

Island Park



Community Development/Public Works

www.leegov.com/econnect

Permitting Information Line 239-533-8329

Receipt # 2662890

Date Paid: 06/07/2023

Method	Payer	Check #/Auth #	Amount Paid
Web Credit Card	ROBYN ALICE		104.00

**Project Name: Hurricane Damage - HURRICANE IAN DRYWALL REPAIRS**  
**Property Address: 17643 CAPTIVA ISLAND LN, FORT MYERS, FL 33908**  
**Contractor: ELIAS BROTHERS GENERAL CONTRACTOR I MORIAH P ELIAS**  
**License #: CGC059267**

Case No.	Description	Amount Due	Amount Paid
RES2023-00399	Administration	2.00	2.00
	Radon	2.00	2.00
	Alteration/Interior Remodeling	100.00	100.00
<b>Total Amount:</b>		<b>104.00</b>	<b>104.00</b>



JOSEPH D. STEWART  
Board Certified  
Civil Trial Lawyer

2671 Airport Road South  
Suite 302  
Naples, Florida 34112

T (239) 775-4450  
F (239) 775-8581

Joseph Stewart, Esquire  
(Ext. 1) JStewart@jdslegal.com

Patty Kullen  
(Ext. 22) PKullen@jdslegal.com

JoAnn Price  
(Ext. 24) JPrice@jdslegal.com

June 13, 2023

Via email: rtangel8@yahoo.com

Ms. Rita Angelini, President  
Island Park Village, Section 5.2

Re: Elias Brothers/Island Park Village

Dear Ms. Angelini:

I represent Elias Brothers Contracting, Inc. (Elias) and its claim for construction services against Island Park Village Section V, Part Two Condominium Association, Inc. (Island Park) and some of its unit owners.

Island Park and the units that received construction services owe \$369,051.43 as set forth in this final invoice. Elias will perform no more construction services at Island Park, effective immediately, except for closing permits. Elias received \$375,000, which it applied to the outstanding balance. This final invoice is after the application of this \$375,000 deposit. The reconstruction services varied among the units. Accordingly, the cost for each unit is different. Elias has applied the \$375,000 deposit among the 13 units billed, of which drywall materials were stocked and staged at that time, at an average of \$28,846.00 per unit. Elias would like to amicably resolve this matter with the association and each unit owner and looks forward to receiving prompt payment.

You may be laboring under the belief that there is an express written contract between Elias and Island Park. There is not. The parties never agreed to 1) the scope of work, 2) which units would receive reconstruction services, and 3) the amount to be paid for such services. Garage doors were outside the scope of work. Unit owners have been electing in and out of the proposed express written contract as recently as weeks ago. And, although there was a provision for the payment of the services based on an insurance estimate, Island Park, the insurance company, and Elias have had extensive communications recognizing that the initial estimate was woefully inadequate. Elias has submitted additional Xactimate's that have either not been forwarded to the insurance company or to which the insurance company has not responded.

**ISLAND PARK - #000360**

Since there is no written express contract, Island Park and Elias entered into an "implied contract." An implied contract entitles Elias "to the reasonable worth of the services at the time measured by the rate for like work prevailing in the particular community." This includes profit. Elias contends that the attached invoice represents "the reasonable worth of the services" and is prepared to present expert testimony confirming same. The recent payment to Elias in the amounts of \$28,427.68 dated 4/20/23 by check # 100349 for invoices 32026 & 32031 is evidence that Elias billed a reasonable amount for services provided and that they are in fact acceptable to the HOA.

I understand you have requested that Elias release various permits at the Lee County building office. Elias will make all reasonable efforts to release the various permits promptly. I am informed that some unit owners have had third party construction services performed under the Elias permits and used Elias's materials. We demand that this cease and desist immediately. Please inform all unit owners that Elias is not responsible for any of the work performed by third parties.

Please provide a copy of this letter to each of the unit owners in the attached summary. They, or their counsel, may contact me to resolve their individual invoices.

