape (per LF)	27.00 LF	1.59	0.44	13.02	56.39	(0.00)	56.39
160. Subfloor Bracing*	41.89 SF	4.15	10.43	55.28	239.55	(0.00)	239.55
161. Clean window unit (per side) 3 - 9 SF	1.00 EA	13.73	0.00	4.12	17.85	(0.00)	17.85
162. Clean sill - tile	3.00 LF	1.24	0.00	1.12	4.84	(0.00)	4.84
163. Detach & Reset Light fixture	1.00 EA	75.68	0.00	22.70	98.38	(0.00)	98.38
164. Detach & Reset Mirror - 1/8" plate glass	18.00 SF	7.59	0.00	40.98	177.60	(0.00)	177.60
165. Toilet flange	1.00 EA	282.77	5.52	86.50	374.79	(0.00)	374.79
166. Angle stop valve	1.00 EA	38.98	0.43	11.82	51.23	(0.00)	51.23
167. Clean bathroom fan	1.00 EA	36.63	0.00	10.98	47.61	(0.00)	47.61
168. Clean light fixture	1.00 EA	13.78	0.00	4.14	17.92	(0.00)	17.92
169. 5/8" blueboard - hung only (no tape or finish)	30.00 SF	1.97	0.94	18.02	78.06	(0.00)	78.06
170. Seal/prime then paint the walls (2 coats)	216.00 SF	1.13	2.98	74.12	321.18	(0.00)	321.18
174. Fir subfloor - no finish	41.89 SF	8.00	9.12	103.28	447.52	(0.00)	447.52
175. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
448. Shower door	1.00 EA	575.82	23.64	179.84	779.30	(0.00)	779.30
449. Tile shower - 61 to 100 SF	1.00 EA	1,675.90	35.65	513.48	2,225.03	(0.00)	2,225.03
499. Add on to tear out mortar bed for tile	41.89 SF	2.21	0.00	27.78	120.36	(0.00)	120.36
500. Mortar bed for tile floors	41.89 SF	4.27	4.98	55.16	239.01	(0.00)	239.01
501. Grout sealer	41.89 SF	1.14	0.40	14.44	62.59	(0.00)	62.59
502. FLOOR COVERING - CERAMIC TILE	48.17 SF	22.00	26.07	325.74	1,411.55	(0.00)	1,411.55
530. Batt insulation - 4" - R13 - paper / foil faced	54.00 SF	0.95	2.11	16.04	69.45	(0.00)	69.45
548. Base shoe	27.00 LF	1.92	1.23	15.92	68.99	(0.00)	68.99
572. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: guest bath			253.09	3,003.98	13,017.03	0.00	13,017.03

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Entry/Foyer

Height: 8'

46.67 SF Walls	3.50 SF Ceiling
50.17 SF Walls & Ceiling	3.50 SF Floor
0.39 SY Flooring	5.83 LF Floor Perimeter
5.83 LF Ceil. Perimeter	

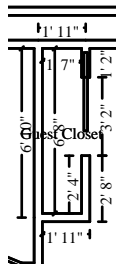
Missing Wall

3' 6" X 8'

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
176. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
178. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
179. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
180. Exterior door - Deluxe grade - wood w/detail - pre-hung	1.00 EA	2,448.09	139.85	776.38	3,364.32	(0.00)	3,364.32
372. Door lockset & deadbolt - exterior	1.00 EA	91.49	3.45	28.48	123.42	(0.00)	123.42
472. Add on to tear out mortar bed for tile	3.50 SF	2.21	0.00	2.32	10.06	(0.00)	10.06
496. Mortar bed for tile floors	3.50 SF	4.27	0.42	4.60	19.97	(0.00)	19.97
497. Grout sealer	3.50 SF	1.14	0.03	1.20	5.22	(0.00)	5.22
498. FLOOR COVERING - CERAMIC TILE	4.03 SF	22.00	2.18	27.26	118.10	(0.00)	118.10
531. Batt insulation - 4" - R13 - paper / foil faced	11.67 SF	0.95	0.46	3.46	15.01	(0.00)	15.01
549. Base shoe	5.83 LF	1.92	0.27	3.44	14.90	(0.00)	14.90
559. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
560. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32

Totals: Entry/Foyer			161.46	1,132.62	4,908.07	0.00	4,908.07
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Guest Closet

Height: 8'

132.00 SF Walls	10.56 SF Ceiling
142.56 SF Walls & Ceiling	10.56 SF Floor
1.17 SY Flooring	16.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	


DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
181. Mask and prep for paint - plastic, paper, tape (per LF)	16.50 LF	1.59	0.27	7.96	34.47	(0.00)	34.47



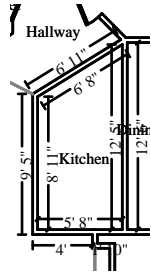
Elias Brothers General Contractor, Inc

Elias Brothers GC Division
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CONTINUED - Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
199. Mask and prep for paint - plastic, paper, tape (per LF)	32.84 LF	1.59	0.53	15.82	68.57	(0.00)	68.57
201. Baseboard - 5 1/4"	32.84 LF	5.76	5.73	58.46	253.35	(0.00)	253.35
202. Paint baseboard - two coats	32.84 LF	1.69	0.33	16.76	72.59	(0.00)	72.59
203. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
204. Apply plant-based anti-microbial agent to the floor	53.98 SF	0.33	0.16	5.38	23.35	(0.00)	23.35
205. Final cleaning - construction - Residential	53.98 SF	0.34	0.00	5.50	23.85	(0.00)	23.85
207. Subfloor Bracing*	532.80 SF	4.15	132.67	703.14	3,046.93	(0.00)	3,046.93
208. Clean sill - tile	12.00 LF	1.24	0.01	4.46	19.35	(0.00)	19.35
209. Drywall patch / small repair, ready for paint	2.00 EA	119.26	0.42	71.68	310.62	(0.00)	310.62
210. Mask and cover light fixture	3.00 EA	16.59	0.14	14.98	64.89	(0.00)	64.89
211. 6-0 8-0 vinyl sliding patio door - High grade	2.00 EA	4,000.00	176.18	2,452.86	10,629.04	(0.00)	10,629.04
 212. Patio door screen, 48" wide	2.00 EA	115.45	13.18	73.24	317.32	(0.00)	317.32
213. Seal/prime then paint the walls (2 coats)	262.70 SF	1.13	3.63	90.14	390.62	(0.00)	390.62
217. Fir subfloor - no finish	53.98 SF	8.00	11.76	133.08	576.68	(0.00)	576.68
218. Clean chandelier - with crystal - Heavy	1.00 EA	269.34	0.01	80.80	350.15	(0.00)	350.15
219. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	275.15	10.93	85.82	371.90	(0.00)	371.90
395. 1/2" - drywall per LF - up to 4' tall	32.84 LF	19.04	5.56	189.24	820.07	(0.00)	820.07
473. Add on to tear out mortar bed for tile	53.98 SF	2.21	0.00	35.80	155.10	(0.00)	155.10
493. Mortar bed for tile floors	53.98 SF	4.27	6.41	71.06	307.96	(0.00)	307.96
494. Grout sealer	53.98 SF	1.14	0.52	18.62	80.68	(0.00)	80.68
495. FLOOR COVERING - CERAMIC TILE	62.08 SF	22.00	33.60	419.80	1,819.16	(0.00)	1,819.16
533. Batt insulation - 4" - R13 - paper / foil faced	65.67 SF	0.95	2.56	19.48	84.43	(0.00)	84.43
551. Base shoe	32.84 LF	1.92	1.50	19.38	83.93	(0.00)	83.93
561. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	44.53	0.85	26.98	116.89	(0.00)	116.89
Totals: Dining Room			406.68	4,626.98	20,050.27	0.00	20,050.27

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Kitchen

Height: 8'

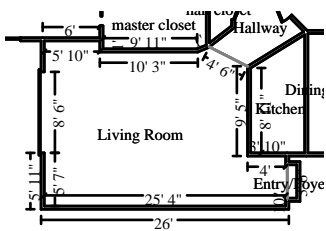
269.01 SF Walls	60.36 SF Ceiling
329.37 SF Walls & Ceiling	60.36 SF Floor
6.71 SY Flooring	33.63 LF Floor Perimeter
33.63 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
220. Cabinetry - upper (wall) units	15.00 LF	183.58	117.60	861.40	3,732.70	(0.00)	3,732.70
221. Refrigerator - side by side - 22 to 25 cf	1.00 EA	1,645.90	96.00	522.58	2,264.48	(0.00)	2,264.48
222. Cabinetry - lower (base) units	16.00 LF	271.81	210.14	1,367.72	5,926.82	(0.00)	5,926.82
223. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
224. Clean cabinetry - upper - inside and out	20.00 LF	19.09	0.11	114.58	496.49	(0.00)	496.49
225. Garbage disposer	1.00 EA	280.22	8.39	86.58	375.19	(0.00)	375.19
226. Range - freestanding - gas	1.00 EA	1,188.77	60.00	374.64	1,623.41	(0.00)	1,623.41
227. Countertop - solid surface	20.00 SF	69.93	53.64	435.68	1,887.92	(0.00)	1,887.92
228. P-trap assembly - ABS (plastic)	1.00 EA	76.12	0.48	22.98	99.58	(0.00)	99.58
229. Apply plant-based anti-microbial agent to the floor	60.36 SF	0.34	0.18	6.22	26.92	(0.00)	26.92
230. Outlet	5.00 EA	18.25	0.51	27.54	119.30	(0.00)	119.30
231. Countertop subdeck - plywood	36.00 SF	4.29	3.82	47.48	205.74	(0.00)	205.74
232. Paint baseboard - two coats	33.63 LF	1.73	0.34	17.56	76.08	(0.00)	76.08
233. Baseboard - 3 1/4"	33.63 LF	4.59	3.98	47.50	205.84	(0.00)	205.84
234. Sink - double basin - Standard grade	1.00 EA	328.37	10.95	101.80	441.12	(0.00)	441.12
236. Mask and prep for paint - plastic, paper, tape (per LF)	33.63 LF	1.62	0.54	16.50	71.52	(0.00)	71.52
237. Dishwasher - High grade	1.00 EA	1,011.34	50.91	318.68	1,380.93	(0.00)	1,380.93
238. Countertop - Granite or Marble - Premium grade	36.00 SF	121.86	160.42	1,364.20	5,911.58	(0.00)	5,911.58
239. Sink faucet - Kitchen - High grade	1.00 EA	402.01	18.26	126.08	546.35	(0.00)	546.35
240. Angle stop valve	1.00 EA	41.23	0.43	12.48	54.14	(0.00)	54.14
241. Clean wall hanging - Light clean	3.00 EA	7.12	0.05	6.42	27.83	(0.00)	27.83
242. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	111.10	1.34	33.74	146.18	(0.00)	146.18
243. Cabinet knob or pull	18.00 EA	10.27	3.82	56.60	245.28	(0.00)	245.28
246. Clean countertop	6.00 SF	0.96	0.01	1.72	7.49	(0.00)	7.49
247. Drywall patch / small repair, ready for paint	4.00 EA	107.28	0.92	129.02	559.06	(0.00)	559.06
248. Seal/prime then paint the walls (2 coats)	269.01 SF	1.15	3.71	93.92	406.99	(0.00)	406.99
251. Fir subfloor - no finish	60.36 SF	8.24	14.45	153.56	665.38	(0.00)	665.38
255. Paint cabinetry - lower - inside and out	16.00 LF	35.88	4.53	173.58	752.19	(0.00)	752.19

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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
256. 4" backsplash for flat laid countertop	15.00 LF	9.52	4.88	44.30	191.98	(0.00)	191.98
394. 1/2" drywall - hung, taped, with smooth wall finish	269.01 SF	4.46	11.14	363.28	1,574.20	(0.00)	1,574.20
471. Add on to tear out mortar bed for tile	60.36 SF	2.21	0.00	40.02	173.42	(0.00)	173.42
490. Mortar bed for tile floors	60.36 SF	4.27	7.17	79.48	344.39	(0.00)	344.39
491. Grout sealer	60.36 SF	1.14	0.58	20.82	90.21	(0.00)	90.21
492. FLOOR COVERING - CERAMIC TILE	69.42 SF	22.00	37.57	469.46	2,034.27	(0.00)	2,034.27
534. Batt insulation - 4" - R13 - paper / foil faced	67.25 SF	0.95	2.62	19.94	86.45	(0.00)	86.45
552. Base shoe	33.63 LF	1.92	1.53	19.84	85.94	(0.00)	85.94
Totals: Kitchen			891.02	7,588.02	32,881.20	0.00	32,881.20



Living Room

Height: 8'

610.83 SF Walls	371.65 SF Ceiling
982.48 SF Walls & Ceiling	371.65 SF Floor
41.29 SY Flooring	76.35 LF Floor Perimeter
76.35 LF Ceil. Perimeter	

Missing Wall

3' 6" X 8'

Opens into ENTRY_FOYER

Missing Wall

4' 5 7/8" X 8'

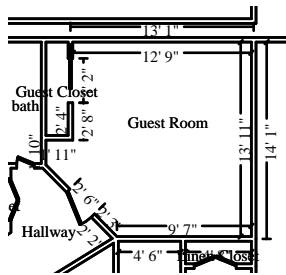
Opens into HALLWAY

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
258. Fir subfloor - no finish	371.65 SF	8.00	80.95	916.24	3,970.39	(0.00)	3,970.39
262. Seal/prime then paint the walls (2 coats)	610.83 SF	1.13	8.43	209.60	908.27	(0.00)	908.27
263. Drywall patch / small repair, ready for paint	4.00 EA	119.26	0.85	143.38	621.27	(0.00)	621.27
264. Subfloor Bracing*	265.00 SF	4.15	65.99	349.72	1,515.46	(0.00)	1,515.46
265. Final cleaning - construction - Residential	371.65 SF	0.34	0.00	37.90	164.26	(0.00)	164.26
267. Apply plant-based anti-microbial agent to the floor	371.65 SF	0.33	1.11	37.14	160.89	(0.00)	160.89
268. Outlet	5.00 EA	21.39	0.51	32.24	139.70	(0.00)	139.70
269. Paint baseboard - two coats	76.35 LF	1.69	0.78	38.94	168.75	(0.00)	168.75
270. Baseboard - 5 1/4"	76.35 LF	5.76	13.33	135.94	589.05	(0.00)	589.05

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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
272. 1/2" - drywall per LF - up to 2' tall	76.35 LF	13.34	7.01	307.66	1,333.18	(0.00)	1,333.18
273. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
274. Mask and prep for paint - plastic, paper, tape (per LF)	53.83 LF	1.59	0.87	25.94	112.40	(0.00)	112.40
474. Add on to tear out mortar bed for tile	371.65 SF	2.21	0.00	246.40	1,067.75	(0.00)	1,067.75
487. Mortar bed for tile floors	371.65 SF	4.27	44.15	489.32	2,120.42	(0.00)	2,120.42
488. Grout sealer	371.65 SF	1.14	3.57	128.18	555.43	(0.00)	555.43
489. FLOOR COVERING - CERAMIC TILE	427.40 SF	22.00	231.31	2,890.24	12,524.35	(0.00)	12,524.35
535. Batt insulation - 4" - R13 - paper / foil faced	152.71 SF	0.95	5.96	45.30	196.33	(0.00)	196.33
553. Base shoe	76.35 LF	1.92	3.48	45.02	195.09	(0.00)	195.09
Totals: Living Room			468.39	6,089.14	26,386.24	0.00	26,386.24



Guest Room

Height: 8'

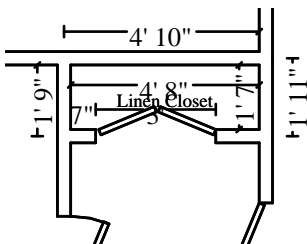
- 432.99 SF Walls
- 610.28 SF Walls & Ceiling
- 19.70 SY Flooring
- 54.12 LF Ceil. Perimeter
- 177.29 SF Ceiling
- 177.29 SF Floor
- 54.12 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
275. Mask and prep for paint - plastic, paper, tape (per LF)	54.12 LF	1.59	0.88	26.08	113.01	(0.00)	113.01
276. 1/2" - drywall per LF - up to 2' tall	54.12 LF	13.34	4.97	218.08	945.01	(0.00)	945.01
277. Baseboard - 5 1/4"	54.12 LF	5.76	9.45	96.36	417.54	(0.00)	417.54
278. Paint baseboard - two coats	54.12 LF	1.69	0.55	27.60	119.61	(0.00)	119.61
279. Clean ceiling fan and light - Heavy	1.00 EA	48.34	0.00	14.50	62.84	(0.00)	62.84
280. Apply plant-based anti-microbial agent to the floor	177.29 SF	0.33	0.53	17.72	76.76	(0.00)	76.76
281. Final cleaning - construction - Residential	177.29 SF	0.34	0.00	18.08	78.36	(0.00)	78.36
283. Subfloor Bracing*	144.33 SF	4.15	35.94	190.48	825.39	(0.00)	825.39
284. Door knob - interior	1.00 EA	46.10	1.28	14.22	61.60	(0.00)	61.60
285. Clean sill - tile	4.00 LF	1.24	0.00	1.48	6.44	(0.00)	6.44
286. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25

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CONTINUED - Guest Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
287. Seal/prime then paint the walls (2 coats)	432.99 SF	1.13	5.98	148.58	643.84	(0.00)	643.84
289. Carpet pad	177.29 SF	0.67	5.43	37.26	161.47	(0.00)	161.47
290. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
291. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
293. Fir subfloor - no finish	177.29 SF	8.00	38.61	437.08	1,894.01	(0.00)	1,894.01
294. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
295. Paint door slab only - 2 coats (per side)	2.00 EA	45.58	1.23	27.70	120.09	(0.00)	120.09
402. Carpet - Premium grade	203.88 SF	7.74	82.20	498.06	2,158.29	(0.00)	2,158.29
445. Detach & Reset Closet shelf and rod package	51.00 LF	14.34	0.00	219.40	950.74	(0.00)	950.74
446. Clean window unit (per side) 10 - 20 SF	1.00 EA	19.55	0.00	5.86	25.41	(0.00)	25.41
447. Clean ceiling fan and light	1.00 EA	33.71	0.00	10.12	43.83	(0.00)	43.83
536. Batt insulation - 4" - R13 - paper / foil faced	108.25 SF	0.95	4.22	32.12	139.18	(0.00)	139.18
554. Base shoe	54.12 LF	1.92	2.47	31.92	138.30	(0.00)	138.30
562. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Guest Room			229.21	2,353.68	10,199.30	0.00	10,199.30



Linen Closet

Height: 8'

101.10 SF Walls	7.59 SF Ceiling
108.69 SF Walls & Ceiling	7.59 SF Floor
0.84 SY Flooring	12.64 LF Floor Perimeter
12.64 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
297. Mask and prep for paint - plastic, paper, tape (per LF)	12.64 LF	1.59	0.20	6.10	26.40	(0.00)	26.40
298. 1/2" - drywall per LF - up to 2' tall	12.64 LF	13.34	1.16	50.92	220.70	(0.00)	220.70
299. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68



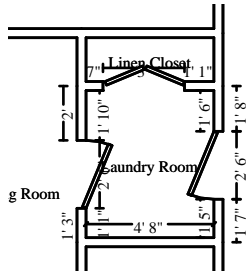
Elias Brothers General Contractor, Inc

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CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
300. Apply plant-based anti-microbial agent to the floor	7.59 SF	0.33	0.02	0.76	3.28	(0.00)	3.28
301. Final cleaning - construction - Residential	7.59 SF	0.34	0.00	0.78	3.36	(0.00)	3.36
303. Closet shelf and rod package - Detach & reset	12.64 LF	14.30	0.00	54.22	234.97	(0.00)	234.97
304. Paint bifold door set - slab only - 2 coats (per side)	1.00 EA	60.41	1.20	18.48	80.09	(0.00)	80.09
305. Bifold door set - Colonist - Double	1.00 EA	347.28	12.02	107.78	467.08	(0.00)	467.08
306. Subfloor Bracing*	5.60 SF	4.15	1.39	7.40	32.03	(0.00)	32.03
307. Detach & Reset Closet shelf and rod package	5.00 LF	14.34	0.00	21.52	93.22	(0.00)	93.22
308. Bifold door - full louvered - Single	1.00 EA	250.86	10.64	78.46	339.96	(0.00)	339.96
309. Paint full lvr'd bifold door set - slab - 2 coats -per side	2.00 EA	95.65	2.41	58.12	251.83	(0.00)	251.83
310. Mask and cover light fixture	1.00 EA	16.59	0.05	5.00	21.64	(0.00)	21.64
311. Seal/prime then paint the walls (2 coats)	101.10 SF	1.13	1.40	34.70	150.34	(0.00)	150.34
315. Fir subfloor - no finish	7.59 SF	8.00	1.65	18.72	81.09	(0.00)	81.09
483. Mortar bed for tile floors	7.59 SF	4.27	0.90	10.00	43.31	(0.00)	43.31
484. Grout sealer	7.59 SF	1.14	0.07	2.62	11.34	(0.00)	11.34
485. FLOOR COVERING - CERAMIC TILE	8.73 SF	22.00	4.72	59.04	255.82	(0.00)	255.82
486. Add on to tear out mortar bed for tile	7.59 SF	2.21	0.00	5.04	21.81	(0.00)	21.81
537. Batt insulation - 4" - R13 - paper / foil faced	25.28 SF	0.95	0.99	7.50	32.51	(0.00)	32.51
555. Base shoe	12.64 LF	1.92	0.58	7.46	32.31	(0.00)	32.31
574. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.55	8.08	66.20	286.83	(0.00)	286.83
575. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Linen Closet			48.28	658.44	2,852.92	0.00	2,852.92

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Laundry Room

Height: 8'

161.98 SF Walls	25.50 SF Ceiling
187.48 SF Walls & Ceiling	25.50 SF Floor
2.83 SY Flooring	20.25 LF Floor Perimeter
20.25 LF Ceil. Perimeter	

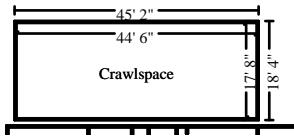
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
316. Mask and prep for paint - plastic, paper, tape (per LF)	20.25 LF	1.59	0.33	9.76	42.29	(0.00)	42.29
317. 1/2" - drywall per LF - up to 2' tall	20.25 LF	13.34	1.86	81.60	353.60	(0.00)	353.60
318. Paint baseboard - two coats	20.25 LF	1.69	0.21	10.32	44.75	(0.00)	44.75
319. Clean closet organizer and rod	1.00 EA	48.90	0.08	14.70	63.68	(0.00)	63.68
320. Apply plant-based anti-microbial agent to the floor	25.50 SF	0.33	0.08	2.54	11.04	(0.00)	11.04
321. Final cleaning - construction - Residential	25.50 SF	0.34	0.00	2.60	11.27	(0.00)	11.27
323. Mask and cover light fixture	2.00 EA	16.59	0.09	9.98	43.25	(0.00)	43.25
324. Washer/Washing machine & dryer combo - Electric	1.00 EA	1,782.46	96.00	563.54	2,442.00	(0.00)	2,442.00
325. Interior door unit	1.00 EA	342.68	15.86	107.56	466.10	(0.00)	466.10
326. Seal/prime then paint the walls (2 coats)	161.98 SF	1.13	2.24	55.60	240.88	(0.00)	240.88
329. Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA	246.81	10.72	77.26	334.79	(0.00)	334.79
331. Fir subfloor - no finish	25.50 SF	8.00	5.55	62.86	272.41	(0.00)	272.41
332. Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	202.78	8.08	63.26	274.12	(0.00)	274.12
373. Pocket door unit - Colonist	1.00 EA	357.29	10.86	110.44	478.59	(0.00)	478.59
374. Paint door slab only - 2 coats (per side)	4.00 EA	45.58	2.46	55.44	240.22	(0.00)	240.22
375. Pocket door latch	1.00 EA	29.76	0.68	9.12	39.56	(0.00)	39.56
475. Add on to tear out mortar bed for tile	25.50 SF	2.21	0.00	16.90	73.26	(0.00)	73.26
480. Mortar bed for tile floors	25.50 SF	4.27	3.03	33.56	145.48	(0.00)	145.48
481. Grout sealer	25.50 SF	1.14	0.24	8.80	38.11	(0.00)	38.11
482. FLOOR COVERING - CERAMIC TILE	29.32 SF	22.00	15.87	198.28	859.19	(0.00)	859.19
538. Batt insulation - 4" - R13 - paper / foil faced	40.49 SF	0.95	1.58	12.02	52.07	(0.00)	52.07
540. Door knob - interior	1.00 EA	46.86	1.28	14.44	62.58	(0.00)	62.58
556. Base shoe	20.25 LF	1.92	0.92	11.94	51.74	(0.00)	51.74
563. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	37.84	0.72	22.92	99.32	(0.00)	99.32
Totals: Laundry Room			178.74	1,555.44	6,740.30	0.00	6,740.30

Elias Brothers GC Division
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Naples, FL 34104
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elizabeth@ebgcontracting.com

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
350. Seal/prime then paint the walls (2 coats)	781.33 SF	1.13	10.78	268.12	1,161.80	(0.00)	1,161.80
351. Mask and prep for paint - plastic, paper, tape (per LF)	97.67 LF	1.59	1.58	47.08	203.96	(0.00)	203.96
352. Overhead door & hardware - 16' x 7'	1.00 EA	1,805.27	81.97	566.18	2,453.42	(0.00)	2,453.42
353. Patio door screen, 48" wide	4.00 EA	115.76	26.37	146.84	636.25	(0.00)	636.25
354. Water heater overflow drain pan	1.00 EA	56.09	1.46	17.26	74.81	(0.00)	74.81
355. Flexible gas supply line connector - 1/2" - up to 24"	1.00 EA	34.20	1.32	10.66	46.18	(0.00)	46.18
362. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,144.44	40.47	355.48	1,540.39	(0.00)	1,540.39
363. Seal & paint single garage door opening & trim	2.00 EA	116.88	1.11	70.46	305.33	(0.00)	305.33
364. Final cleaning - construction - Residential	596.00 SF	0.34	0.00	60.80	263.44	(0.00)	263.44
Totals: Garage			165.06	1,542.88	6,685.58	0.00	6,685.58

Crawlspace

Height: 8'



994.67 SF Walls	786.17 SF Ceiling
1780.83 SF Walls & Ceiling	786.17 SF Floor
87.35 SY Flooring	124.33 LF Floor Perimeter
124.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
460. Batt insulation - 4" - R13 - paper / foil faced	786.17 SF	0.95	30.66	233.26	1,010.78	(0.00)	1,010.78
461. Bid Item	1.00 EA	850.00	0.00	0.00	850.00	(0.00)	850.00
PPE and Professional Ventilation Equipment for working conditions							
462. Moisture protection for crawl space - hydrated lime	786.17 SF	1.04	9.91	248.26	1,075.79	(0.00)	1,075.79
463. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	70.00	0.00	42.00	182.00	(0.00)	182.00
Per OSHA Requirement							
464. Batt insulation - Add-on for confined spaces	786.17 SF	0.38	0.00	89.62	388.36	(0.00)	388.36
465. Dehumidifier (per 24 hr period) - 160+ ppd - No monitor.	2.00 EA	133.00	0.00	79.80	345.80	(0.00)	345.80
466. Clean foundation wall	248.67 SF	0.71	0.30	53.06	229.92	(0.00)	229.92
467. Vapor barrier - 15# felt	786.17 SF	0.37	3.77	88.40	383.05	(0.00)	383.05
468. Moisture protection for crawl space - visqueen - 10 mil	786.17 SF	0.47	5.19	112.42	487.11	(0.00)	487.11
469. Moisture protection - vapor barrier seam tape	786.17 SF	0.15	1.42	35.80	155.15	(0.00)	155.15



Elias Brothers General Contractor, Inc

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CONTINUED - Crawlspace

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Crawlspace			51.25	982.62	5,107.96	0.00	5,107.96
Total: Main Level			4,240.39	46,477.58	202,423.33	0.00	202,423.33

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
468. Heat, vent, & air cond. labor minimum	1.00 EA	227.63	0.00	68.28	295.91	(0.00)	295.91
463. Toilet & bath accessory labor minimum	1.00 EA	134.88	0.00	40.46	175.34	(0.00)	175.34
418. Door labor minimum	1.00 EA	130.11	0.00	39.04	169.15	(0.00)	169.15
558. Plaster labor minimum	1.00 EA	528.48	0.00	158.54	687.02	(0.00)	687.02
Totals: Labor Minimums Applied			0.00	306.32	1,327.42	0.00	1,327.42
Line Item Totals: 17600_CAP_RECON			4,240.39	46,783.90	203,750.75	0.00	203,750.75

Grand Total Areas:

5,464.95 SF Walls	2,570.19 SF Ceiling	8,035.14 SF Walls and Ceiling
2,570.19 SF Floor	285.58 SY Flooring	681.40 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	691.73 LF Ceil. Perimeter
2,570.19 Floor Area	2,744.04 Total Area	5,464.95 Interior Wall Area
3,083.21 Exterior Wall Area	342.58 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary

Line Item Total	152,726.46
Material Sales Tax	4,041.79
Storage Rental Tax	26.71
Subtotal	156,794.96
Overhead	23,391.95
Profit	23,391.95
Laundering Tax	171.89
Replacement Cost Value	\$203,750.75
Net Claim	\$203,750.75

Elizabeth Brath
Estimator



Elias Brothers General Contractor, Inc

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Recap of Taxes, Overhead and Profit

	Overhead (15%)	Profit (15%)	Material Sales Tax (6%)	Laundrying Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)
Line Items	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71
Total	23,391.95	23,391.95	4,041.79	171.89	0.00	26.71

Elias Brothers GC Division
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elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS,2P2T,XX,STD,4,BOX,10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

1

Taken By: Elizabeth Brath

Elias Brothers GC Division
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Office: 239-293-2442
elizabeth@ebgcontracting.com

Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 01/13/2023 11:43:23

PO#:

Job Name: Island Park SGD

Job Address:

Quote # 7348784

Quote Date: 01/13/2023

Ship To

Ship To# A29743
ABC SUPPLY #489 - NSW NAPLES
8981 QUALITY ROAD C/O ELIAS BROTHERS GROUP
065002-890
BONITA SPRINGS, FL 34135-7278
Phone# Fax# (239) 597-2529

Customer

Account #
Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770 73.X83._BYPASS_2P2T_XX_STD_4_BOX_10PB,H/H 7/16,CLEAR,NO GRID,BS,1814K,ALL	Ordered: 1.00	List Price \$7,495.83	Sell Price \$7,495.83	Ext Price \$7,495.83
	 <p>Send Unit: COMPLETE NOA Selection: 22-0727.06 Pnl/Trk: 2 Panel / 2 Track Panel Stack: STD Width: 73.0000 Actual Size: 73 X 83 Frame Color: 10PB - Bronze Glass: 7/16" LAMI (3/16 HS - .090 SGP- 3/16 HS) Does unit need to meet Turtle Code: NO Low E: NONE Interlayer Type: SGP090 Add HD Stile for DP Upgrade: Y Sill Riser Height: 4.0000 Screen Panel Type: BOX Screen Rail Qty: 1-BOX Handle Type: RAISED/RECESS Lock/Handle Location: STD Key Lock: N Panel Opr Rlr: STSTEELTM Stainless Steel Tandem Anchor Group: C.SG6.7 CAR#: 22-0727.06 NegativeDesignPressure: 90.0000 EnergyStar: NONE UF: 1.1100 VT: 0.6100</p>		<p>Certification Type: MIAMI Door Configuration: BYPASS Panel Configuration: XX Size Selection: CUSTOM Height: 83.0000 Calc Track Length: 73.0000 Glass Makeup: LMS309S3S Glass Family: LM - Laminated Glass Color: CL - CLEAR Privacy Glass: NONE - NONE Grid Type: NONE - NO Grid Stile: HVY/HVY Sill Riser Type: BOX Screen Type: 1814K - 1814 Charcoal Screen Rail Integrated: Y Handle Color: K - Black Secondary Lock Type: NONE Keyed Alike: N Screen Rlr: STSTEEL Stainless Steel Boxing Options: N - None PositiveDesignPressure: 90.0000 PANumber: FL251 CondensationResistance: 15.0000 SolarHeatGainCoeff: 0.5400 VTCOG: 0.8600</p>		
Location:					

2

Taken By: Elizabeth Brath

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elizabeth@ebgcontracting.com



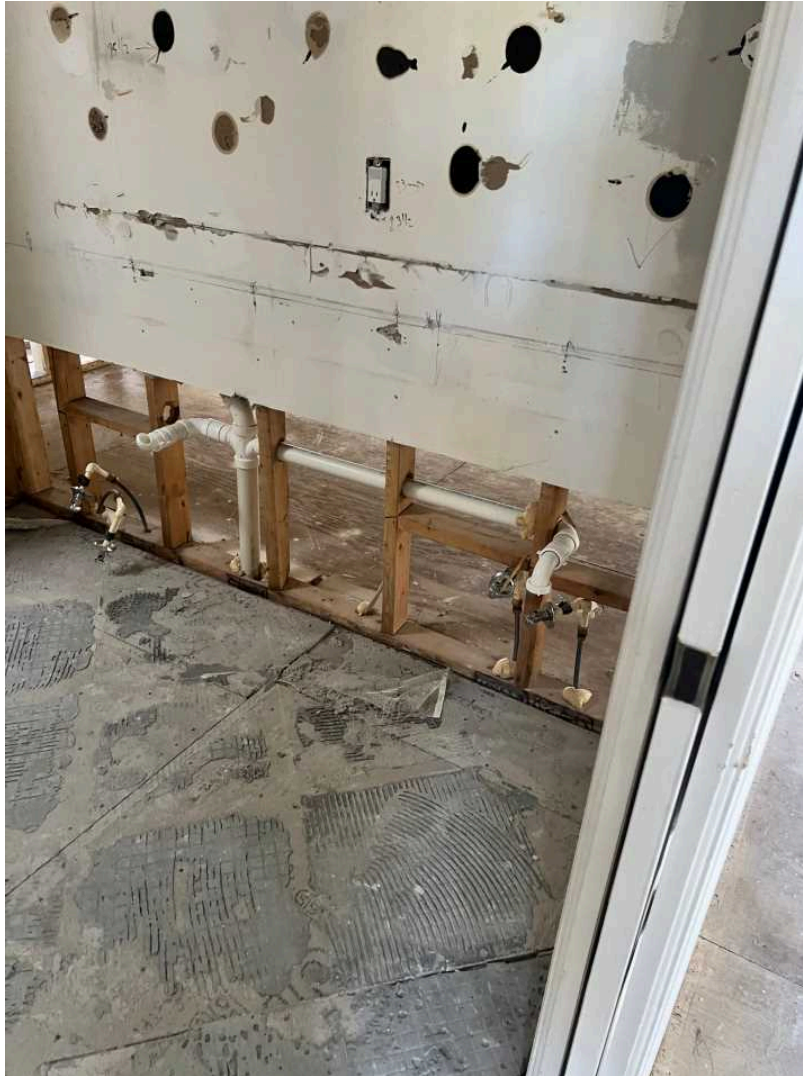
3 Main Level - 13-Main level

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4 Main Level/Master Bedroom - 16-
Master Bed

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5 Main Level/Master Bath - 17-
MasterBath

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6 Main Level/hall closet - 7-Hall closet

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7 Main Level/master closet - 15-
Master closet full

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8 Main Level/master shower - 14-
MasterShower

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9 Main Level/guest bath - 4-guest bath

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10 Main Level/Entry/Foyer - 2-Entry

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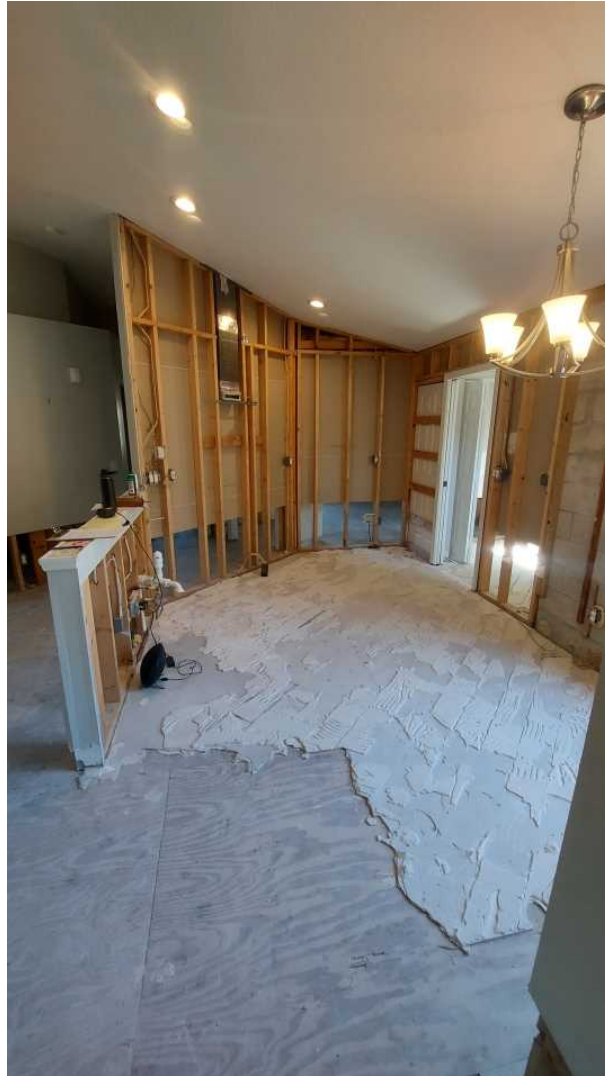
11 Main Level/Guest Closet - 5-guest closet

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12 Main Level/Dining Room - 1-
Dining

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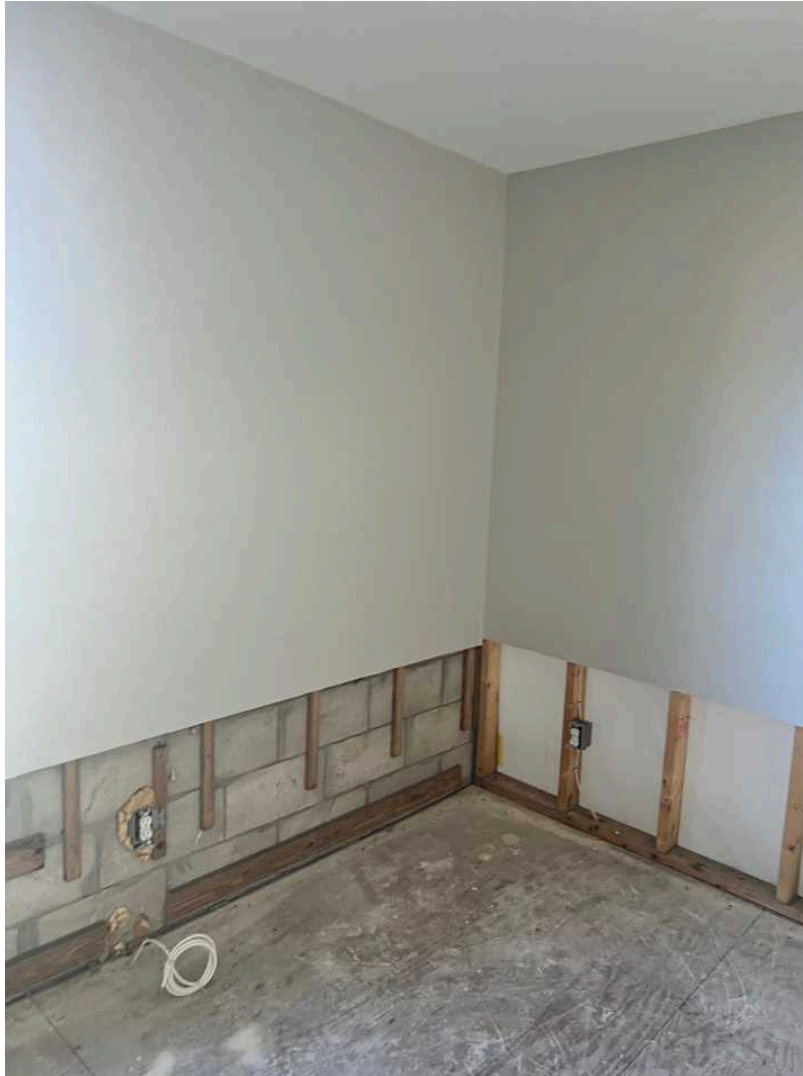
13 Main Level/Kitchen - 8-Kitchen.
Full

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elizabeth@ebgcontracting.com