Very truly yours,

*Joseph D. Stewart*

Joseph D. Stewart  
Signed electronically

JDSpk  
Enclosures

Island Park 5.2 Combined totals 6.13.23

Amount invoiced on 3/31/23	\$166,413.00
Amount invoiced on 4/26/23	\$148,959.11
Amount invoiced on 4/26/23	\$82,107.00

Combined total invoiced \$397,479.11

Less payment received on 5/2/23 \$28,427.68

**Total open invoices due \$369,051.43**

Open invoices

\$	2,125.00
\$	11,885.00
\$	3,975.00
\$	14,418.00
\$	1,417.00
\$	1,459.00
\$	8,542.00
\$	6,875.00
\$	7,501.00
\$	41,895.00
\$	130,974.11
\$	12,333.84
\$	500.92
\$	11,937.84
\$	14,245.84
\$	17,865.84
\$	13,798.84
\$	12,455.84
\$	11,153.84
\$	18,719.84
\$	11,923.84
\$	13,048.84

**Total open invoices:**

**\$ 369,051.43**

ISLAND PARK - #000385

Island Park recent Invoice break down as requested 3/31/2023								REVISED FURTHER BILLING FOR 4.26.23
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 EBGC INVOICED ON 3.31.23	FINAL INVOICE AMOUNT TO BILL AS OF 4.26.23 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	\$ -
17601 CAPTIVA	USEPPA III	ALL PHASE 2 FINISHES THRU COMPLETION OF THE PREVIOUSLY SUBMITTED XACTIMATE AMOUNT OF \$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	\$ -
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	16466.84 (Paid on 5/2/23)	\$ -
17600 CAPTIVA	BOCA II	DEMOLITION OF DURROCK FLOORS KITCHEN, LAUNDRY ROOMS AND M. BATH SHOWER INCLUDING 40 SQ FT SUB FLOOR REPLACED						\$ 3,975.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$18,719.84	\$ -
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$11,153.84	\$ -
17611 CAPTIVA	CAYMEN	DEMOLITION OF FLOORS AND SHOWERS INCLUDING 250 SQ FT SUB FLOOR REPLACED						\$ 11,885.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$12,455.84	\$ -
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$13,798.84	\$ -
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	11960.84 (Paid on 5/2/23)	\$ -
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$17,865.84	\$ -
17601 MARCO	USEPPA III	DEMOLITION SHOWER MAST. BATH INCLUDING 50 SQ FT OF SUB FLOOR REPLACED						\$ 2,125.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$14,245.84	\$ -
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$11,937.84	\$ -
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$500.92	\$ -
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$12,333.84	\$ -
<b>TOTALS:</b>					<b>\$541,413.00</b>		<b>\$166,413.00</b>	<b>\$ 148,959.11</b>
							<b>BILLED on 3.31.23</b>	<b>BILL Balance on 4.26.23 IN ADDITION TO INVOICE (2) TAB</b>

NOTE: Payment received on 5/2/23:

\$28,427.68

**Island Park Invoice break down as requested 4/26/2023**

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 4.26.23
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	\$6,875.00	\$6,875.00
NO KEY ACCESS PER RITA ANGELINI ON 4/19/23 @ 1PM JUST BILL HOA FOR MATERIALS AND STOCKING						
17631 CAPTIVA	Useppa III	\$1,667.00	\$0.00	LOADED MATERIALS	\$6,875.00	\$8,542.00
NO KEY ACCESS PER RITA ANGELINI ON 4/19/23 @ 1PM JUST BILL HOA FOR MATERIALS AND STOCKING						
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
EBC MATERIALS ARE BEING INSTALLED BY OTHERS AS OF 4/19/23 1PM.						
3/4" subfloor repairs kitchen, laundry room, mast bath, liv. Room labor + materials						\$5,350.00
TOTALS:						<b>\$82,107.00</b> <b>BILL ON 4.26.23</b>

ISLAND PARK - #000386





JOSEPH D. STEWART  
Board Certified  
Civil Trial Lawyer

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Patty Kullen  
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JoAnn Price  
(Ext. 24) JPrice@jdslegal.com

June 13, 2023

Via email: rtangel8@yahoo.com

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Island Park Village, Section 5.2

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Page 2  
June 13, 2023

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Please provide a copy of this letter to each of the unit owners in the attached summary. They, or their counsel, may contact me to resolve their individual invoices.

Very truly yours,

*Joseph D. Stewart*

Joseph D. Stewart  
Signed electronically

JDSpk  
Enclosures



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  
17601 Marco

**INVOICE #** 32139

**DATE** 04/26/2023

**DUE DATE** 04/26/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Demolition subfloor & shower Master Bath	1	2,125.00	2,125.00

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

**BALANCE DUE**

**\$2,125.00**

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

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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  
17611 Captiva

**INVOICE #** 32138**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Demolition of floors & showers done by EBC as well as sub floor replaced.	1	11,885.00	11,885.00

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

**BALANCE DUE****\$11,885.00**

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

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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  
17600 Captiva

**INVOICE #** 32137**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Demolition of Durrock floors & shower done by EBC as well as 40 Sq Ft sub floor replaced.	1	3,975.00	3,975.00

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

**BALANCE DUE****\$3,975.00**

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

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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  
17651 Marco

INVOICE # 32123

DATE 04/26/2023

DUE DATE 04/26/2023

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,485.00	1,485.00
Loaded materials	1	7,583.00	7,583.00
3/4" subfloor repairs kitchen, laundry room, master bath, living room - Labor & Materials	1	5,350.00	5,350.00

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

BALANCE DUE

**\$14,418.00**

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

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# INVOICE

**BILL TO**

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17632 Captiva

**INVOICE #** 32122**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Initial structural roof truss damage inspection by engineer as requested by the HOA	1	1,417.00	1,417.00

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

**BALANCE DUE****\$1,417.00**

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

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17632 Captiva

**INVOICE #** 32121

**DATE** 04/26/2023

**DUE DATE** 04/26/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Electrical Inspection & Repairs	1	1,459.00	1,459.00

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

**BALANCE DUE**

**\$1,459.00**

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

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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



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**BILL TO**

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8840 Terrene Ct #102  
Bonita Springs, FL 34135

**SHIP TO**

Island Park Village V.2  
Condo  
17653 Captiva

**INVOICE #** 32119

**DATE** 04/26/2023

**DUE DATE** 04/26/2023

**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
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**

**\$6,875.00**

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**SHIP TO**

Island Park Village V.2  
Condo  
17643 Captiva

**INVOICE #** 32118**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
Plumbing Inspection & Repairs	1	5,834.00	5,834.00

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

**BALANCE DUE****\$7,501.00**

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**SHIP TO**

Island Park Village V.2  
Condo  
17642 Captiva

**INVOICE #** 32117**DATE** 04/26/2023**DUE DATE** 04/26/2023**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

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

**BALANCE DUE****\$41,895.00**

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



# 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

**INVOICE #** 32116**DATE** 04/26/2023**DUE DATE** 04/26/2023**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
17601 Captiva - All phase 2 finishes thru completion to full submitted Xactimate \$172,869.11 less \$41,895 billed from Phase 1	1	130,974.11	130,974.11

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

**BALANCE DUE****\$130,974.11**

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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# 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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# 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

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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  
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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# 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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# 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

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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  
 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

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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  
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

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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  
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

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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  
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

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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  
 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



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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  
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

Island Park 5.2 Combined totals 6.13.23

Amount invoiced on 3/31/23	\$166,413.00
Amount invoiced on 4/26/23	\$148,959.11
Amount invoiced on 4/26/23	\$82,107.00

Combined total invoiced \$397,479.11

Less payment received on 5/2/23 \$28,427.68

**Total open invoices due \$369,051.43**

Open invoices

\$	2,125.00
\$	11,885.00
\$	3,975.00
\$	14,418.00
\$	1,417.00
\$	1,459.00
\$	8,542.00
\$	6,875.00
\$	7,501.00
\$	41,895.00
\$	130,974.11
\$	12,333.84
\$	500.92
\$	11,937.84
\$	14,245.84
\$	17,865.84
\$	13,798.84
\$	12,455.84
\$	11,153.84
\$	18,719.84
\$	11,923.84
\$	13,048.84