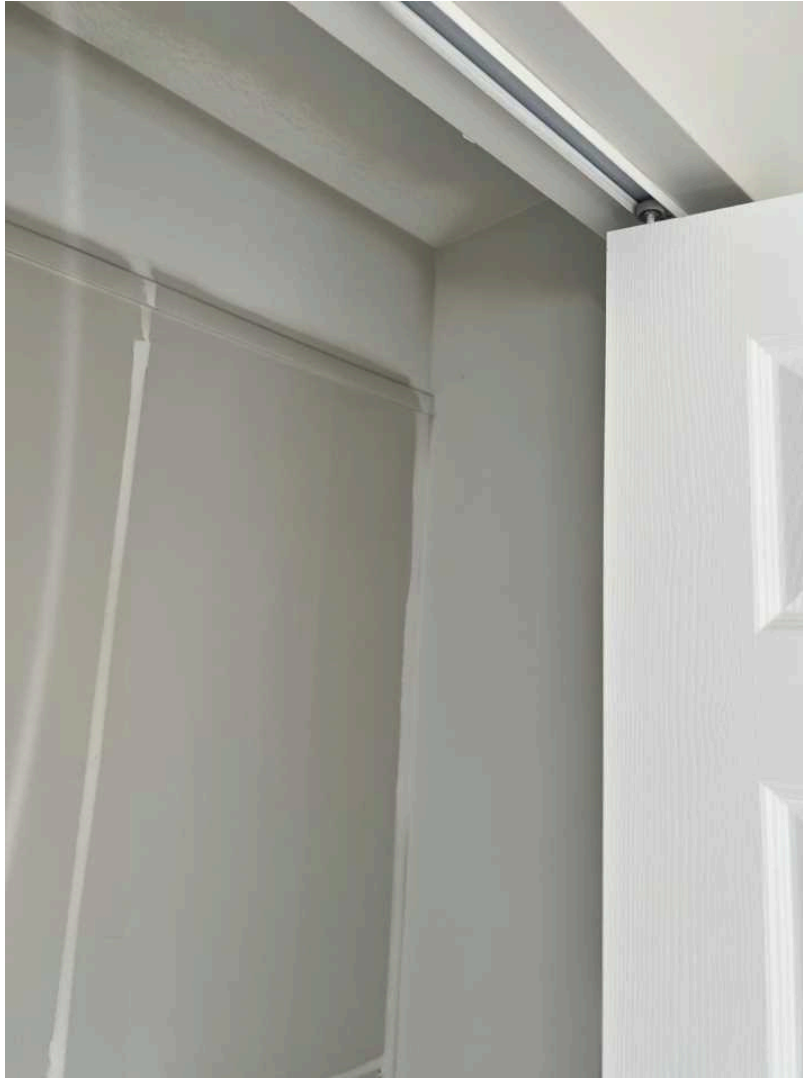
14 Main Level/Living Room - 12-
LivingRoom

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elizabeth@ebgcontracting.com



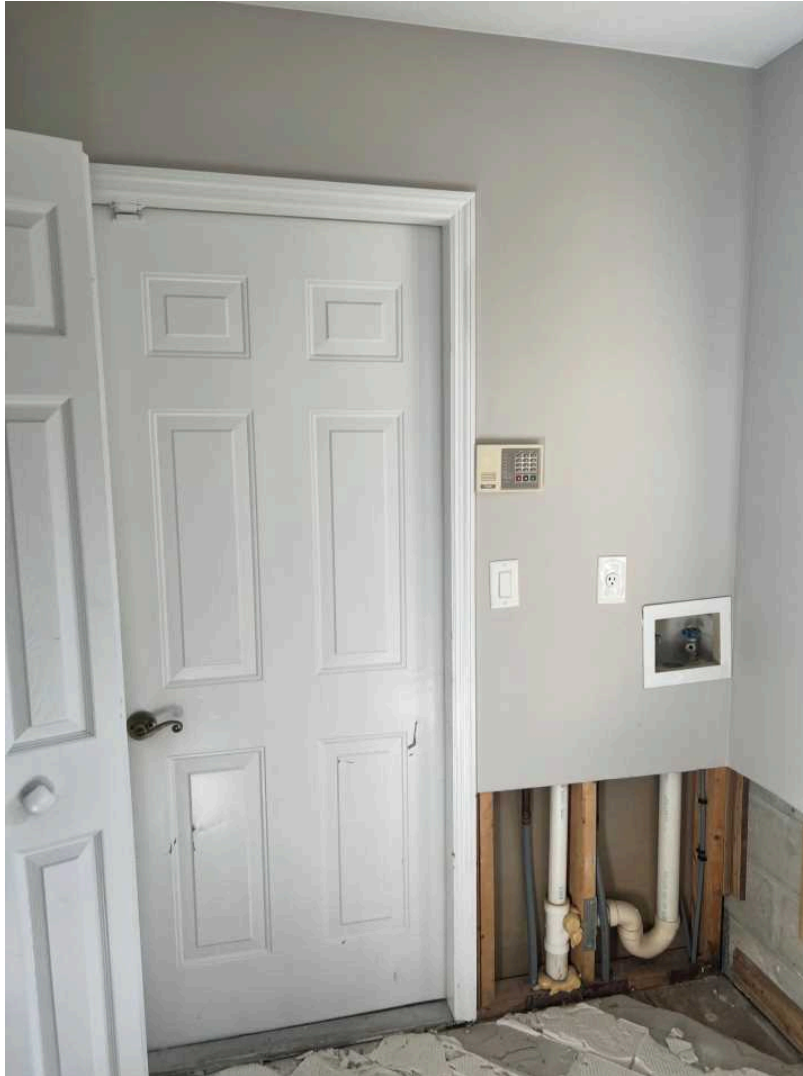
15 Main Level/Guest Room - 6-Guest room

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16 Main Level/Linen Closet - 11-
Linen closet

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17 Main Level/Laundry Room - 9-
Laundry room

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elizabeth@ebgcontracting.com

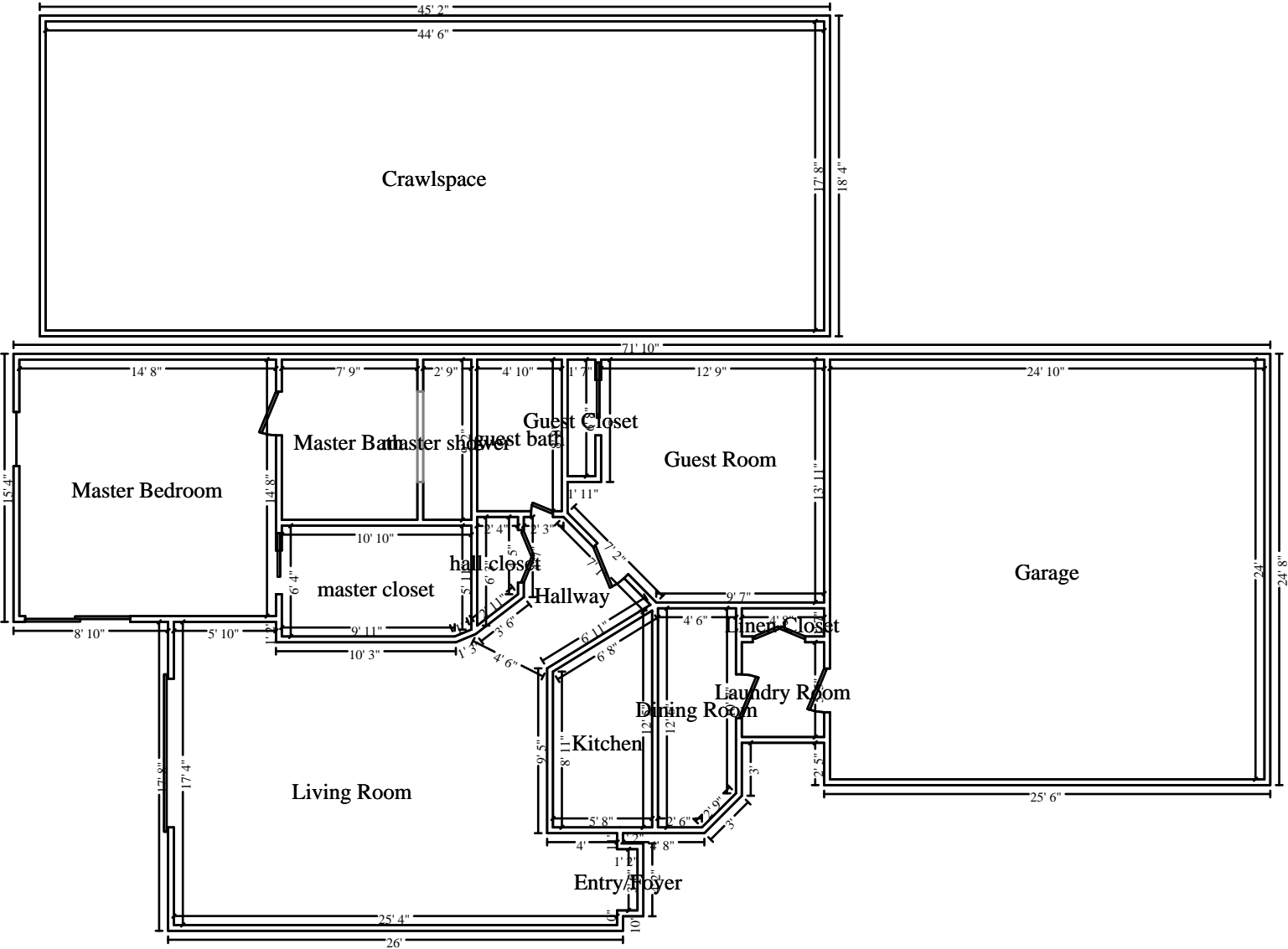


18 Main Level/Laundry Room - 10-
LaundryFull photo

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elizabeth@ebgcontracting.com



19 Main Level/Garage - 3-garage



Non-Covered from 17600 Captiva invoice		
description	amt	comment
O&P On dumpster	\$ 235.48	
Electrical bid	\$ 1,872.64	require line items, work orders, materials orders. If these line items are related to permits & inspections; it is a duplication of O&P
plumbing bid	\$ 9,312.69	require line items, work orders, materials orders to determine if costs are related to covered flood damages.
demo durock & shower as well as 40sf of subfloor	\$ 3,975.00	what sf of durock? Duplicate charge for subfloor removal
on-site evaluation or supervisor/admin	\$ 1,806.04	line items for supervisory costs are duplicated in O&P applied to line items which include labor & materials
tear out subfloor & bag for disposal		why bag for disposal with dumpster?
drywall patch	\$ 2,781.51	patch line item is not appropriate when we have significant drywall replacement.
** add on to tear out mortar bed for tile	\$ 562.71	direct duplication of remove mortar bed for tile floors
hydrated lime	\$ 1,376.36	
visqueen	\$ 691.68	
seam tape	\$ 220.30	
**misc	\$ 2,000.00	misc labor & materials? Actions and materials must be named to determine if they are related to covered repairs.
electric labor minimum	\$ 418.61	
TOTAL NON-COVERED	\$ 25,253.02	

Price / Qty issues		
		\$14 per LF, effectively \$7/sf while adjuster is 2.98/sf. The description of the line item for LF replacement and its components must be shown to determine what if any cost increase is needed.
drywall	\$ 14.00	
texture	\$ 1.93	1.12 / sf in adjuster estimate
wall insulation quantity		Elias Bros estimate replaces insulation in every interior wall, even if interior walls were shown to be in interior walls, you would only fill the wall cavity once. If there is no evidence of insulation in interior walls, the quantity should be revised to exterior walls only.
drywall 2' vs 4'		likely a typo in dining room scope for drywall replacement to 4'.

Renee Sloan

From: Rami Yitzhak
Sent: Wednesday, March 22, 2023 3:32 PM
To: Joe DiRienzi Sr.
Cc: Renee Sloan
Subject: FW: final invoice for the 13 units your inv. # 31966 dated March 20th 2023

See below another email.

Rami Yitzhak Principal

Elias Brothers Group
3570 Enterprise Avenue
Suite #100
Naples, FL 34104
Ph: 239.354.2080
email: rami.yitzhak@elias-brothers.com
www.eliasbrothersgroup.com

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Wednesday, March 22, 2023 10:16 AM
To: Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: FW: final invoice for the 13 units your inv. # 31966 dated March 20th 2023

From: Danilo Fior <danilofior47@gmail.com>
Sent: Wednesday, March 22, 2023 10:04 AM
To: Doreen Zeneski <doreen@ebgcontracting.com>; Roni Elias (EBG Paint) <Roni.Elias@elias-brothers.com>; Rick Roudebush <rrroudebush@gmail.com>
Subject: final invoice for the 13 units your inv. # 31966 dated March 20th 2023

You don't often get email from danilofior47@gmail.com. [Learn why this is important](#)

Hi Doreen:

Further to my email from yesterday, please email me the details for each unit done for the \$ 40,000.00 charged for each of the 13 units as previously asked.

The sooner we get this information the better.

Thank you.
Regards,
Danny

Renee Sloan

From: Renee Sloan
Sent: Wednesday, March 22, 2023 7:34 PM
To: 'Rick Roudebush'
Cc: 'Jennifer Darrow'; Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak; Joe DiRienzi Sr.; Joe DiRienzi Jr.; 'Stacey Arendt'; Robyn Alice
Subject: RE: Island Park Re-pipe proposals
Attachments: Island Park 5.2 re-pipe unit clarification 3.22.23.pdf

Good evening, Rick & Jennifer,
Please see the attached re-pipe breakdown. This may help clarify what units have been done and what units still need to be done. If you can please sign and return the (6) re-pipe proposals that were sent to you earlier, that would be most appreciated.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Renee Sloan
Sent: Wednesday, March 22, 2023 6:38 PM
To: Rick Roudebush <rrroudebush@gmail.com>
Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias - (EBGC Roofing) <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>
Subject: RE: Island Park Re-pipe proposals

Hi Rick,

I did these letters for everyone who had the required re-pipe and I sent them to you already. I have not forwarded anything over to Doug as I am only at liberty to send anything regarding your project to either you or Jennifer. I have attached all the re-pipe letters for your convenience for you to forward to Doug.

Kind regards,

Renee Rae Sloan

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Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, March 22, 2023 4:56 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias - (EBGC Roofing) <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>; The Durbins <ddjdurbin@gmail.com>; Edward Walendy <edwardwalendy65@gmail.com>; ROSS BIONDO <rfbsr1@hotmail.com>; Danilo Fior <danilofior47@gmail.com>
Subject: Re: Island Park Re-pipe proposals

Renee, I started sending out these to the individual owners and noticed the memo for Marin along with the invoice. Are you guys planning on doing one of these for each of the others and sending them to Doug to see if it will be approved for payment? I just want to make sure you will be.

Also, I need someone from EBG to verify which units had the repiping done already and which ones have not so I can notify each owner which had it done without their approval.

Thank you,

Rick

On Tue, Mar 21, 2023 at 9:30 AM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Rick

As to follow up on our bi-weekly production meeting on Friday March 17th, 2023, please provide the following information as soon as possible please.

We need a signature approving and backing up that payment will be made to us by the HOA in the event the carrier declines to accept paying for the re-pipes on 6 homes in Island Park. 17600 Captiva, 17602 Captiva, 17601 Marco, 17623 Marco (re-pipes having already been done on these 4 homes) as well as 17653 Captiva and 17651 Marco which will authorize the commencement of the plumbing re-pipe to be done on those two homes. Keep in mind please we are on hold and cannot proceed further on these two homes, however, we did stock with insulation and drywall materials already in both.

We ask that you provide us with the signed proposals at your soonest convenience. I have also attached the 6 proposals for the re-pipe for your convenience.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com



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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, March 23, 2023 7:04 AM
To: Renee Sloan
Cc: Jennifer Darrow; Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Stacey Arendt; Edward Walendy; ROSS BIONDO; Danilo Fior; The Durbins
Subject: Re: Island Park Re-pipe proposals

Thank you, but as always there seems to be some confusion. I thought Joe sr. said you guys said you were sending these. I need these to send to each individual for them to pay.

Please clarify.

Rick

On Wed, Mar 22, 2023 at 6:37 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Hi Rick,

I did these letters for everyone who had the required re-pipe and I sent them to you already. I have not forwarded anything over to Doug as I am only at liberty to send anything regarding your project to either you or Jennifer. I have attached all the re-pipe letters for your convenience for you to forward to Doug.

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Subject: Re: Island Park Re-pipe proposals

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Kind regards,

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Renee Sloan

From: Renee Sloan
Sent: Thursday, March 23, 2023 6:09 PM
To: Joe DiRienzi Sr.
Cc: Roni Elias; Rami Yitzhak; Joe DiRienzi Jr.; Stacey Arendt
Subject: FW: Island Park Re-pipe proposals
Attachments: Judith Benz - 17601 Marco Island Repiping required document 2.16.23.pdf; Jaye Popoli - 17653 Captiva Repiping required document 2.15.23.pdf; William Vespe - 17651 Marco Island Ln- required document 2.15.23.pdf; Marin - 17602 Captiva Island - Repiping required document 3.17.23.pdf; Joseph Tortorici - 17600 Captiva Island lane Repiping required document 2.16.23.pdf; Angelica Castro- 17623 Marco Island Ln- required document 2.16.23.pdf; Judith Benz - 17601 Marco Island - Repiping Proposal 2.16.23.pdf; William Vespe - 17651 Marco Island Ln- Repiping Proposal 2.15.23.pdf; Marin - 17602 Captiva Island - Repiping Proposal 3.17.23.pdf; Angelica Castro- 17623 Marco Island Ln- Repiping Proposal 2.16.23.pdf; Joseph Tortorici - 17600 Captiva Island lane Repiping Proposal 2.16.23.pdf; Jaye Popoli - 17653 Captiva Repiping Proposal 2.15.23.pdf

Tracking:	Recipient	Delivery	Read
	Joe DiRienzi Sr.	Delivered: 3/23/2023 6:11 PM	
	Roni Elias	Delivered: 3/23/2023 6:11 PM	Read: 3/23/2023 6:11 PM
	Rami Yitzhak	Delivered: 3/23/2023 6:11 PM	
	Joe DiRienzi Jr.	Delivered: 3/23/2023 6:11 PM	
	Stacey Arendt		

I just wanted everyone to see the email Rick only sent to me (see below). I only replied back to him, just sharing what I sent.

Renee Rae Sloan

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From: Renee Sloan
Sent: Thursday, March 23, 2023 6:01 PM
To: Rick Roudebush <rrroudebush@gmail.com>
Subject: RE: Island Park Re-pipe proposals

Hi Rick,

Please see the attached letters to accompany the re-pipe proposals as requested. I attached the re-pipes again so you would have everything in the same spot. 😊

Thank you for the kind complements, as I am so sorry to hear of your health issues. Please let me know if you need anything more.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, March 23, 2023 4:22 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: Re: Island Park Re-pipe proposals

Thank you Renee and I hate to be a pain, but can you please resend the memo you guys did to each owner explaining the code requirement and hurricane damage? There are so many things to deal with, I just want to make sure I send both documents to each owner. I am going to be stepping down from this a week from tomorrow (3-31). So, I do not want to sign a document assuring the repipes will get paid. It is the responsibility of the owner to have this done, so since you have done 4 of them already those owners will have to pay. The two not done, we need to make sure it is their option to pay to have the work done by your sub, or pay to have it done by another plumbing service.

I want you to know I have appreciated working with you. I am sure you have to be one of the most valued EBG employees because of all the things you do. I will do the best I can for the next 8 days, but I need to step down for health reasons. Thank you for everything you have done.

Renee Sloan

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Rick

On Wed, Mar 22, 2023 at 7:35 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Good evening, Rick & Jennifer,

Please see the attached re-pipe breakdown. This may help clarify what units have been done and what units still need to be done. If you can please sign and return the (6) re-pipe proposals that were sent to you earlier, that would be most appreciated.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

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From: Renee Sloan

Sent: Wednesday, March 22, 2023 6:38 PM

To: Rick Roudebush <rrroudebush@gmail.com>

Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias - (EBGC Roofing) <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.ir@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>

Subject: RE: Island Park Re-pipe proposals

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Subject: Re: Island Park Re-pipe proposals

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E-MAILED
2/15/23

RJ

E-MAILED
3/10/23

P. Rick
Jenn
Egh

Date: February 15, 2023
RE: Jaye Popoli – Island Park 5.2 - 17653 Captiva Lane, Ft. Myers, FL 33908 – Plumbing Repipe
REF: 12364
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

PLUMBING REPIPE REQUIRED

Dear Jaye Popoli,

The existing water lines at the above residence are currently polybutylene lines. Several breaks and tears were found on the existing water lines under the house that was caused by storm damage and debris hitting the water lines. Due to the damages to the plumbing pipes in your home at **17653 Captiva Lane, Ft. Myers FL 33908** that occurred on September 28th, 2022 from Hurricane Ian, we/Elias Brothers General Contractor as the prime General Contractor, rebuilding multiple homes within the community, are unable to provide services for required repairs only, as the existing piping does not meet current Florida Building Code. Because of this we can only re-pipe all the supply lines in the home to get the plumbing back in working order as stated in compliance with the current building code. Please see the attached quote for this required plumbing re-piping.

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

4627 Arnold Avenue, Suite 201 • Naples, FL 34104 • Phone 239-354-2080 • Toll Free 800-803-6415 • Fax 239-643-4918
www.elias-brothers.com
CGC059267

W:\PROJECT FILES\1\ISLAND PARK - FORT MYERS\1-Hurricane Ian V.2\Individuals - Hurricane Ian - Island Park 5.2\Popoli - Jaye\Jaye Popoli - 17653 Capitiva Repiping
required document 2.15.23.docx

Goff
RES.

New lead for Sharon
Island Park

Renee Sloan

From: Renee Sloan
Sent: Friday, March 24, 2023 10:00 AM
To: JENNIFER BROWN
Cc: Sharon Everett; Joe DiRienzi Sr.; Joe DiRienzi Jr.
Subject: RE: 17620 Captiva Island Way

Good morning, Jennifer,

I received your email, thank you for reaching out to us. I have forwarded your request over to Sharon Everett, she would be the person you will need to speak with. I believe Sharon has a few appointments today so it may be the first of next week that she will reach out to you.

Thank you again and Sharon will be in contact with you soon.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
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-----Original Message-----

From: JENNIFER BROWN <thejbclub@aim.com>
Sent: Wednesday, March 22, 2023 10:01 PM
To: Renee Sloan <renee.sloan@elias-brothers.com>
Subject: 17620 Captiva Island Way

[You don't often get email from thejbclub@aim.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Renee. My name is Jennifer Brown (daughter of owner Janelle Goff). My brother Michael Goff has been forwarding me updates. We all live out of state. I have been asked by the family to do the choosing of all the interior decorating of

ELIAS - #00869

the inside. I've been down there to remove the contents that could not be saved. I know there should only be one contact per unit so Michael will still forward me the updates. I'm wondering about when or if I need to come down to choose paint, flooring, cabinets etc or what that process will look like. I know you have your hands full and that's an understatement. I just would like to get some sense if you have a specific place to pick these things out ex: Home Depot or if we need to have these things done and be reimbursed. My mother is 92 and questions us both on the progress. it's exhausting as you can imagine. I appreciate any info or just a rough idea of what this process might look like. Much appreciation, Jennifer Brown 864 704- 7403. Thejbclub@aol. Com Sent from my iPhone

Renee Sloan

From: Joe DiRienzi Sr.
Sent: Friday, March 24, 2023 4:34 PM
To: Renee Sloan
Subject: Island Park 17603 Xactimate
Attachments: 17603 Captiva 3.23.23.pdf

Please send this to Rick R. and Jennifer same as others previously for them to be forward it to Doug the adjuster. Please cc Roni and Rami

Joe DiRienzi Sr.

Restoration Division

Manager/Estimator

Elias Brothers Group

4627 Arnold Ave, Suite 201

Naples, FL 34104

Mobile: 239-272-7542

Office: 239-354-2080

joe.dirienzi.sr@elias-brothers.com

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Island Park recent invoice break down as requested 3/24/2023

ADDRESS	MODEL TYPE	EBC ELECTRIC # WITH 40%	EBC PLUMBING # WITH 40%	EBC INS. & D/W # WITH 40%	EBC ISONENE # WITH 40%	EBC PHASE 1 THRU DRYWALL TOTAL WITH 40%	NOTE	AMOUNT
17601 CAPTIVA	USEPPA III	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17603 CAPTIVA	CAYMEN	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17600 CAPTIVA	BOCA II	1667	5834	27484	10334	45,319	BILLED FOR	40,000
17602 CAPTIVA	USEPPA III	1667	5834	27484	10334	45,318	BILLED FOR	40,000
17611 CAPTIVA	CAYMEN	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17613 CAPTIVA	USEPPA III	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17620 CAPTIVA	BOCA II	1667	5834	27484	10334	45,318	BILLED FOR	40,000
17641 CAPTIVA	USEPPA III	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17601 MARCO	USEPPA III	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17623 MARCO	USEPPA III	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17633 MARCO	USEPPA III	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17641 MARCO	CAYMEN	1667	5834	24875	10334	42,710	BILLED FOR	40,000
17643 MARCO	USEPPA III	1667	5834	24875	10334	42,710	BILLED FOR	40,000
								\$520,000.00


 E-MAILED
 3/24/23
 [Signature]

Renee Sloan

From: Renee Sloan
Sent: Friday, March 24, 2023 4:35 PM
To: Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.
Subject: Island Park invoice breakdown per request
Attachments: Island Park invoice breakdown 3.24.23.pdf

Tracking:	Recipient	Delivery
	Roni Elias	Delivered: 3/24/2023 4:36 PM
	Roni Elias - (EBGC Roofing)	
	Rami Yitzhak	Delivered: 3/24/2023 4:36 PM
	Joe DiRienzi Sr.	Delivered: 3/24/2023 4:36 PM
	Joe DiRienzi Jr.	Delivered: 3/24/2023 4:36 PM

Please see the attached break down of the recent invoice submitted as requested.

Have a great weekend.


Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

 **E-MAILED**
3/30/23
U

Island Park recent invocie break down as requested 3/30/2023

ADDRESS	MODEL TYPE	EBC ELECTRIC	EBC PLUMBING	EBC GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	XACTIMATES EBC PHASE 1 THRU DRYWALL TOTAL	PLEASE NOTE:	AMOUNT EBC INVOICED
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$40,000.00
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$40,000.00
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	\$40,000.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$40,000.00
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$40,000.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$40,000.00
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$40,000.00
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	\$40,000.00
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$40,000.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$40,000.00
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$40,000.00
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$40,000.00
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$40,000.00
TOTALS:					\$541,413.00	VS	\$520,000.00

Island Park recent invocie break down as requested 3/30/2023

ADDRESS	MODEL TYPE	EBC ELECTRIC	EBC PLUMBING	EBC GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	XACTIMATES EBC PHASE 1 THRU DRYWALL TOTAL	PLEASE NOTE:	AMOUNT EBC INVOICED
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$40,000.00
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$40,000.00
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,560.00 7,539	\$36,234.00	\$45,314.00 44,313	INVOICED FOR	\$40,000.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$40,000.00
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$40,000.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$40,000.00
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$40,000.00
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	\$40,000.00
17601 MARCO	USEPPA III	\$2,395.00	\$6,415.00 19,602	\$33,625.00	\$42,435.00 46,712	INVOICED FOR	\$40,000.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$40,000.00
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$40,000.00
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$40,000.00
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$40,000.00
TOTALS:					\$537,137.00	VS	\$520,000.00

54,413

EBC General Conditions
Spill out

Hang
e final

Yes its all fixed!
!

Island Park recent invocie break down as requestec 3/30/23

ADDRESS	MODEL TYPE	EBC ELECTRIC	EBC PLUMBING #	EBC INS, VP & D/W	EBC PHASE 1 THRU DRYWALL TOTAL	NOTE	AMOUNT Billed
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	BILLED FOR	\$40,000.00
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	BILLED FOR	\$40,000.00
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,560.00 7559.00	\$36,234.00	\$45,314.00	BILLED FOR	\$40,000.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	BILLED FOR	\$40,000.00
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	BILLED FOR	\$40,000.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	BILLED FOR	\$40,000.00
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	BILLED FOR	\$40,000.00
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	BILLED FOR	\$40,000.00
17601 MARCO	USEPPA III	\$2,395.00	\$6,415.00	\$33,625.00	\$42,435.00	BILLED FOR	\$40,000.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	BILLED FOR	\$40,000.00
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	BILLED FOR	\$40,000.00
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	BILLED FOR	\$40,000.00
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	BILLED FOR	\$40,000.00
							\$537,130.00
							\$520,000.00

X estimated please
only Billed for

total 17653 Captiva
15,334.00
is TOTAL Difference

10,1092.00
resse- 17451 money
My #

\$537,130.00

Island Park recent invoice break down as requested

2/20/23

ADDRESS	MODEL TYPE	EBC ELECTRIC WITH 40%	EBC PLUMBING # WITH 40%	EBC INS. & D/W WITH 40%	EBC ISONENE # WITH 40%	X Actuals EBC PHASE 1 THRU DRYWALL TOTAL WITH 40%	NOTE	AMOUNT Billed
17601 CAPTIVA	USEPPA III	1895 1667	5834	24875 ✓	8750	41,895	BILLED FOR	40,000
17603 CAPTIVA	CAYMEN	220 1667	5834	24875 ✓	8750	40,770	BILLED FOR	40,000
17600 CAPTIVA	BOCA II	620 1667	5834	27484 ✓	8750	45,678	BILLED FOR	40,000
17602 CAPTIVA	USEPPA III	1190 1667	5834	27484 ✓	8750	47,930	BILLED FOR	40,000
17611 CAPTIVA	CAYMEN	225 1667	5834	24875 ✓	8750	40,000	BILLED FOR	40,000
17613 CAPTIVA	USEPPA III	2437 1667	5834	24875 ✓	8750	41,302	BILLED FOR	40,000
17620 CAPTIVA	BOCA II	1405 1667	5834	27484 ✓	8750	42,645	BILLED FOR	40,000
17641 CAPTIVA	USEPPA III	2248 1667	5834	24875 ✓	8750	42,645	BILLED FOR	40,000
17601 MARCO	USEPPA III	2295 1667	5834	24875 ✓	8750	42,435	BILLED FOR	40,000
17623 MARCO	USEPPA III	2025 1667	5834	24875 ✓	8750	43,902	BILLED FOR	40,000
17633 MARCO	USEPPA III	2285 1667	5834	24875 ✓	8750	42,299	BILLED FOR	40,000
17641 MARCO	CAYMEN	1762 1667	5834	24875 ✓	8750	29,347	BILLED FOR	40,000
17643 MARCO	USEPPA III	2370 1667	5834	24875 ✓	8750	41,180	BILLED FOR	40,000
								\$520,000.00

537,137.00

542,028

?

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📄 Documents

👤 Emails to myself

📧 Subscriptions

📄 Receipts

📄 Credits

➔ Travel

Folders Hide

● Re: 17603 Captiva Island Lane - Xactimate report 2 Yahoo/IPV Reb... ☆ ☆ ▲



● Rick Roudebush



Mon, Mar 27, 2023 at 5:45 PM ☆

From:

rrroudebush@gmail.c

To: Renee Sloan

Cc: Jennifer Darrow,

Roni Elias,

Roni Elias - (EBGC

Roofing)

, Rami Yitzhak,

Joe DiRienzi Sr.,

Joe DiRienzi Jr.,

Stacee Arendt,

Edward Walendy,

ROSS BIONDO,

Danilo Fior,

Rita Angelini,

Kathy Ulm,

The Durbins Hide

Renee, this will be forwarded to Doug, but he was expecting Xactimates for 17600 and 17602 Captiva also. However, both have opted off the contract. Do you guys want to send Xactimate estimates for 2 other addresses still on the contract? Or, maybe 2 other ones for owners who have opted out but yet been through phase 1 (electrical/plumbing inspection, insulation and drywall), like our building 17641/43 Marco? Or do you want us to just forward this one and explain to Doug it is only 17601/03 for now, for him to review? Please advise.



Rick Roudebush 🔍

rrroudebush@gmail.com

+ Add to contacts

+ New Folder	
2016 Football Pool	9
2017 Football Pool	21
2022 Hurricane Ca...	12
2022 Hurricane Pl...	15
305 House Sale	21
4735 Roof	1
A Publishing	
Amazon	6
Anthology	28
Appeal	
Aug Comm	1
Blog Mine	1
Blog Posts	197
Book	57
Bridget	
Camping	
Car	2
Caravan	15
Charity	
Coach	1
College	42
Computer	5
Conference	1
Construction	1
Critique Group	11
Disney	7

Rick

On Fri, Mar 24, 2023 at 4:37 PM Renee Sloan
 <renee.sloan@elias-brothers.com> wrote:

Hi Rick & Jennifer,

Please see the attached Xactimate report for 17603 Captiva Island Lane. Should you have any questions please feel free to call anytime.

Have a great weekend, 😊

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

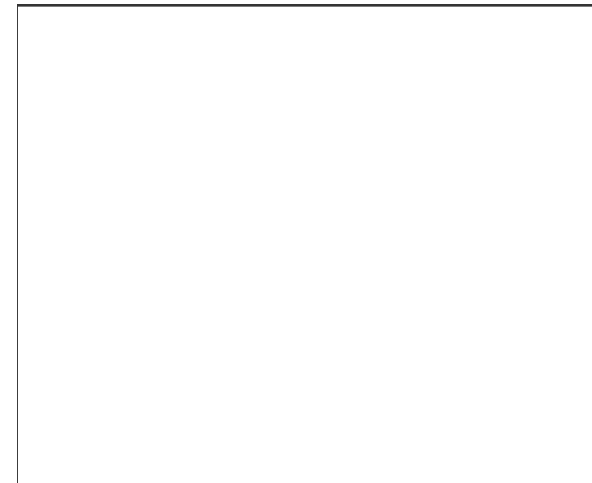
renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or



Donations	98
Estate	1
Family History	1
Football Pool	1
Ford Escape	
Foundation	2
Fundraiser	1
FWA	25
GCWA	7
Groupon	
Gulf Coast Writers	
ID Theft	1
Insurance	25
IPV ARC Ins Cert	
IPV Board	2
IPV Elias	
IPV Elias Corres	
IPV Elias Legal	
IPV Elias Owners	
IPV Financials	11
IPV Insurance	
IPV Legal	3
IPV Owner	
IPV Property M	
IPV Rebuild	3
IPV Roofs	

deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.



Renee Sloan



Tue, Mar 28, 2023 at 12:02 PM ☆

From:

renee.sloan@el
brothers.com

To:

Rick
Roudebush

Cc:

Jennifer
Darrow
, Roni Elias,
Roni Elias -
(EBGC
Roofing)
, Rami Yitzhak
,
Joe DiRienzi
Sr.
and 8 more...

Hi Rick,

I am not sure I am following you? I sent 17600 and 17602 to you last week, (March 22, see email below, I have re-attached them for your convenience). I also sent 17603 on, March 24th, see email below as well.

Please let me know if there is anything more you need from me on this end.

IPV ServPro	1
IPV Six Sigma	
IPV Wind	
IPV Wind Damage	
IPV Xactimate	2
KiKi	8
LIL	3
M2M	1
Marathon	
Maria Malin	16
Marina House	11
Mary Angelini	
Medical	21
Melinda	
Morgan	17
NAMW	71
NCYC	2
OCWW	863
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Pegasus Litigation	
Plumosa	34
Sayings	

Kind regards,

Renee Sloan

From: Renee Sloan

Sent: Wednesday, March 22, 2023 6:31 PM

To: Rick Roudebush <rrroudebush@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>

Cc: Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias - (EBGC Roofing) <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>

Subject: Island Park - Xactimate's for 17600 Captiva and 17602 Captiva

Good afternoon, Rick and Jennifer,

Please see the attached Xactimate's for 17600 Captiva Island Ln and 17602 Captiva Island Ln. We should have 17603 Captiva Island Ln ready for you tomorrow mid-morning. Please forward to Doug at your earliest convenience.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com

Spirit	
Spred	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4



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Do not



Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Monday, March 27, 2023 5:45 PM
To: Renee Sloan
Cc: Jennifer Darrow; Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak; Joe DiRienzi Sr.; Joe DiRienzi Jr.; Stacey Arendt; Edward Walendy; ROSS BIONDO; Danilo Fior; Rita Angelini; Kathy Ulm; The Durbins
Subject: Re: 17603 Captiva Island Lane - Xactimate report

Renee, this will be forwarded to Doug, but he was expecting Xactimates for 17600 and 17602 Captiva also. However, both have opted off the contract. Do you guys want to send Xactimate estimates for 2 other addresses still on the contract? Or, maybe 2 other ones for owners who have opted out but yet been through phase 1 (electrical/plumbing inspection, insulation and drywall), like our building 17641/43 Marco? Or do you want us to just forward this one and explain to Doug it is only 17601/03 for now, for him to review?

Please advise.

Rick

On Fri, Mar 24, 2023 at 4:37 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Hi Rick & Jennifer,

Please see the attached Xactimate report for 17603 Captiva Island Lane. Should you have any questions please feel free to call anytime.

Have a great weekend, 😊

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com



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SKM_C36823022818380.pdf

Page 1 of 27



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- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- Less

17601 Captiva Xactimate Request 3 Yahoo/IPV Reb... ☆ ☆

RR ● **Rick Roudebush** Tue, Mar 28, 2023 at 6:59 AM ☆

From: rrroudebush@gmail.com
To: Renee Sloan, Rami Yitzhak, Roni Elias, Joe DiRienzi Sr.
Cc: Edward Walendy, ROSS BIONDO, Rita Angelini, Kathy Ulm, Jennifer Darrow

Renee, Roni, Rami and Joe Sr., we request you send us the above Xactimate for Jim Cillo's unit. We have never received that as planned and requested. Please forward it today.
 Thank you.

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- Emails to myself
- Subscriptions
- Receipts
- Credits
- Travel

Folders Hide

- + New Folder
- 2016 Football Pool 9
- 2017 Football Pool 21
- 2022 Hurricane Ca... 12
- 2022 Hurricane Pl... 15
- 305 House Sale 21
- 4735 Roof 1

RS ● **Renee Sloan** Tue, Mar 28, 2023 at 11:52 AM ☆

From: renee.sloan@elias-brothers.com
To: Rick Roudebush, Rami Yitzhak, Roni Elias, Joe DiRienzi Sr.
Cc: Edward Walendy, ROSS BIONDO, Rita Angelini, Kathy Ulm, Jennifer Darrow

Hi Rick,
I apologize, for some reason 17601 Captiva was emailed directly to Doug on February 28th, please see email below and attached PDF.

Kind regards,

Renee Rae Sloan

A Publishing	
Amazon	6
Anthology	28
Appeal	
Aug Comm	1
Blog Mine	1
Blog Posts	197
Book	57
Bridget	
Camping	
Car	2
Caravan	15
Charity	
Coach	1
College	42
Computer	5
Conference	1
Construction	1
Critique Group	11
Disney	7
Donations	98
Estate	1
Family History	1
Football Pool	1
Ford Escape	
Foundation	2
Fundraiser	1
FWA	25
GCWA	7
Groupon	
Gulf Coast Writers	
ID Theft	1
Insurance	25

From: Renee Sloan
Sent: Tuesday, February 28, 2023 6:02 PM
To: Doug Malone <doug.malone@fgclaims.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Subject: 17601 Captiva Island Revised Xactimate

Hi Doug,
Please see the attached revised Xactimate for 17601 Captiva Island.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com

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SKM_C3682... .pdf
1.3MB

ELIAS BROTHERS GROUP ROOFING DIVISION **Elias Brothers General Contractor, Inc**

Elias Brothers Roofing Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Client: Island Park 5.2
Property: 17601 Captiva
Ft Myers , FL 34104

Operator: ELIZABET

Estimator: Elizabeth Brath
Position: Estimator
Company: Elias Brothers Contracting
Business: 4627 Arnold Ave, Ste 201
Naples Florida

Business: (239) 293-2442
E-mail: elizabeth@ebgcontracting.com

Type of Estimate: Flood
Date Entered: 12/26/2022
Date Assigned:

Price List: FLNA8X_DEC22
Labor Efficiency: Restoration/Service/Remodel
Estimate: 17601CAP_REMOVED_ITE

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and for the services.~ Purpose ~These guidelines were developed to ensure that all water incursions are handled in a professional-manner which includes the latest information and procedures available. This document is revised ~ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the-document is to provide a consistent approach to outlining which buildings and materials have-been impacted and what actions are necessary to bring the buildings back online as quickly and ~safely as possible. Every effort will be made to ensure the health and safety of all ~in a timely fashion.

We have been hired as the contractor to perform mitigation/construction/tarp/inventory/clean up services that are prescribed by the above referenced claim. It is our goal to follow all of your prescriptions to complete the repairs and for the services.~ Purpose ~These guidelines were developed to ensure that all water incursions are handled in a professional-manner which includes the latest information and procedures available. This document is revised ~ELIAS BROTHER GROUP Boulder Water Damage guidance document. The purpose of the-document is to provide a consistent approach to outline which



● **Jennifer Darrow**



Fri, Mar 31, 2023 at 11:37 AM ☆

From:

jennifer@pegasuscam.com

To: Doug Malone

Cc: Rita Angelini

One more Xactimate.

Jennifer Darrow, CAM

8840 Terrene Court, Suite 102

Bonita Springs, FL 34135

(239)454-8568 Fax (239)454-5191

jennifer@pegasuscam.com

Please send all invoices to pegasuscaminvoices@payableslockbox.com.



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> Show original message



SKM_C3682... .pdf

1.3MB

Reply, Reply All or Forward

ISLAND PARK - #001297

Send



Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Tuesday, March 28, 2023 1:01 PM
To: Renee Sloan
Subject: Re: 17603 Captiva Island Lane - Xactimate report

Thank you. Sorry for the confusion.
Rick

On Tue, Mar 28, 2023 at 12:02 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Hi Rick,

I am not sure I am following you? I sent 17600 and 17602 to you last week, (March 22, see email below, I have re-attached them for your convenience). I also sent 17603 on, March 24th, see email below as well.

Please let me know if there is anything more you need from me on this end.

Kind regards,

Renee Sloan

From: Renee Sloan
Sent: Wednesday, March 22, 2023 6:31 PM
To: Rick Roudebush <rrroudebush@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>
Cc: Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias - (EBGC Roofing) <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Stacey Arendt <stacee@ebgcontracting.com>; Robyn Alice <robyn.alice@elias-brothers.com>
Subject: Island Park - Xactimate's for 17600 Captiva and 17602 Captiva

Good afternoon, Rick and Jennifer,

Please see the attached Xactimate's for 17600 Captiva Island Ln and 17602 Captiva Island Ln. We should have 17603 Captiva Island Ln ready for you tomorrow mid-morning. Please forward to Doug at your earliest convenience.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com



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Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

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From: Renee Sloan

Sent: Friday, March 24, 2023 4:37 PM

To: Rick Roudebush <rrroudebush@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>

Cc: Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias - (EBGC Roofing) <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>

Subject: [17603 Captiva Island Lane](#) - Xactimate report

Hi Rick & Jennifer,

Please see the attached Xactimate report for [17603 Captiva Island Lane](#). Should you have any questions please feel free to call anytime.

Have a great weekend, 😊

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

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From: Rick Roudebush <rrroudebush@gmail.com>

Sent: Monday, March 27, 2023 5:45 PM

To: Renee Sloan <renee.sloan@elias-brothers.com>

Cc: Jennifer Darrow <jennifer@pegasuscam.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Roni Elias - (EBGC Roofing) <roni@ebgcontracting.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>; Stacey Arendt <stacey@ebgcontracting.com>; Edward Walendy <edwardwalendy65@gmail.com>; ROSS BIONDO <rfbsr1@hotmail.com>; Danilo Fior <daniolfior47@gmail.com>; Rita Angelini <rtangel8@yahoo.com>; Kathy Ulm <kathleenwhelanulm@comcast.net>; The Durbins <ddjdurbin@gmail.com>

Subject: Re: [17603 Captiva Island Lane](#) - Xactimate report

Renee, this will be forwarded to Doug, but he was expecting Xactimates for 17600 and 17602 Captiva also. However, both have opted off the contract. Do you guys want to send Xactimate estimates for 2 other addresses still on the contract? Or, maybe 2 other ones for owners who have opted out but yet been through phase 1 (electrical/plumbing inspection, insulation and drywall), like our building 17641/43 Marco? Or do you want us to just forward this one and explain to Doug it is only 17601/03 for now, for him to review?

Please advise.

Rick

On Fri, Mar 24, 2023 at 4:37 PM Renee Sloan <renee.sloan@elias-brothers.com> wrote:

Hi Rick & Jennifer,

Please see the attached Xactimate report for [17603 Captiva Island Lane](#). Should you have any questions please feel free to call anytime.

Have a great weekend, 😊

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com



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Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Wednesday, March 29, 2023 10:47 PM
To: Elaine Minnis
Cc: Rita Angelini; ROSS BIONDO; Edward Walendy; Renee Sloan; Danilo Fior; The Durbins; Jennifer Darrow
Subject: Re: Repipe 17623 Marco - Castro Joint Revocable Trust - Revised

Elaine, I resigned from the board tonight at our budget meeting. Please now direct communications to Rita Angelini, she is the new acting board president and point of contact with EBG.

Thank you,
Rick

On Wed, Mar 29, 2023 at 11:29 AM Elaine Minnis <eminnis000@aol.com> wrote:

Dear Rick,

I received an email from Elias Brother with the revised Plumbing Repipe Proposal. I signed it and emailed it to Renee Sloan.

I am emailing a copy to you in case they don't get it.

Also, would you please call me to discuss some issues on 17623 Marco Island Lane.

Elaine A. Minnis
239-454-6158

In a message dated 3/28/2023 7:43:10 PM Eastern Standard Time, rrroudebush@gmail.com writes:

Please let us know if this is acceptable.
Thank you.

----- Forwarded message -----

From: Renee Sloan <renee.sloan@elias-brothers.com>
Date: Tue, Mar 28, 2023 at 4:36 PM
Subject: RE: Repipe 17623 Marco - Castro Joint Revocable Trust - Revised
To: Rick Roudebush <rrroudebush@gmail.com>, Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>, Roni Elias <Roni.Elias@elias-brothers.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>, Jennifer Darrow <jennifer@pegasuscam.com>, ROSS BIONDO <rfbsr1@hotmail.com>, Rita Angelini <rtangel8@yahoo.com>, Kathy Ulm <kathleenwhelanulm@comcast.net>, Elaine Minnis <eminnis000@aol.com>, Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>, Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>

Please see the revised documents attached.

Kind regards,

ELIAS - #00878

Renee Rae Sloan

4627 Arnold Ave, Suite 201

Naples, FL 34104

Direct : 239-245-9561

Office: 239-643-1624 ext. 2015

renee.sloan@elias-brothers.com

www.eliasbrothersgroup.com



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From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Saturday, March 25, 2023 10:55 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>
Cc: Edward Walendy <edwardwalendy65@gmail.com>; Jennifer Darrow <jennifer@pegasuscam.com>; ROSS BIONDO <rfbsr1@hotmail.com>; Rita Angelini <rtangel8@yahoo.com>; Kathy Ulm <kathleenwhelanulm@comcast.net>; Elaine Minnis <eminnis000@aol.com>
Subject: Fwd: Repipe-17623 Marco

EBG, please see the attached request from Elaine Minnis.

Thank you.

ELIAS - #00879

----- Forwarded message -----

From: **Elaine Minnis** <emininis000@aol.com>

Date: Sat, Mar 25, 2023 at 10:37 AM

Subject: Re: Repipe 17623 Marco

To: <rrroudebush@gmail.com>

Dear Rick,

Elias Brothers has all correspondence to Angelica Castro, including the PLUMBING REPIPE PROPOSAL. The home is titled under the CASTRO JOINT REVOCABLE TRUST. Since Angelica is deceased, I am the Trustee of the Trust. Can you inform ELG that for me to sign the proposal, it must be under the CASTRO JOINT REVOCABLE TRUST. They need to send a new proposal. Then, I can sign it.

Thanks.

Elaine

239-454-6158

In a message dated 3/24/2023 4:45:42 PM Eastern Standard Time, rrroudebush@gmail.com writes:

Elaine:

Attached is an invoice from EBG concerning the repipe of your unit. Piping at your unit was not to code, and contractors such as EBG will not do reconstruction work without it being brought to code. Repipe to code is not covered by flood insurance. Meanwhile, EBG believes they discovered damage and is submitting that to insurance, however it is not known if insurance will cover this or not. Most V2 owners previously paid to repipe their homes, as this was a known issue that is owner responsibility. EBG is asking you, as owner, to voluntarily agree to pay for the repipe that they already did without insurance approval, if insurance does not pay. They have prepared an invoice for your consideration. Please review it, and if you are willing to guarantee payment sign and return it to me. You can contact EBG directly if you have questions on this work or want to discuss their pricing.

Thank you,

Rick

ELIAS - #00880



Date: Revised, March 29, 2023

Attn: Jim Cillo
RE: 17601 Captiva Island Ln. Fort Myers FL 33908
REF: 12509
REP: Joe DiRienzi Sr. - Restoration Department Manager/ PM / Estimator

Change Order #1

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for Jim Cillo Phase two Hurricane Ian damage repairs located at 17601 Captiva Island In, Fort Myers, FL 33908, as follows:

CHANGE ORDER #1 - KITCHEN COUNTERTOP UPGRADE

- Upgrade kitchen countertop to 3cm Quartz standard edge. (Fantasy Brown).
This includes full backsplash.
Sink to be provided by owner.
CHANGE ORDER \$13,980.00

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice.

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : [Signature] Date : 3/29/23

Printed name: James Cillo

Joe DiRienzi Sr Date: 3/29/2023
Elias Brothers Group

Arnold Avenue, Suite 201 • Naples, FL 34104 • Phone 239-643-1624 • Toll Free 800-803-6415 • Fax 239-643-4918
(239) 643-267

W:\PROJECTS\THE ISLAND PARK - FORT MYERS\Hurricane Ian V.2\Individuals - Hurricane Ian - Island Park 5.2\Cillo - James\Jim Cillo Proposals & Change orders\Jim Cillo Change order 1 - Kitchen Countertop revised 3.29.23.docx

Renee Sloan

From: James Cillo <jamescillo@icloud.com>
Sent: Wednesday, March 29, 2023 9:52 AM
To: Renee Sloan
Subject: Date: Revised, March 29, 2023
Attachments: Date Revised, March 29, 2023.pdf

The amount due does not include the 20% discount discussed. But here it is signed. If at all possible, I'd like to make payments directly to Elias Bros.

Sent from my iPhone



E-MAILED
3/29/23
RS

Date: Revised, March 29, 2023

Attn: Jim Cillo
RE: 17601 Captiva Island Ln. Fort Myers FL 33908
REF: 12509
REP: Joe DiRienzi Sr. – Restoration Department Manager/ PM / Estimator

Change Order #1

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for ***Jim Cillo Phase two Hurricane Ian damage repairs*** located at **17601 Captiva Island Ln, Fort Myers, FL 33908**, as follows:

CHANGE ORDER #1 - KITCHEN COUNTERTOP UPGRADE	
<ul style="list-style-type: none"> Upgrade kitchen countertop to 3cm Quartz standard edge. (Fantasy Brown). <i>This includes full backsplash.</i> Sink to be provided by owner. 	<p>CHANGE ORDER \$13,980.00</p>

PAYMENT TERMS
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice.

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr Date: 3/29/2023
Elias Brothers Group

Renee Sloan

From: Renee Sloan
Sent: Wednesday, March 29, 2023 8:42 AM
To: James Cillo
Cc: Joe DiRienzi Sr.; Joe DiRienzi Jr.; Sharon Everett; Rami Yitzhak; Roni Elias; Roni Elias - (EBGC Roofing); Stacey Arendt; Robyn Alice
Subject: Jim Cillo Revised kitchen countertop change order
Attachments: Jim Cillo Change order 1 - Kitchen Countertop revised 3.29.23.pdf; Jim Cillo Change order 2 - Kitchen upper cabinets 3.20.23.pdf

Importance: High

Tracking:	Recipient	Delivery
	James Cillo	
	Joe DiRienzi Sr.	Delivered: 3/29/2023 8:44 AM
	Joe DiRienzi Jr.	Delivered: 3/29/2023 8:44 AM
	Sharon Everett	Delivered: 3/29/2023 8:44 AM
	Rami Yitzhak	Delivered: 3/29/2023 8:43 AM
	Roni Elias	
	Roni Elias - (EBGC Roofing)	
	Stacey Arendt	
	Robyn Alice	Delivered: 3/29/2023 8:44 AM

Good morning, Jim,

Please see the attached change orders for your review and signature. We have revised the kitchen countertop to include the backsplash as requested. Please let me know if you have any questions. I understand they are wanting to template your countertop today around noon, so we would need the signed change order back along with a deposit so we can secure this order.

Thanks so much,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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6700

Elias Brothers General Contractor, Inc.
4627 Arnold Ave. Suite 201
Naples, FL 34104
239-293-2442

First-Citizens Bank
3055 TAMiami TRAIL NORTH
NAPLES, FL 34103
63-9202/670



03/30/2023

PAY

TO THE
ORDER OF

Natural Stone Concepts of Naples, Inc.

DATE

AMOUNT
**6,300.00

Six thousand three hundred and 00/100*****

Natural Stone Concepts of Naples, Inc.
3906 Enterprise Ave.
Naples, FL 34104



[Signature]
AUTHORIZED SIGNATURE

⑈006700⑈ ⑆067092022⑆009064098175⑈

Elias Brothers General Contractor, Inc.

6700

03/30/2023

Natural Stone Concepts of Naples, Inc.

Cillo kitchen deposit

6,300.00

NEW First Citizens Operating 8175

6,300.00

ELIAS - #01046

PROGRESS WAIVER AND RELEASE OF LIEN

The undersigned lienor, in consideration of the sum of \$6,300.00, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through March 30, 2023 to Elias Brothers General Contractor, Inc. and James Cillo for the following described property:

17601 Captiva Island Ln
Fort Myers, FL 33908

Lienor's Name: Natural Stone Concepts of Naples, Inc.

Address: 3906 Enterprise Ave
Naples, FL 34104

Signed By: *Guadalupe F.*

Printed Name: Guadalupe F.

State of: FLORIDA
County of: Collier

Sworn to and subscribed before me this 30th day of March, 2023



Print, Type or Stamp
Name of Notary Public

Renee Rae Sloan
Signature of Notary Public
Commissioned State of FL

Personally Known or, Produced Identification
Type of Identification Produced

Elias Brothers General Contractor, Inc.
 4627 Arnold Avenue, Suite 201
 Naples, FL 34104 US
 (239) 293-2442
 doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

James Cillo
 5 Cochran Hill Road
 Poughkeepsie, NY 12603

SHIP TO

James Cillo
 17601 Captiva Lane

INVOICE # 32021

DATE 03/29/2023
DUE DATE 03/29/2023
TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Change Order 1 - Upgrade kitchen countertop, invoice 50%	0.50	13,980.00	6,990.00
Change Order 2 - Remove & dispose upper cabinets & replace with new. invoice 50%	0.50	7,267.00	3,633.50

PAID

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

PAYMENT	10,623.50
BALANCE DUE	\$0.00

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Renee Sloan

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Thursday, March 30, 2023 9:06 AM
To: Renee Sloan
Subject: James Cillo
Attachments: Invoice_32021.pdf

Hi Renee,

Attached is James Cillo's paid invoice. I charged \$5,000 yesterday to his credit card and the balance \$5,623.50 today.

Doreen Zeneski
Accounting Manager
Elias Brothers General Contractor, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442
www.Eliasbrothersgroup.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

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E-MAILED
2/20/23
AS

Date: March 20, 2023

Attn: Jim Cillo
RE: Change order #2 - 17601 Captiva Island Ln. Fort Myers FL 33908
REF: 12509
REP: Joe DiRienzi Sr. – Restoration Department Manager/ PM / Estimator

Change Order #2

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for **Jim Cillo Phase two Hurricane Ian damage repairs** located at **17601 Captiva Island In, Fort Myers, FL 33908**, as follows:

CHANGE ORDER #1 – KITCHEN UPPER CABINETS	
<ul style="list-style-type: none"> Remove & dispose of existing upper cabinets and replace with new upper cabinets. New upper cabinets to match new base cabinets that were only covered by the flood insurance carrier. 	<p>CHANGE ORDER \$7,267.00</p>
PAYMENT TERMS	
<ul style="list-style-type: none"> 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice. 	

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner Signature : _____ Date : _____

Printed name: _____

Joe DiRienzi Sr _____ Date: 3/20/2023
Elias Brothers Group



Date: March 20, 2023

Attn: Jim Cillo
RE: Change order #2 - 17601 Captiva Island Ln. Fort Myers FL 33908
REF: 12509
REP: Joe DiRienzi Sr. - Restoration Department Manager/ PM / Estimator

Change Order #2

Elias Brothers General Contractor Inc. proposes to provide the following services in addition to the contract for Jim Cillo Phase two Hurricane Ian damage repairs located at 17601 Captiva Island In, Fort Myers, FL 33908, as follows:

CHANGE ORDER #1 - KITCHEN UPPER CABINETS

- Remove & dispose of existing upper cabinets and replace with new upper cabinets. New upper cabinets to match new base cabinets that were only covered by the flood insurance carrier. CHANGE ORDER \$7,267.00

PAYMENT TERMS

- 50% will be invoiced prior to start upon signature. Balance shall be invoiced upon completion of work. Please note invoices will be due within 15 days of receipt of the invoice.

Acceptance

Condominium Association Signature : _____ Date : _____

Printed name: _____

Home owner signature: [Signature] Date: 3/29/23

Printed name: James Cillo

Joe DiRienzi Sr. Date: 3/20/2023
Elias Brothers Group

27 Arnold Avenue, Suite 201 • Naples, FL 34104 • Phone 239-643-1624 • Toll Free 800-803-6415 • Fax 239-643-4918
CCC050267

W:\PROJECTS\THE SWISS AND PARK - FORT MYERS-Hurricane Ian V.2\Individuals - Hurricane Ian - Island Park 5.2\Cillo - James\Jim Cillo Proposals & Change orders\Jim Cillo Change order 2 - Kitchen upper cabinets 3.20.23.docx

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 Rita

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Folders Hide

• Reporting on Elias Bros. work done in our community 2 Yahoo/Sent ☆ ☆ ▲

 • **Danilo Fior**  Thu, Mar 30, 2023 at 4:42 PM ☆
From: danilofior47@gmail.com
To: Rita Angelini

Rita:

I have almost done both our streets (Marco/Captiva), I have compiled a list which is a mixed bag since people are not here or at home, but in any event here it goes:

CAPTIVA

17641 Joe Barker - drywall, taping and mud inspection for electrical done Not done

insulation No

plumbing No

17643 Bell Tony Nothing done

17653 Popoli Nothing done and nobody at home

17642 Mike Cooper Drywall and mudding done still wet

17632 George McCann Nothing done 2 electrical plate taken out

on the floor and left



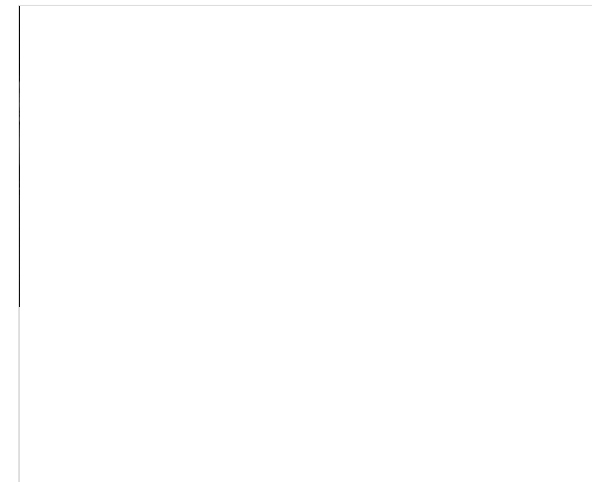
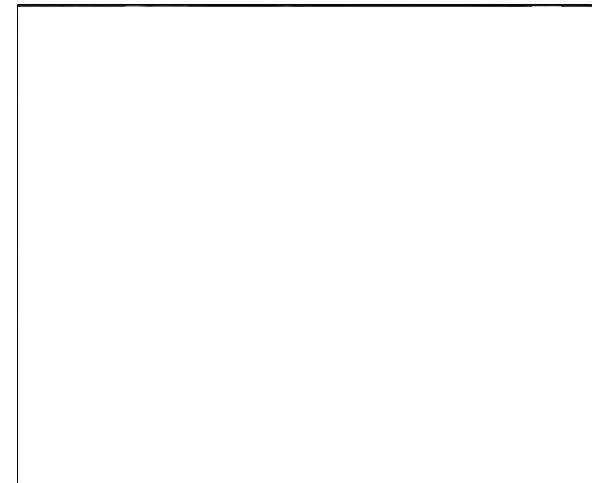
Danny Fior 🔍

danilofior47@gmail.com

+12396337506


Edit contact

+ New Folder				
2016 Football Pool	9	17630 Rees Randy	Did not want Elias and so did all on his own	
2017 Football Pool	21	17622 Ross Bianco	?????? Now has his own contractor	
2022 Hurricane Ca...	12	17631 Teresa	Nobody at home Now is going at it on her own	
2022 Hurricane Pl...	15			
305 House Sale	21	17623 Ashton	Nobody at home	
4735 Roof	1	17620 Rogers	Dry wall was done	
A Publishing		17613 Jenny Howley	Drywall and mud done	
Amazon	6	Nothing else		
Anthology	28	17611 Gerry Edward	Not home, so I do not if Elias did anything, he is going on his own	
Appeal		17602 Doctor Germany	Nobody home But has decided to go on his own, I believe	
Aug Comm	1			Elias Bros. did work
Blog Mine	1		like drywall, mudding not	sure about inspection
Blog Posts	197		electrical and plumbing	
Book	57	17601 Joe Totoluzzi	Drywall and mudding done by Elias Bros.	
Bridget		No inspection done for		
Camping		electrical or plumbing		
Car	2		I can do another round to see if more residents are back or will at home and let you know.	
Caravan	15			
Charity		MARCO ISLAND		
Coach	1	17601	Elias did drywall and mudding	No
College	42		electrical work or	
Computer	5		plumbing done	
Conference	1		Not sure how many more might of used Elias Bros.	
Construction	1		Perhaps tomorrow during your conference call you could ask them to give you names and address for work done.	
Critique Group	11			
Disney	7	Danny		



Donations	98
Estate	1
Family History	1
Football Pool	1
Ford Escape	
Foundation	2
Fundraiser	1
FWA	25
GCWA	7
Groupon	
Gulf Coast Writers	
ID Theft	1
Insurance	25
IPV ARC Ins Cert	
IPV Board	2
IPV Elias	
IPV Elias Corres	
IPV Elias Legal	
IPV Elias Owners	
IPV Financials	11
IPV Insurance	
IPV Legal	3
IPV Owner	
IPV Property M	
IPV Rebuild	3
IPV Roofs	

↩ ↶ ➡ ⋮



Rita Angelini

From:
rtangel8@yahoo.com

To: Danilo Fior

🖨 Thu, Mar 30, 2023 at 4:55 PM ★

Thank you for the above information. I will compare it to Elias spreadsheet when I receive it.

Would you also provide:

Who are designated as self-managed (forms submitted and approved)?

Who are opting to self-manage (paperwork not complete but intent is known)?

Rita

> Show original message

Reply, Reply All or Forward

Send

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😊

🔗
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🗑

IPV ServPro	1
IPV Six Sigma	
IPV Wind	
IPV Wind Damage	
IPV Xactimate	2
KiKi	8
LIL	3
M2M	1
Marathon	
Maria Malin	16
Marina House	11
Mary Angelini	
Medical	21
Melinda	
Morgan	17
NAMW	71
NCYC	2
OCWW	863
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Pegasus Litigation	
Plumosa	34
Sayings	

Spirit	
Spred	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4

Renee Sloan

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, March 30, 2023 7:44 AM
To: Renee Sloan; Roni Elias; Rami Yitzhak
Cc: Joe DiRienzi Sr.; Rita Angelini; Edward Walendy; Danilo Fior; Kathy Ulm; Kelly Roudebush; The Durbins
Subject: POC Change and Removal from EBG - IPV Section V.2. Contract

EBG:

Last night at our board meeting I officially stepped down as volunteer board president. Rita Angelini is now acting president of the board and will assume the role of being your main point of contact for the contract. Rita has attended and participated in most all the bi-weekly update calls and will be on the call tomorrow at 11 AM.

This email also serves as official notice to you that my wife and I are withdrawing from the contract. Our unit was rebuilt through drywalling and it has been over 6 weeks since any additional work has been done. We request you immediately return the key to our unit and provide Rita with a detailed invoice for the work done at 17641 Marco Island Lane. My wife and I will be turning in all the required paperwork to officially remove ourselves from this contract by COB today.

Rita, please request keys and invoices be submitted by next week to the board for those who have opted out of the contract so owners can finish rebuilding their units as quickly as possible? We are done waiting.

Rick Roudebush
17641 Marco Island Lane
IPV Section V.2.

Renee Sloan

From: Renee Sloan
Sent: Thursday, March 30, 2023 9:56 PM
To: Jennifer Darrow; Rita Angelini
Cc: Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak; Joe DiRienzi Sr.; Stacey Arendt
Subject: RE: POC Change and Removal from EBG - IPV Section V.2. Contract
Attachments: 17611 Captiva 3.24.23.pdf; 17613 Captiva 3.24.23.pdf; 17620 Captiva 3.24.23.pdf

Good evening, Jennifer and Rita,

Please see the next three Xactimate's as requested, 17611, 17613, & 17620 Captiva Lane. Please forward these over to Doug Malone.

Also can you please confirm the previous Xactimate's were sent over to Doug Malone from March 22nd? I believe they were 17600, 17602 & 17603 Captiva Lane.

We will have an update over to you in the morning before our bi-weekly meeting.

Kind regards,

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

From: Rick Roudebush <rrroudebush@gmail.com>
Sent: Thursday, March 30, 2023 7:44 AM
To: Renee Sloan <renee.sloan@elias-brothers.com>; Roni Elias <Roni.Elias@elias-brothers.com>; Rami Yitzhak <Rami.Yitzhak@elias-brothers.com>
Cc: Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>; Rita Angelini <rtangel8@yahoo.com>; Edward Walendy <edwardwalendy65@gmail.com>; Danilo Fior <daniolfior47@gmail.com>; Kathy Ulm <kathleenwhelanulm@comcast.net>; Kelly Roudebush <mrsroudy88@gmail.com>; The Durbins

<ddjdurbin@gmail.com>

Subject: POC Change and Removal from EBG - IPV Section V.2. Contract

EBG:

Last night at our board meeting I officially stepped down as volunteer board president. Rita Angelini is now acting president of the board and will assume the role of being your main point of contact for the contract. Rita has attended and participated in most all the bi-weekly update calls and will be on the call tomorrow at 11 AM.

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Rita, please request keys and invoices be submitted by next week to the board for those who have opted out of the contract so owners can finish rebuilding their units as quickly as possible? We are done waiting.

Rick Roudebush
17641 Marco Island Lane
IPV Section V.2.



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Summary

Line Item Total	171,159.69
Material Sales Tax	4,041.21
Subtotal	175,200.90
Overhead	20,880.06
Profit	19,488.59
Laundering Tax	212.47
Replacement Cost Value	\$215,782.02
Net Claim	\$215,782.02

Elizabeth Brath
Estimator

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Summary

Line Item Total	135,794.39
Material Sales Tax	2,915.36
Subtotal	138,709.75
Overhead	16,543.14
Profit	15,440.70
Replacement Cost Value	\$170,693.59
Net Claim	\$170,693.59

Elizabeth Brath
Estimator



Elias Brothers General Contractor, Inc

Elias Brothers GC Division
4627 Arnold Avenue, Suite #201
Naples, FL 34104
Office: 239-293-2442
elizabeth@ebgcontracting.com

Summary

Line Item Total	131,772.01
Material Sales Tax	2,764.17
Subtotal	134,536.18
Overhead	16,042.33
Profit	14,973.24
Replacement Cost Value	\$165,551.75
Net Claim	\$165,551.75

Elizabeth Brath
Estimator

17611_CAP_RECON

3/24/2023

Page: 22

ELIAS - #00887

Renee Sloan

From: Renee Sloan
Sent: Thursday, March 30, 2023 9:38 PM
To: Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak
Cc: Joe DiRienzi Sr.
Subject: Island walk invoice breakdown- Hot off the press for approval to send in the morning please
Attachments: Island Park invoice breakdown 3.30.23.pdf

Tracking:	Recipient	Delivery
	Roni Elias	Delivered: 3/30/2023 9:39 PM
	Roni Elias - (EBGC Roofing)	
	Rami Yitzhak	Delivered: 3/30/2023 9:40 PM
	Joe DiRienzi Sr.	Delivered: 3/30/2023 9:39 PM

Hello my friends,

Please see the attached spread sheet for the Island Park invoice breakdown needing your blessing to send to Island Park in the am.

See you in the morning for breakfast. 😊

Renee Rae Sloan

4627 Arnold Ave, Suite 201
Naples, FL 34104
Direct : 239-245-9561
Office: 239-643-1624 ext. 2015
renee.sloan@elias-brothers.com
www.eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Sent Bl Doneen on 3/31/23
RS

Island Park recent Invoice break down as requested 3/31/2023

ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	PLEASE NOTE:	ESTIMATED AMOUNT EBC INVOICED
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$40,000.00
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$40,000.00
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	\$40,000.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$40,000.00
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$40,000.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$40,000.00
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$40,000.00
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	\$40,000.00
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$40,000.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$40,000.00
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$40,000.00
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$40,000.00
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$40,000.00
TOTALS:					\$541,413.00		\$520,000.00

Island Park recent invocie break down as requested 3/31/2023

ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	PLEASE NOTE:	ESTIMATED AMOUNT EBC INVOICED
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$40,000.00
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$40,000.00
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	\$40,000.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$40,000.00
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$40,000.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$40,000.00
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$40,000.00
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	\$40,000.00
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$40,000.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$40,000.00
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$40,000.00
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$40,000.00
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$40,000.00
TOTALS:					\$541,413.00		\$520,000.00

Island Park recent invoice break down as requested 3/30/2023

inspection

Total for phase I (through drywall) remove "Xactimate" we have not sent them all 13 Xactimates

ADDRESS	MODEL TYPE	EBC ELECTRIC ? inspection and repair	EBC PLUMBING → HI	EBC GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	XACTIMATE EBC PHASE 1 THRU DRYWALL TOTAL	PLEASE NOTE:	Estimated AMOUNT EBC INVOICED
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$40,000.00
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$40,000.00
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	\$40,000.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$40,000.00
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$40,000.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$40,000.00
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$40,000.00
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	\$40,000.00
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$40,000.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$40,000.00
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$40,000.00
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$40,000.00
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$40,000.00
TOTALS:					\$541,413.00		\$520,000.00

Revised invoice as requested by Rick for the 13 homes.

Fot

- 375,000



Island Park recent Invoice break down as requested 3/31/2023								REVISED FURTHER BILLING FOR 4.17.23
ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	PLEASE NOTE:	AMOUNT EBC INVOICED ON 3.31.23	FINAL INVOICE AMOUNT TO BILL AS OF 4.17.23 BEYOND THE 3.31.23 PREVIOUS INVOICE
17601 CAPTIVA	USEPPA III	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	INVOICED FOR	\$13,048.84	0
17601 CAPTIVA	USEPPA III	ALL PHASE 2 FINISHES THRU COMPLETION TO FULL SUBMITTED XACTIMATE \$172,869.11 LESS \$41,895.00 BILLED FOR PHASE 1						130,974.11
17603 CAPTIVA	CAYMEN	\$1,220.00	\$5,925.00	\$33,625.00	\$40,770.00	INVOICED FOR	\$11,923.84	0
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	\$16,466.84	0
17600 CAPTIVA	BOCA II	DEMOLITION OF DURROCK FLOORS AND SHOWER DONE BY EBC AS WELL AS 40 SQ FT SUB FLOOR REPLACED						3975
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$18,719.84	0
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$11,153.84	0
17611 CAPTIVA	CAYMEN	DEMOLITION OF FLOORS AND SHOWERS DONE BY EBC AS WELL AS SQ FT SUB FLOOR REPLACED						11,885
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$12,455.84	0
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$13,798.84	0
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	\$11,960.84	0
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$17,865.84	0
17601 MARCO	USEPPA III	DEMOLITION SUBFLOOR AND SHOWER MAST. BATH						2125
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$14,245.84	0
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$11,937.84	0
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$500.92	0
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$12,333.84	0
TOTALS:					\$541,413.00		\$166,413.00	148959.11
							BILLED on 3.31.23	Bill Balance on 4.17.23 IN ADDITION TO INVOICE (2) TAB

Island Park Invoice break down as requested 4/17/2023

ADDRESS	MODEL TYPE	ELECTRICAL INSPECTION AND REPAIRS	PLUMBING INSPECTION AND REPAIRS	GENERAL CONDITIONS INSULATION, VAPOR BARRIER, DRYWALL, HANG, & FINISH	TOTAL FOR PHASE 1 (THRU DRYWALL)	AMOUNT EBC TO INVOICE ON 4.17.23
17642 CAPTIVA	Boca II	\$1,895.00	\$6,375.00	\$33,625.00	\$41,895.00	\$41,895.00
17643 CAPTIVA	Useppa III	\$1,667.00	\$5,834.00	\$0.00	\$7,501.00	\$7,501.00
17653 CAPTIVA	Caymen	\$0.00	\$0.00	LOADED MATERIALS	\$0.00	\$6,875.00
17631 CAPTIVA	Useppa III	\$1,667.00	\$0.00	LOADED MATERIALS	\$1,667.00	\$8,542.00
17632 CAPTIVA	Boca II	\$1,459.00	\$0.00	\$0.00	\$1,459.00	\$1,459.00
17632 CAPTIVA	INITIAL STRUCTURAL ROOF TRUSS DAMAGE INSPECTION BY ENGINEER AS REQUESTED BY THE HOA					\$1,417.00
17651 MARCO	Useppa III	\$1,485.00	\$0.00	LOADED MATERIALS	\$7,583.00	\$9,068.00
	3/4" subfloor repairs kitchen, laundry room, mast bath, liv. Room labor + materials					\$5,350.00
TOTALS:						\$82,107.00 BILL ON 4.17.23

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO
James Cillo
5 Cochran Hill Road
Poughkeepsse, NY 12603

SHIP TO
James Cillo
17601 Captiva Lane

INVOICE # 32021
DATE 03/29/2023
DUE DATE 03/29/2023
TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Change Order 1 - Upgrade kitchen countertop, invoice 50%	0.50	13,980.00	6,990.00
Change Order 2 - Remove & dispose upper cabinets & replace with new. invoice 50%	0.50	7,267.00	3,633.50

PAID

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

PAYMENT 10,623.50
BALANCE DUE **\$0.00**

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Renee Sloan

From: Doreen Zeneski <doreen@ebgcontracting.com>
Sent: Thursday, March 30, 2023 9:06 AM
To: Renee Sloan
Subject: James Cillo
Attachments: Invoice_32021.pdf

Hi Renee,

Attached is James Cillo's paid invoice. I charged \$5,000 yesterday to his credit card and the balance \$5,623.50 today.

Doreen Zeneski
Accounting Manager
Elias Brothers General Contractor, Inc.
ROOFING DIVISION
4627 Arnold Avenue, Unit #201
Naples, FL 34104
239-293-2442
www.Eliasbrothersgroup.com



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Per Florida Senate Bill 76 - Consumer is responsible for payment of any insurance deductible; It is insurance fraud punishable as a felony of the third degree for a contractor to knowingly or willfully, and with intent to injure, defraud, or deceive, pay, waive, or rebate all or part of an insurance deductible application to payment to the contractor for repairs to a property covered by a property insurance policy; and It is insurance fraud punishable as a felony of the third degree to intentionally file an insurance claim containing false, incomplete, or misleading information.

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



ELIAS BROTHERS GROUP
ROOFING DIVISION

INVOICE

BILL TO

James Cillo
5 Cochran Hill Road
Poughkeepsie, NY 12603

SHIP TO

James Cillo
17601 Captiva Lane

INVOICE # 32021**DATE 03/29/2023****DUE DATE 03/29/2023****TERMS Due on receipt**

DESCRIPTION	QTY	RATE	AMOUNT
Change Order 1 - Upgrade kitchen countertop, invoice 50%	0.50	13,980.00	6,990.00
Change Order 2 - Remove & dispose upper cabinets & replace with new. invoice 50%	0.50	7,267.00	3,633.50

PAID

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

PAYMENT 10,623.50
BALANCE DUE \$0.00

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Date: January 6, 2023

RE: Flooring Material Verification
FOR: James Cillo - 17601 Captiva Island Lane
REF: Island Park 5.2
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

FLOORING MATERIAL VERIFICATION

Dear Mr. Cillo,

Please see the below material selection for your home at 17601 Captiva Island Lane. Please verify and approve the materials below to confirm your order.

MATERIAL SELECTED:

- 7003006500 - Mocha Wide T&G Bamboo - Plank flooring - (1,817.60 SF)

Respectfully,

Joe DiRienzi Sr.



Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

By signing below, I approve and confirm the flooring selection as indicated above.

Signature _____ Date _____

Please Print Name: _____



Date: January 6, 2023

RE: Flooring Material Verification
FOR: James Cillo – 17601 Captiva Island Lane
REF: Island Park 5.2
REP: Joe DiRienzi Sr. - Restoration Project Manager/Estimator

FLOORING MATERIAL VERIFICATION

Dear Mr. Cillo,

Please see the below material selection for your home at 17601 Captiva Island Lane. Please verify and approve the materials below to confirm your order.

MATERIAL SELECTED:
• 7003006500 – ~~Mocha~~ Wide T&G Bamboo – Plank flooring – (1,817.60 SF)
Antique JAVA

Respectfully,

Joe DiRienzi Sr.
 ELIAS BROTHERS GROUP
Joe DiRienzi Sr. Restoration Division Projects
Manager/Estimator

ACCEPTANCE

By signing below, I approve and confirm the flooring selection as indicated above.

Signature *[Signature]* Date *1/6/23*
Please Print Name: *JAMES M CILLO* *17601 Captiva Island Lane*

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17643 Marco

INVOICE # 32036**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,370.00	2,370.00
Plumbing Inspection & Repairs	1	4,125.00	4,125.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,685.00	34,685.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE**\$12,333.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17641 Marco

INVOICE # 32035**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,762.00	1,762.00
Plumbing Inspection & Repairs	1	850.00	850.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	26,735.00	26,735.00
Less deposit received	-1	28,846.08	-28,846.08

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE**\$500.92**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

Thank you for your business!

ISLAND PARK - #000374

Elias Brothers General Contractor, Inc.
4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17633 Marco

INVOICE # 32034

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,285.00	2,285.00
Plumbing Inspection & Repairs	1	5,834.00	5,834.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	32,665.00	32,665.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,937.84

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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4627 Arnold Avenue, Suite 201
Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17623 Marco

INVOICE # 32033**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,025.00	2,025.00
Plumbing Inspection & Repairs	1	7,442.00	7,442.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE**\$14,245.84**

Our terms are due upon Invoicing. Service charges will be calculated at 1.5% or highest rate permitted by law and incorporated to all past due invoices. In the event that our firm should undertake any legal process to enforce any payment on our Agreement, 2nd Party agrees to pay, in addition to any costs or damages a reasonable Attorney's Fee. Checks must be in U.S. Funds and drawn on a U.S. Bank. If check is written from a Foreign Bank, add \$35.00 for US Bank processing fees or pay by an American Express Money Order. Please make check payable to Elias Brothers General Contracting, Inc., 4627 Arnold Ave., Suite 201, Naples, FL 34104

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doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17601 Marco

INVOICE # 32032

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,395.00	2,395.00
Plumbing Inspection & Repairs	1	10,692.00	10,692.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$17,865.84

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Naples, FL 34104 US
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doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17620 Captiva

INVOICE # 32030

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,465.00	1,465.00
Plumbing Inspection & Repairs	1	6,195.00	6,195.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,985.00	34,985.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$13,798.84

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doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17613 Captiva

INVOICE # 32029**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,437.00	2,437.00
Plumbing Inspection & Repairs	1	2,240.00	2,240.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	36,625.00	36,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE**\$12,455.84**

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 doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
 8840 Terrene Ct #102
 Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
 Condo
 17611 Captiva

INVOICE # 32028

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	2,725.00	2,725.00
Plumbing Inspection & Repairs	1	2,650.00	2,650.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	34,625.00	34,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$11,153.84

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Naples, FL 34104 US
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doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17602 Captiva

INVOICE # 32027

DATE 03/31/2023

DUE DATE 03/31/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,190.00	1,190.00
Plumbing Inspection & Repairs	1	10,142.00	10,142.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	36,234.00	36,234.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE

\$18,719.84

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INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17603 Captiva

INVOICE # 32025**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,220.00	1,220.00
Plumbing Inspection & Repairs	1	5,925.00	5,925.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE**\$11,923.84**

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Naples, FL 34104 US
(239) 293-2442
doreen@ebgcontracting.com



INVOICE

BILL TO

Island Park Village V.2 Condo
8840 Terrene Ct #102
Bonita Springs, FL 34135

SHIP TO

Island Park Village V.2
Condo
17601 Captiva

INVOICE # 32024**DATE** 03/31/2023**DUE DATE** 03/31/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,895.00	1,895.00
Plumbing Inspection & Repairs	1	6,375.00	6,375.00
General Conditions, Insulation, vapor barrier, drywall, hang & finish	1	33,625.00	33,625.00
Less deposit received	-1	28,846.16	-28,846.16

PAYMENT BY CHECK ONLY - WE WILL NEVER ASK YOU FOR A ACH OR WIRE TRANSFER.

BALANCE DUE**\$13,048.84**

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2023-03-31 EBC & IPV Phone Conference Transcript

Starts at 00: 55

IPV Jim: Jimmy Cillo is on.

IPV Rita: Hey Jim, how are you? This is Rita.

IPV Ed: And Ed.

IPV Jim: Hey Rita and Ed. How are you?

IPV Rita: Good.

IPV Ed: Were doing great. Where are you today?

IPV Jim: Sitting on the lanai.

IPV Ed: Beautiful.

EBC: Are we waiting on Roni?

EBC Renee: I think we're waiting on Roni.

Inaudible

EBC: Yes.

EBC: Okay.

2:44

IPV Rita: And we're waiting for?

EBC: Roni's the only one we're missing inaudible. He'll probably jump in at some point. Did you guys get the update?

IPV Rita: Yeah. We just got it a couple minutes ago.

EBC: Okay. So, I'm going to defer to Joe. We've basically, we've drywalled unit 642.

EBC: Yeah, 642 is drywalled. Inaudible (3:17) is supposed to go in there yesterday or today. So, basically wrapped up, drywalled, insulated.

EBC: Okay um, we're on template for Jim's kitchen counter. We got the template done. We're waiting on installation of Jim's countertops. We provided three more Xactimates this week. That brings us up to seven, which is noted down on the bottom there. We assume. We asked for confirmation that they have been forwarded to Doug? Can anyone, can anyone confirm they have been sent?

IPV Rita: So, I just started. So I am going to defer to Jennifer.

2023-03-31 EBC & IPV Phone Conference Transcript

EBC: 601 Captiva and the other six are sent to the board.

IPV Rita: Okay, say that again.

EBC: There has been a total now of **seven Xactimates that have been prepared** and sent to the board. And at that point they get sent to over to your build adjuster. We're just looking for confirmation that they were sent over on your part.

IPV Ed: Jennifer, was that your, your task? I can't remember.

Pegasus Jennifer: No, it's not. It has not been. But, however I have a meeting with Doug this afternoon. I will talk to him about the Xactimates that he has, to make sure he has all of them.

IPV Rita: Okay. All right.

Pegasus Jennifer: I will take that task on because I do have a call with him.

IPV Rita: No, no, no. That's all right. I will handle it. I just didn't know what was done before. I'd like to introduce myself. I am now the president of the IPV 5.2 board, HOA board. So, I am getting up to speed as this has only been my second day. So, I am going to defer to Jennifer for some things. But we will look into those Xactimates, and since I cannot verify whether they were sent to Doug, we will go ahead and get that information as to whether they've been sent and expectations after that.

Pegasus Jennifer: Yeah, I think Rick was sending. Rick was doing some of it. I didn't want to duplicate efforts with that task. So.

IPV Ed: That's fine.

IPV Rita: Okay. I remember a couple meetings ago and you were going to take on the correspondence with Doug, so that's fine.

Pegasus Jennifer: I have a call with him today.

IPV Rita: If you didn't send anything, maybe we can assume they weren't sent?

Pegasus Jennifer: um.

IPV Rita: Does anybody know if 601 (*Captiva*) was sent?

Pegasus Jennifer: I'll find out.

6:34

IPV Rita: Does anybody know if 601 Captiva was sent? The Xactimate?

EBC: All I know is that was the very first one.

2023-03-31 EBC & IPV Phone Conference Transcript

IPV Ed: That was a long time ago. Yeah.

EBC: And Doug actually did. We did have a meeting with that, a brief meeting, a long time. I want to say it was at least four weeks. Where Doug did confirm reviewing it? That's the last we heard about it. I'm not sure if it went beyond him to the desk adjuster or. That's why it's important for us to confirm they are going.

IPV Rita: Yes, I agree. I agree. So, so, all we know is that 17601 (*Captiva*) has been sent. That has been confirmed.

IPV Ed: Yeah, I think he asked for 603, as the, the roof mate to that unit. So, he had them both. So, that was one we had to send.

EBC: 603 is one of the seven that we're up to that.

IPV Ed: Right.

EBC: That's again we're looking for confirmation.

IPV Ed: Right, right. I just don't. Just I don't think he was going to do anything with 601 until he had 603. That's a biggie.

IPV Rita: All right, so.

EBC: 60 inaudible was awhile ago.

IPV Ed: Yeah.

EBC: We sent three more last night.

IPV Rita: Right. And I did. I did receive those last night.

8:00

IPV Rita: The other two. I will have to find from somebody to make sure that I have all of them. What were the ones that were previously sent?

EBC: They are listed at the bottom, all seven of them at the bottom of that spreadsheet. They are all on Captiva 601-603, 600-602, 611-613, and 620.

IPV Rita: Okay. And those are all on Captiva.

EBC: Yes.

IPV Ed: Yes.

IPV Rita: Okay. All right, I will get my hands on them. And.

2023-03-31 EBC & IPV Phone Conference Transcript

Inaudible.

IPV Rita: What was that?

IPV Ed: Somebody coming into the meeting.

EBC: Hi, Roni.

IPV Ed: Roni came in.

IPV Rita: All right, so we will work with Doug on, on getting some information from him and making sure he gets the information. I have a question. How many units do you have currently going forward as of today?

EBC: Can you clarify forward?

IPV Rita: I am aware that there are units that are opting out of the rest of the contract. But I don't have the. Because I just am on the board, I don't have the exact information and I was wondering what you had.

IPV Jim: Joe, when she says going forward, she's talking about the next phase after drywall.

EBC Roni: We really don't know. This is a Roni. We really don't know. I wish you guys would give a list and then we can review it. Because every day we're getting one dropping. So, we really don't know who was dropping anymore. So if you guys could provide us the list, it would help us.

IPV Rita: Okay well that's, that's. I just wanted to have an idea of what you had so I can compare it when I find out myself. And compare the two. So at this point, you don't know.

EBC Joe: If you refer to the spreadsheet, if you look at everything in green, that's through phase 1, drywall is done. If you look at, in pink, 631, 32, 633 all those on Captiva are, have pulled out. 643, 653 has pulled out. I think 653 has pulled out, but we asked in a previous email, I believe over a week ago to the board, or to Rick, we asked for clarification of exactly which people have pulled out.

IPV Ed: Right.

EBC Joe: 653 I believe there is still a little bit of a question. And down at the bottom there, on Marco, everything on Marco has been run through drywall. Vespe, 17651.

Pegasus Jennifer: Vespe is pulling out.

EBC Joe: Okay. So.

11:24

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EBC Roni: And doc say Rick is pulling out. Rick neighbor, 643 (*Marco*), is pulling out. 641 is pulling out. We really don't know. We may have 14. We may have 12. I mean this is a big. This one from the contract. So, it would be a good idea. Please, Jennifer, it is a good question. And thank you to Joe. If you send us the list. We really need to evaluate our situation. Because when we bid the job, we really do it, we really was planning to do 21. Under the, understand, under the circumstance, owner thinking, and calculating. So, if you could please, as soon as you could give us the list, we could review with our list and then we can send it to you.

IPV Rita: (muffled-are we about 7?)

IPV Rita: All right. Cause I don't have the exact documentation. The number that's floating around is seven units remaining.

EBC Roni: Okay.

IPV Rita: But again.

EBC Roni: Have left.

IPV Ed: We have. Our notes indicate that by the early part of next week will have all of the paperwork in place from all of the units that will be dropping out and that will leave you with seven.

EBC Roni: Okay, okay.

IPV Ed: The problem is, is we can't confirm it, as a Board, until we have a signed document in our hands, that we can count as a definite, they're pulling out. Right now, they have asked us for the documents. They are meeting with general contractors or whatever they're doing and we'll know by early next week.

EBC Roni: Okay.

IPV Rita: But the rumbling is that we will have seven. Inaudible

13:34

EBC Roni: I think we have this. We really need to talk more, but our contract as a whole, because that completely, our contract changed. You know.

IPV Rita: Yeah.

EBC Roni: We started the point inaudible (13:49) at 21. We understand the owners have a different opinions. This one an inaudible (13:57). We doing everything as we can. But we will expect it, but we may want to come back with, this contract be change, you know. It changes. It literally changes.

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IPV Ed: It's changing. It's changing because people are looking around, not seeing progress being done in their units. And then they look at the self-contracting residence in the neighborhood, and they're moving ahead of them. And they just, they're going well, hell, I can do that too. That's the problem. So, all we can do at this stage, now, is decide whether we want to maybe dissolve this contract and then you can go ahead and re-contract with those seven for the...

IPV Rita: Remaining

IPV Ed: The remaining work.

EBC Roni: Okay, okay. Yeah, we really need the list. Because again, we wanted to know. We did a tremendous, a lot of work, to get you guys all those estimates. And have them ready and we already sent 7 or 8. I believe Jennifer, you sent to Doug, or you going to send to the remaining? Because we sent you something yesterday or the day before.

Pegasus Jennifer: uh hu. That is cor.

15:16

EBC Roni: It's going to be very important for us to know. I mean we have open invoices. We want to get paid. We have a lot of things we need to catch up with this situation. Anyway, we may have to work with each individual homeowner. I think this is maybe. It will be better to know it as quickly as we can. To speak, it would be much better. I really suggest, if we can have it by Monday or before. Maybe let's make a phone call on Tuesday because that. I myself will not be available, to be available after Tuesday, probably next week Monday, or Sunday. If somebody wanted to. But we'll see. We need to adjust our inaudible (15:59).

IPV Rita: Yeah.

IPV Ed: I think.

IPV Jim: I believe as a, a board, we're going to need to make these seven, or whatever is remaining, make commitments, one way or the another. Or I don't see the work going forward myself. This is Jim Cillo. I know 17601 Marco contacted me and I suggested that she contact Elias directly, to try and get some kind of schedule going for her unit. But I think that the remainder need to say yes or no, and draw a line in the sand. You know. This backing out every other week is not really working for anybody.

Pegasus Jennifer: I think part of the problem is that there's too many, there's too many people that are too involved. There's s not a point person. Homeowners are, are contacting other homeowners, people on the committee, board members. It needs to be one, one person that they contact. To say they want to opt out. And that information is relayed to the rest.

IPV Rita: I agree with that.

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Pegasus Jennifer: There are too many people involved in this.

IPV Rita: And I agree, And that's why

Pegasus Jennifer: And this in part is breaking down communication.

IPV Rita: And I agree, And I am stepping up to take on that role. But I don't believe that is the problem. I believe the problem is the lack of progress that homeowners are seeing, or, not seeing. So that is the issue.

17:39

EBC: Yeah. We definitely need to see. We have a lot of liability we are carrying, we carrying again. Our permitting, I'm not sure if the other apply for permits for the second phase. So please as soon as you can, to give us the remaining list. That's the key.

17:59

IPV Ed: I think it will be Monday or Tuesday morning hopefully at the latest. We're gonna canvas these people and, and get the necessary paperwork signed. And it's either as Jim says, either they are go now or stay. We can't continue this. And again, you may want to just dissolve this contract. And then move on and contact work with these six or seven directly and we're out of it.

18:36

EBC Roni: Okay. You know again, before, before Jennifer, but again, we need to seeing, you know, a list from the board. But, or even bill on some units as done. The list inaudible (18:54) the job, some we've done more.

IPV Ed: Right.

IPV Rita: Yes.

EBC Roni: inaudible

IPV Rita: And we need to get detailed invoices as to what work has been completed.

IPV Ed: Right. By unit.

19:07

EBC Roni: Yeah, we're going to send it to you today.

IPV Ed: Okay.

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EBC Roni: We're going to send. We're going to send the thirteen. Cause we're done with the drywall. I think you guys asking us, and I know we are asking us with you our payment, you know. We need inaudible (19:23).

IPV Ed: That's good.

Pegasus Jennifer: I think our invoices.

EBC Roni: Go ahead, Jennifer.

Pegasus Jennifer: So the invoicing, I think, I think there was some discussion too about the invoicing being, you know, specific to the units that you are working in. Has that. Has there been a discussion with you about that, the invoicing? With Rick?

19:54

EBC Roni: Yes. Rick requested that we, we'll revise the invoices we have sent. With. The invoice was based on an estimate for the 13 units. But he wanted it broken down, invoiced unit cost. Which is right now being, maybe she even sent it to during our accounting. If not, then within the next hour, you should receive it. Rick requested.

IPV Rita: And it will be detailed by task.

EBC Roni: It.

IPV Rita: Meaning, it will line items will be with the drywalling, trim, whatever work you've done. It'll be line itemed?

EBC Roni: It going to be broken down as he requested, plumbing, electric, drywall. You will see it on the spreadsheet.

IPV Rita: Yes. That is what we want. Yes.

20:55

EBC Roni: And I really, we really, again, Jennifer, and everyone on the board, we really need to get payment. Because again, it's like almost like 3, 4 weeks from when you said. We've done the job 3, 4 weeks ago and now again, we are back-and-forth to adjust these invoice. It's okay. We will adjust it. But after that, if you can review it and tell us when we should have it. It will be fair to get paid for that too.

IPV Ed: Yeah.

Pegasus Jennifer: The holdup right now, is we're waiting for the itemized invoice from you. Once you receive that, we're going to have to put it into our accounting system and process it.

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IPV Rita: First, we're going to review it.

Pegasus Jennifer: Right. First, it will be reviewed.

IPV Rita: Yes.

12:37

EBC Roni: We want to.

EBC Rami: Like Roni said, in an hour, you're going to receive it. So I think this was making a lot of decisions. All of us. You know.

IPV Ed: Okay.

Pegasus Jennifer: I hope you realize we are not just gonna be able to cut a check the same day. Sometime next week, maybe. You know.

Inaudible

IPV Rita: I would say, let's be realistic. I think it's going to be two weeks.

Inaudible

IPV Rita: It's going to be two weeks.

22:00

EBC: I think, my recommendation, if we can at least for the remaining units, Monday or Tuesday. Maybe, after the meeting, we should really schedule an activity conference call about the feeling, the continuation, and any other questions.

IPV Ed: Okay. All right. I think we got that. We'll, we'll do everything we can.

22:24

EBC: Because recently, if you see on the schedule, we just add another unit and finishing the drywall. And Joe, you may have already told them. I think it's 642, and then we have some units we have materials stocked.

IPV Ed: Yes.

EBC: Do we not do it. We have to go there and remove those materials from there. Or something, you know.

IPV Ed: Well, and option would be to give us a price for the value of the material you have there, and will let the homeowner buy it from you instead of picking it up.

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EBC: You're right. You are right. It may be very difficult to get the materials.

IPV Ed: Well, it's time consuming, you know. Difficult? Not necessarily. But coordinating, and time consuming, and just a lot of waste of time. So.

EBC Roni: Joe, you okay with that. Joe.

EBC Joe: Yeah. I would prefer to, if there are people, there are two units that have pulled out, that were stopped. Fact, I would prefer to bill through stocking. Everything we did through stock and, and you know, leave the material there. It's going to.

Pegasus Jennifer: One of the homeowners does not want the materials.

EBC Joe: Well.

Pegasus Jennifer: She feels like you did not have authorization, or permission to be able to stock that unit. And she doesn't feel as though she should pay, pay for those materials.

EBC Joe: The contract is not with any homeowner out there. So let's clarify the authorization comes from the board. The board knew that we were stocking that unit. They knew we were progressing with that unit. So.

IPV Rita: Can I ask the question? What unit?

24:04

EBC Joe: It had to happen. We proceeded. We stopped it. We got stopped. So, for her to say she wants us to come back and get the material out of there or what. She's just going to get somebody else to go restock it. It costs money for us additionally to go back and get what we stocked because they stopped us in the middle of our project. So if somebody wants to pay for us to pull that material out of there, additionally. That's actually how I feel about it. Give her a bill for it.

IPV Ed: Ah, yeah. No. It's there, and you just have to give us a fair price for that. And we will run it by the homeowner, and discuss that with 'em, because obviously there is a cost associated with it for you to go back and pick it up. And it is an Association responsibility. And you did notify us that you were stocking in it, so we're aware of that.

IPV Rita: Well, it would be per the insurance proceeds.

25:08

EBC Joe: If you look at the spreadsheet, we have not removed as of. I mean, it's, I believe one, two, three, four, five, six, seven, eight. The ninth item down, at the bottom, under the notes, that it's been there since we've started doing this spreadsheet. That says the information needs to be funneled through only a certain amount of people and not with these homeowners, which been a

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challenge since. You know, these homeowners contacting us constantly. It was an issue from when this project started.

25:41

EBC Roni: And it was agreed with Rick that he would be the main contact and we should not contact with anybody. It was the direction we got from Rick.

Pegasus Jennifer: Well, Rick is not president anymore. Rita is. So she is the lead person going forward.

EBC Roni: Yeah, but we follow the board's direction. He was the board representative.

IPV Rita: Well, we will work with the homeowner to resolve this issue, and it will be based on upon the current contract in place.

26:21

EBC Roni: Okay. I think again. I think most important now, please Jennifer, is there any question we have. At least, can you recap what, what you need, what we need.

IPV Rita: I.

EBC Joe: Not for me.

IPV Rita: I think we need. You know, on our side, IPV, I need to catch up. I need to get up to speed with where these quotes stand with Doug, and where these homeowners are. So that is going to take me a couple days, maybe a week to get that all together. So I wouldn't say that we would have an, a phone call on Tuesday because I don't see me being able to contact all the homeowners by then. Maybe next Tuesday and not the coming up one, but.

27:19

EBC Roni: I think the coming up is going to be very important for, to have all the, for Monday or only Tuesday at the least. At least we would know we can continue with the remaining.

Pegasus Jennifer: We're going to do our best to get to the list as soon as possible. And, and get that to you. The goal can be Tuesday. It is not a guarantee. Next week is a short week because of the holiday week. People are getting ready, you know, to leave and what not. So for, for holiday to be with their families. We will do our best to hit that goal of, of giving you the list by Tuesday.

EBC Roni: Okay. Let's say. Okay. I understand. But again, we want to be clear, we have again, one inaudible (28:14) we have stocking materials on two of the units, and it would be beneficial to you guys, and to both of us, not to remove the materials, and this will have to be billing to the Association for that. You know.

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IPV Rita: Yes. And we will talk to the homeowners regarding that. And we will tell them that the price is per the contract with IPV. That you've agreed to do.

EBC Roni: Again, we're going to send you the revised detail today. We hope by Monday, Tuesday, Wednesday, we should get paid.

IPV Rita: It won't be there soon. It will not be that soon. I am getting up to speed.

EBC Roni: Why? Why we not that soon.

IPV Rita: Because I wouldn't have enough time to review it all.

EBC Roni: Then we send. I mean. This. I'll be hon. This is almost two weeks ago we send. And now you guys want the detail.

IPV Ed: No. no. nothing. nothing.

IPV Rita: You're going to send it today.

IPV Ed: You're sending it today. We haven't gotten it yet.

EBC Roni: No. I know. But we send you guys the estimate before. You have some of the estimate. The detail is there. And nobody was inaudible (29:28).

IPV Ed: That, that was no good. We can't pay off that. And we're not gonna pay off that. We told you what we needed, and we're not going to pay off what you're sending us now.

29:40

EBC Roni: So, so, I want to understand, myself, where we are going to. Because, otherwise I have to put all my equipment in the inaudible (29:46) from there. Your. This is what we need. I think after this week, we don't have anything to do. To say, we need more the action. No.

EBC Joe: Correct. I have nothing to do out there. The job is going to sit. Everything that can be drywalled, is drywalled. We're as far as we can go. Until we get the clarification on whoever is in, or not in.

30:08

IPV Rita: So wait a second. I have a question.

EBC Joe: The job is going to sit, down until we get further into it.

IPV Rita: For the six units that are going forward, you can't go forward?

EBC Roni: Because, we don't know who the six units.

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EBC Joe: We need six.

30:26

EBC Roni: Yeah, we need six or seven. Which are those units?

Pause

EBC Roni: I don't know? We, we probably are more likely have to change contracts direct with the unit. Because, it would not make sense to go with the, with the Association anymore. It's inaudible (30:42), you know. So we don't have the funds possibly. Basically, after today, we almost saying, we don't want, we're not going to have a contract anymore.

IPV Rita: Wait, what are you saying?

IPV Ed: After today, we're not gonna have a contract anymore?

IPV Rita: Is that what we're saying?

EBC Roni: This is what you told me. This is what you told me.

IPV Rita: No. We didn't say anything.

EBC Roni: Excuse me.

IPV Rita: We didn't say that?

31:07

EBC Roni: Look, let me repeat what I inaudible (31:09). You literally inaudible (31:12) you have six or seven units left and you may want to contact homeowner direct, and do with them a new contract. This is okay with you or not?

IPV Ed: Yes, that's exactly what we said. If you may want to dissolve this contract.

IPV Rita: But we, we are not dissolving the contract.

IPV Ed: We are not dissolving it. I'm just saying. That's, that's an option for you to think about.

31:37

EBC Roni: Okay, so we're not. We need to see the six. And we, the probably going to need more inaudible (31:44) because who can guarantee me the other six will stay later on. Now on the inaudible (31:46) situation I have to do an agreement with each individual owner because what is up and when we do a group.

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Pegasus Jennifer: No, no. You can't do an individual. You can't do a contract with the individual homeowner because of the fact that it's, the Association's responsibility is the insurance.

32:05

EBC Roni: Well, how will we do it? I'm confusing now. You literally confuse me. We have 21 units, and we're dropping to seven units. So why is the Association keeping inaudible (32:16) 21 units inaudible (32:20)? I don't understand where my, where is my security here. Who secured me those six or seven units? The next phase now is going to drop again. I need security here. I don't have any security anymore. I really respect you guys. But you see, I just want you to see my, our point now.

IPV Rita: Well, you do have six units or seven units still close by. If they remain.

32:48

EBC Roni: How do you guarantee me, after I do the carpeting, after I do the flooring, those people will be staying with me. How will we know? Who will...

IPV Rita: Well, we are going to try and get that information to you, once it's been verified with the owners. What I am saying, is that we, with regards to Jennifer, I think we need to discuss what you just said about that the contract can't be dissolved and they cannot go individually with Elias?

33:36

Pegasus Jennifer: Well, here's the thing. The Association is paid for by the insurance company, for the repairs of the association, for the, for the condo. These are condos, and the Condo Association Section 5.2. It's the Association policy that is paying for these repairs. So therefore, the homeowners are not actually on. The Association is ultimately responsible for the, for the insurance distribution. They submit the claim. They manage the claim. They get paid for the claim. The homeowners do not get that. So, you know if, if we're doing a contract for finishing, unless you're talking about paying the homeowners, giving a lump sum to the homeowners, and letting them finish directly with Elias. That's an option.

IPV Ed: Yes. That's what we're doing.

IPV Rita: Yes. That's what we're saying.

34:28

IPV Rita: I mean, if, if.

IPV Ed: Yes. If an Elias, If Elias dissolves this contract,

IPV Ed: We give them whatever money is remaining, and they have to work with that. That's it.

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IPV Rita: But we are not dissolving this contract.

Pegasus Jennifer: That's it. Right. That's the alloc. I mean. There's a limit how much funds are allocated per unit. And that's it. That's your budget.

IPV Rita: Exactly

Pegasus Jennifer: That's how much you can spend.

IPV Rita: Exactly.

EBC: inaudible (34:52) Go ahead. Go ahead. Inaudible (34:56). (Pause) Sorry. Is anybody want to speak?

35:03

EBC Joe: Yeah, I have a question. In reference, I'm listening to all this. So, you know, the confusion about needing to know who's staying and who's not staying. We are, we know for a fact, that some homeowners have proceeded beyond our drywall with other contractors, or somebody in a pick-up truck. Or something to get their houses done, okay. Are you saying that we have a contract to do the house. They bring somebody else in to finish it that work beyond what we're supposed to be doing. And the Association is also paying them? Because the homeowner can't pay them?

Pegasus Jennifer: If the homeowner is opting out of the contract, then yes, the homeowner is entitled to a percentage of the funds to be able to finish the work. The problem is the homeowners are complaining, very loudly, that it's, it's taking too long. And that they are not focused, you're focusing on one or two units unit or five units. And why is the rest not done? They are just really, really unhappy.

36:15

EBC Joe: So then the fact would be, homeowners that have proceeded, and done work on their own, that have submitted invoices to you, in addition to us submitting invoices?

Pegasus Jennifer: No. They have not.

EBC Joe: For them to be reimbursed?

Pegasus Jennifer: They have not put in, in, in, an invoice. No they have not. They have requested money from the Association. And that is pending.

EBC Roni: inaudible (36:38)

IPV Jim: I think the real settlement at issue and is to get the people that are still on, in the original contract, to confirm that, and, and, like I said, before, draw a line in the sand, and yes, I am going

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to finish my work with Elias, or no I am not. I think everything else is pending that. I think all our discussions, everything else we've been talking about here, all lies on that, so.

IPV Rita: Yes.

IPV Jim: We get that, inaudible (37:11) then we would be able to move forward with whatever direction we want to take. But that I think is right now is paramount.

IPV Rita: Yes.

37:21

EBC Roni: Do I. Do I think? But I want to say something. We have to remember, when we was agreeing to take the job, we was agreeing. Look, I understand people were moving. But we have a contract with 21 units, and basically, we may have less than 21. You know this is completely changing the contract. This is basically inaudible (37:42) about inaudible (37:44). How is we going to do one pair? In addition on, you know, you are allowing other people to literally get out of the contract. And inaudible (37:59) you sign it and you tell us those are the 21 units you guys want us to do. And you can't inaudible (38:04) keep telling us well, you're unhappy with the schedule. We have to let them go. They going to do whatever they want to do with the others. And you're going to stay with six or seven continue, stay with this contract. But it's not anymore, what is the contract? I just want you guys to think about it. You know. And then, let's think, when we see the list we can talk more about it.

IPV Rita: Okay.

EBC Roni: All right, so. We wait. Whenever you guys will be ready. Let's hope we will get the list and then.

IPV Rita: Yes, We. That will be our priority.

IPV Ed: Where did the a? Where did the a, updated detailed invoices get sent? To Jennifer?

EBC: inaudible (38:56) know Joe, Rami?

EBC: Yes, yes.

IPV Ed: The question is, where are they going to? Who are you sending them to?

EBC: They are going to Jennifer and Rita.

IPV Rita: Okay.

IPV Ed: That's good.

EBC: All right, thank you. We really appreciate your time.

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EBC: And by the way, if you look at in, it was sent at 11:33. This invoice.

Pegasus Jennifer: And I just forwarded it to the board.

IPV Ed: Okay. Thank you, everybody.

Pegasus Jennifer: The board, the entire board can review this. So everyone is included.

IPV Rita: Okay. Wonderful. All right, is there any other business?

EBC: Thank you, Thank you very much. All right.

IPV Rita: All right, bye-bye.

Bye.

Pegasus Jennifer: Thank you.

Bye.

NOTES
MEETING WITH ELIAS BROTHERS CONSTRUCTION, MARCH 31

The meeting started on time at 11:00 am.
Present from IPV 5.2, Rita, Ed, Jennifer
Present from EBC, Roni, Rami, Joe Sr., Renee

The meeting started with Rita introducing herself as the new President of IPV 5.2, and stating she would be the point of contact between EBC and IPV 5.2

The meeting started with Joe Sr. stating that 17642 Marco was now completed through the drywall stage. That was the only production item discussed. The conversation quickly moved into payment of the latest invoice and when EBC can receive a check and planning for Phase 2 of the project.

Planning for the project is a problem for EBC because they do not know how many units they have to plan for and which units because people keep dropping from contract and moving to self-managed reconstruction. They asked what the latest count was, and Rita informed them it was 7 units remaining with EBC and possibly dropping to 6. The EBC group got angry (my impression) because they had signed a contract expecting 21 units and based their costs and profits accordingly.

EBC felt IPV 5.2 should be holding homeowners to the original commitment, but Jennifer, Rita and Ed replied that people were leaving because the work was not progressing at an acceptable rate while self-managed units were advancing rapidly. That was EBC's problem. People can see the difference. EBC continued to complain that this was making it extremely difficult to work.

Ed tossed out the idea that EBC could dissolve the contract agreement and re-sign the remaining six or seven units with an independent contract. With that, Roni piped in, "so you are dissolving the contract", and immediately Rita replied, "No, we said "you" can dissolve the contract if you want." Jennifer indicated that the HOA would manage the money. Ed interjected that the homeowners would sign an agreement for reconstruction and an ARC for Elias and work would continue.

Then the conversation turned to money. Roni wanted to know if he could get paid this week. We said we needed detailed invoice for each unit. He said they would be sent in a few minutes. He then asked about the money and Rita said we need to review the invoices and then send them to homeowners to review and then we would instruct Jennifer to prepare a check. He asked how long that would take and Rita replied 2 to 3 weeks depending. A lot of silence on the other end of the phone. After that, just niceties and goodbyes.

Elias sent an invoice with four line items for thirteen units. The invoices will be distributed to the homeowner to determine if the work was performed. Elias agreed to perform the work according to the insurance proceeds. IPV will adjust the bill according to the insurance report.

Liens

Foot note: We did receive the invoices by unit, but not much detail to justify costs. Not sure how we will handle from here. It is evident that Elias has no intention of providing further details.

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FW: New Island Park Village 5.2 President - Recent Info Yahoo/IPV Reb...



From: ddjdurbin@gmail.com To: 'Rita Angelini' Cc: 'Edward Walendy'

Fri, Mar 31, 2023 at 10:00 AM

I was not involved with this, but it seems Elias may have dropped the ball? Rick said they were finalizing xactimates to get to Doug; when I check pointed with Doug on your missing room this week, he asked what is going on -- he had not heard from them for several weeks.

Ed was concerned Elias might drop us, so I asked Rick for 17601 Captiva Xactimate as that is the one Doug should start with (where a lot of work has been done and could eat up a nice portion of the \$375K paid to Elias). Elias just sent to Rick a couple days ago, acting like they submitted to Doug late February. But it was not clearly marked as such and I'm pretty certain meetings/changes were still going on after that, so it's very unclear if that was processed as a request for additional payment.

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Deanna Durbin

ddjdurbin@gmail.com +13304722083 Edit contact

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Donations	98
Estate	1
Family History	1
Football Pool	1
Ford Escape	
Foundation	2
Fundraiser	1
FWA	25
GCWA	7
Groupon	
Gulf Coast Writers	
ID Theft	1
Insurance	25
IPV ARC Ins Cert	
IPV Board	2
IPV Elias	
IPV Elias Corres	
IPV Elias Legal	
IPV Elias Owners	
IPV Financials	11
IPV Insurance	
IPV Legal	3
IPV Owner	
IPV Property M	
IPV Rebuild	3
IPV Roofs	



IPV ServPro	1
IPV Six Sigma	
IPV Wind	
IPV Wind Damage	
IPV Xactimate	2
KiKi	8
LIL	3
M2M	1
Marathon	
Maria Malin	16
Marina House	11
Mary Angelini	
Medical	21
Melinda	
Morgan	17
NAMW	71
NCYC	2
OCWW	863
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Pegasus Litigation	
Plumosa	34
Sayings	

Spirit	
Spred	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4

Address	Owners	Contractor As of 3/31	Reconstruction Agreement	31-Mar	Balance
17600 Captiva Island Lane	Tortorici Living Trust , Joseph & Donna	Elias to Owner	No	x	
17601 Captiva Island Lane	Cillo, James & Geraldine	Still Elias		x	
17602 Captiva Island Lane	Marin , Radu Liviu & Karina	Still Elias			
17603 Captiva Island Lane	Avis, Louis L. Diane K.	Still Elias			
17610 Captiva Island Lane	Ibbotson Family Trust, The	Owner	Yes		
17611 Captiva Island Lane	Edwards, Gerald E.	Still Elias		x	
17612 Captiva Island Lane	Whelan Ulm , Kathleen M.	Owner	Yes		
17613 Captiva Island Lane	Howley , Virginia A.	Still Elias		X	
17620 Captiva Island Lane	Goff TR DTD 12/17/93, Janelle W.	Still Elias			
17621 Captiva Island Lane	Damian, Meghan Anne	Owner	No		
17622 Captiva Island Lane	Biondo SR, Ross F.	Owner	Yes		
17623 Captiva Island Lane	Fox, Randal & Carrie	Owner	Yes		
17630 Captiva Island Lane	Rees, Randolph & Anne	Owner	Yes		
17631 Captiva Island Lane	Roumie, Youssef H.	Elias to Owner	Yes	x	
17632 Captiva Island Lane	McCann, George L. & Cynthia A.	Elias to Owner	Yes	x	
17633 Captiva Island Lane	Rita T Angelini & Norman Riess, Maria Lindsey Angelina Riess &	Elias to Owner	Yes	x	
17640 Captiva Island Lane	Zanetti , Linda A.	Owner	Yes		
17641 Captiva Island Lane	Barker Trustees, Joseph H. & Connie	Elias to Owner	Yes		
17642 Captiva Island Lane	Cooper, Michelle Breen & Michael	Elias - HOLD			
17643 Captiva Island Lane	Calcagno, Joseph R & Andrea	Elias to Owner	Yes		
17651 Captiva Island Lane	WK3 Properties, LLC,	Owner	Yes		
17653 Captiva Island Lane	Popoli, Jaye L.	Elias to Owner	Yes	x	
17654 Captiva Island Lane	Brown Family Trust , J. Millard	Owner	No		

17601 Marco Island Lane	Benz, Judith R.	Still Elias			
17603 Marco Island Lane	Fior, Danilo & Agnese	Still Elias			
17611 Marco Island Lane	Durbin, Deanna & David	Owner	Yes		x
17613 Marco Island Lane	Hudson, Garrett J.	Owner	Yes		
17621 Marco Island Lane	Nott, James & Glenda Krumme	Owner	Yes		
17623 Marco Island Lane	Castro TRT Castro Joint RT , Angelica G.	Still Elias			
17631 Marco Island Lane	Wileman, Kraig & Nichole	Owner	Yes		
17633 Marco Island Lane	Addie, Terry & Brenda	Elias to Owner	No		
17641 Marco Island Lane	Roudebush , Rick R. & Kelly R.	Elias to Owner	No		
17643 Marco Island Lane	Carlton , Sue E.	Still Elias			
17651 Marco Island Lane	Vespe, William	Elias to Owner	Yes	x	

New Checks	As of 3/24/23
Biondo SR, Ross F.	
Durbin, Deanna & David	
Fior, Danilo & Agnese	
Fox, Carrie L.	
Hudson, Garrett J.	
Ibbotson, Rebecca	
Marin	
Mitchell, Normal	
Nott, James & Glenda	
Rees, Randolph & Anne	
Tortorici	
Vespe, William	
Walendy, Edward & Linda	
Whelan Ulm , Kathleen	
Wileman, Kraig & Nichole	
Zanetti , Linda A.	

Island Park 5.2

Updated 3.31.23

Captiva Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors start approx.	Trim starts approx.	Interior Paint	Cabinets start approx.
17600 - Tortorici	2	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17601 - Cillio	1	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Done 2/22	Done 2/24	Done 3/8	asap by end of March.
17602 - Marin	3	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17603 - Avis		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17611 - Edwards	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17613 - Howley	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17631 - Roumie	HOLD	Yes	Verified	no	Yes	Verified			pulled out not pulling permit or providing Xactimate						
17632 - McCann	HOLD	pending		no	Yes	Verified			pulled out not pulling permit or providing Xactimate						
17633 - Reis	ROOF	pending		no	in progress				pulled out not pulling permit or providing Xactimate						
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17642 - Cooper		Yes	Verified	no	pending		Yes	Yes	Verified	Yes	Yes				
17643 - Calcagno		Yes	Water Heater	no	Yes				pulled out not pulling permit or providing Xactimate						
17653 - Popoli	11	Yes	pending	Yes	pending		Yes		pulled out not pulling permit or providing Xactimate						

Marco Island Ln.

Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall		Hung	Finished	Floors	Trim	Interior Paint	Cabinets
17601 - Benz	4	Yes	Verified	Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17623 - Minnis/Castro	12	Yes needs water heater deck		Yes	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17633 - Addie		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17641 - Roudebush	5	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified	Yes	Yes				
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes			TBD due to plumbing					

NOTES:

- *17642 Captiva was insulated, drywall was hung and finished this week.
- *17651 Marco needs repipe to code. \$7,692 quote sent still pending.
- *17653 Captiva EBG provided quote for repipe \$15,344.00 sent still pending.
- *17600 Captiva was re-piped and a quote for repipe \$7,559 sent still pending.
- *17601 Marco was re-piped and a quote for repipe \$10,692 sent still pending.
- *17623 Marco was re-piped and a quote for repipe \$7,442 signed.
- *17602 Captiva EBG provided quote for repipe for \$10,142.00 sent still pending.
- *We are finding old water intrusion issue non storm related. Rotted wood etc. we are compiling a list with photos for review and these repairs will need to be authorized for payment outside the insurance covered scope of work. List and associated costs are completed and are forthcoming.
- *As of today EBG requests all information communication, question, etc. be funneled through only Rita Angelini and one other board member as of today. It has become unmanageable for EBG to deal with individual owners calls, emails, texts. Please advise whom other than Rick is the secondary point of contact.
- *EBG requests that all questions about the project be sent to us via email by one of the 2 points of contact in a list format so we can respond by Thursday of which will allow time of us to update and make notes on this weekly provided updates every Friday.
- *Jim Cillo house 17601 Captiva is done except for the Kitchen they have been templated are pending delivery and install asap.
- *Permit packets are prepared AND HAVE BEEN RESUBMITTED as a result of the 3/3/23 Friday meeting with the building department REP as discussed. ALL ARE PENDING APPROVAL AS OF TODAY. **NOTE AS OF 3/16/23 WITH OUR FURTHER CONVERSATION WITH THE COUNTY BLDG DEPT. REPRESENTATIVES WE DO NOT NEED A SIGNED AFFIDAVIT FROM THE OWNERS FOR THE FEMA REQUIRED PERMIT PACKETS GOING TO THE BUILDING DEPARTMENT.**
- EBC HAS PROVIDED 7 XACTIMATES TO THE HOA TO BE FORWARDED TO THE ADJUSTER (DOUG) FOR 17601-17603-17600-17602-17611-17613-17620 CAPTIVA LANE. ADDITIONAL XACTIMATES ARE BEING PREPARED AND WILL BE PROVIDED NEXT WEEK.

Find messages, documents, photos or people Advanced



Rita

Home

Compose

← Back ↶ ↷ ➡ 📁 Archive ↗ Move 🗑 Delete 🛡 Spam



Inbox 515

Unread

Starred

Drafts

Sent

Archive

Spam

Trash

^ Less

Views Hide

📷 Photos

📄 Documents

👤 Emails to myself

📧 Subscriptions

📄 Receipts

📄 Credits

➔ Travel

Folders Hide

• Xactimates from Elias from IPV

Yahoo/Sent ☆ ☆ ▲



• Rita Angelini

From:

rtangel8@yahoo.com

To: Doug Malone



Fri, Mar 31, 2023 at 5:34 PM ☆

Doug,

You may have received these from Jennifer Darrow. I am sending in case you didn't. Ignore if you have the information. I will send in several emails.

Contains:

17600 Captiva Island Lane

17601 Captiva Island Lane

17602 Captiva Island Lane

📄 Download all attachments as a zip file



17600 Capti... .pdf
127.6kB



17601 Captiv... .pdf
1.3MB



17602 Capti... .pdf
154.2kB



+ New Folder	
2016 Football Pool	9
2017 Football Pool	21
2022 Hurricane Ca...	12
2022 Hurricane Pl...	15
305 House Sale	21
4735 Roof	1
A Publishing	
Amazon	6
Anthology	28
Appeal	
Aug Comm	1
Blog Mine	1
Blog Posts	197
Book	57
Bridget	
Camping	
Car	2
Caravan	15
Charity	
Coach	1
College	42
Computer	5
Conference	1
Construction	1
Critique Group	11
Disney	7

Reply, Reply All or Forward

Send



Donations	98
Estate	1
Family History	1
Football Pool	1
Ford Escape	
Foundation	2
Fundraiser	1
FWA	25
GCWA	7
Groupon	
Gulf Coast Writers	
ID Theft	1
Insurance	25
IPV ARC Ins Cert	
IPV Board	2
IPV Elias	
IPV Elias Corres	
IPV Elias Legal	
IPV Elias Owners	
IPV Financials	11
IPV Insurance	
IPV Legal	3
IPV Owner	
IPV Property M	
IPV Rebuild	3
IPV Roofs	



IPV ServPro	1
IPV Six Sigma	
IPV Wind	
IPV Wind Damage	
IPV Xactimate	2
KiKi	8
LIL	3
M2M	1
Marathon	
Maria Malin	16
Marina House	11
Mary Angelini	
Medical	21
Melinda	
Morgan	17
NAMW	71
NCYC	2
OCWW	863
OCWW Conversion	
OCWW Credits	
OCWW Tax	1
Orange Blossom	
Passport	1
Pegasus Litigation	
Plumosa	34
Sayings	

Spirit	
Spred	15
Steve	2
Tax	4
Travel	11
Unwanted	
Verizon	35
Wells	145
wheelchair	
WIP	4

Renee Sloan

Subject: Island Park 5.2 - Bi-Weekly Phone conference 11:00 am EST (3/31/23)
Location: telephone conference call - no location required.

Start: Fri 3/31/2023 11:00 AM
End: Fri 3/31/2023 12:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Joe DiRienzi Sr.
Required Attendees: Rita Angelini <rtangel8@yahoo.com>; jerry@pegasuscam.com; James Cillo <jamescillo@icloud.com>; Danilo Fior <daniolfior47@gmail.com>; Kelsey@pegasuscam.com; Roni Elias; Roni Elias - (EBGC Roofing); Rami Yitzhak; norm riess <normriess@yahoo.com>; Renee Sloan; Joe DiRienzi Jr.; Brandon Leonard; Edward Walendy <edwardwalendy65@gmail.com>

Optional Attendees: Jennifer Darrow

Please see the attached weekly update.

Please join the RingCentral conference.

The Conference will **start at 11:00 am EST March 31st, 2023 – Friday.**

This will be a **Bi-weekly** conference call meeting throughout the duration of this project. **Next meeting date will be April 14th at 11:00. Invite to follow at that time if need be.**

Dial-In Number:

United States, Philadelphia, PA, +1 (267) 930-4000

Participant Access: **650 086 743**

To join the conference on your iOS Device, click this link: <https://rconf.net/3CL2jk1>

Additional dial-in numbers: <https://support.ringcentral.com/article/9065.html>

Island Park 5.2

Captiva Island Ln.									
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17611 - Edwards	8	Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17613 - Howley	9	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17620 - Goff		Yes	Verified	no	Yes	Verified	Yes	Yes	Verified
17631 - Roumie	HOLD	Yes	Verified	no	Yes	Verified			pulled out
17632 - McCann	HOLD	pending		no	Yes	Verified			pulled out
17633 - Reis	ROOF	pending		no	in progress				pulled out
17641 - Barker	7	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17642 - Cooper		Yes	Verified	no	pending		Yes	Yes	Verified
17643 - Calcagno		Yes	Water Heater	no	Yes				pulled out
17653 - Popoli	11	Yes	pending	Yes	pending		Yes		pulled out

Marco Island Ln.									
Unit #	Priority #	Plumbing completed		Needs repipe to code	Electric completed		Loaded	Prepped for drywall	
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17643 - Carlton	6	Yes has resident		no	Yes	Verified	Yes	Yes	Verified
17651 - Vespe		pending	repairs pending	Yes	Yes	verified	Yes		

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Renee, Jim, Roni 3/31/23

Jennifer - Ed, Rita, Kami, Joe Joe Jr

Drywalled 1742 - Captiva
Templant done @ Jim Ciffo
Waiting on installation.

- Confirmation from Rita will take
Cannot verify yet - get - Don't think so
But Rita will forward to level to Doug
- Rita wants to know who is on next phase

7 units remaining ← ED SAID

↓
All paperwork in place for all three
Development heavily on 7 units

They will know by next week.

ED → suggest.

AND Do we want to describe ^{this} contract
& maybe make new contracts
with indivisible owners:

Jim -
make the remaining 7 units need
to say yes or no.

Rita - ~~lack~~ of progress. is why
owners opting out

Roni

We will send invoice be sent
today

X Roni - wants >

- Mon - Tues need Conf call
to ~~Review~~ - Review -

- Learn material stocked in the
units that ~~didn't~~ pulled out
& charge them for

Rita

Where Quote stand w/ Doug - (week)

- talk w/ Home owners &

Do Best by Tues dg - (Jennifer)
to get list of Home owners.

Roni -

wants to be paid by Wednesday.

Rita & Jennifer say NO.

~~Insurance~~ Insurance - Jennifer

Condo Ass. Section 5.2 policy
pay for repairs - if they out
out - the H.O. ASK for \$\$\$
from Association!

ED - wants. Invoice going to Jennifer & Rita
11:33 - AM. - Jennifer forward to board.