**Total open invoices:**

**\$ 369,051.43**

ISLAND PARK - #000433

Island Park recent Invoice break down as requested 3/31/2023								REVISED FURTHER BILLING FOR 4.26.23
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 EBGC INVOICED ON 3.31.23	FINAL INVOICE AMOUNT TO BILL AS OF 4.26.23 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	\$ -
17601 CAPTIVA	USEPPA III	ALL PHASE 2 FINISHES THRU COMPLETION OF THE PREVIOUSLY SUBMITTED XACTIMATE AMOUNT OF \$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	\$ -
17600 CAPTIVA	BOCA II	\$1,520.00	\$7,559.00	\$36,234.00	\$45,313.00	INVOICED FOR	16466.84 (Paid on 5/2/23)	\$ -
17600 CAPTIVA	BOCA II	DEMOLITION OF DURROCK FLOORS KITCHEN, LAUNDRY ROOMS AND M. BATH SHOWER INCLUDING 40 SQ FT SUB FLOOR REPLACED						\$ 3,975.00
17602 CAPTIVA	USEPPA III	\$1,190.00	\$10,142.00	\$36,234.00	\$47,566.00	INVOICED FOR	\$18,719.84	\$ -
17611 CAPTIVA	CAYMEN	\$2,725.00	\$2,650.00	\$34,625.00	\$40,000.00	INVOICED FOR	\$11,153.84	\$ -
17611 CAPTIVA	CAYMEN	DEMOLITION OF FLOORS AND SHOWERS INCLUDING 250 SQ FT SUB FLOOR REPLACED						\$ 11,885.00
17613 CAPTIVA	USEPPA III	\$2,437.00	\$2,240.00	\$36,625.00	\$41,302.00	INVOICED FOR	\$12,455.84	\$ -
17620 CAPTIVA	BOCA II	\$1,465.00	\$6,195.00	\$34,985.00	\$42,645.00	INVOICED FOR	\$13,798.84	\$ -
17641 CAPTIVA	USEPPA III	\$2,248.00	\$5,834.00	\$32,725.00	\$40,807.00	INVOICED FOR	11960.84 (Paid on 5/2/23)	\$ -
17601 MARCO	USEPPA III	\$2,395.00	\$10,692.00	\$33,625.00	\$46,712.00	INVOICED FOR	\$17,865.84	\$ -
17601 MARCO	USEPPA III	DEMOLITION SHOWER MAST. BATH INCLUDING 50 SQ FT OF SUB FLOOR REPLACED						\$ 2,125.00
17623 MARCO	USEPPA III	\$2,025.00	\$7,442.00	\$33,625.00	\$43,092.00	INVOICED FOR	\$14,245.84	\$ -
17633 MARCO	USEPPA III	\$2,285.00	\$5,834.00	\$32,665.00	\$40,784.00	INVOICED FOR	\$11,937.84	\$ -
17641 MARCO	CAYMEN	\$1,762.00	\$850.00	\$26,735.00	\$29,347.00	INVOICED FOR	\$500.92	\$ -
17643 MARCO	USEPPA III	\$2,370.00	\$4,125.00	\$34,685.00	\$41,180.00	INVOICED FOR	\$12,333.84	\$ -
TOTALS:					\$541,413.00		\$166,413.00	\$ 148,959.11
								BILL Balance on 4.26.23 IN ADDITION TO INVOICE (2) TAB
								BILLED on 3.31.23

NOTE: Payment received on 5/2/23:

\$28,427.68

**Island Park Invoice break down as requested 4/26/2023**

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 4.26.23
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	\$6,875.00	\$6,875.00
NO KEY ACCESS PER RITA ANGELINI ON 4/19/23 @ 1PM JUST BILL HOA FOR MATERIALS AND STOCKING						
17631 CAPTIVA	Useppa III	\$1,667.00	\$0.00	LOADED MATERIALS	\$6,875.00	\$8,542.00
NO KEY ACCESS PER RITA ANGELINI ON 4/19/23 @ 1PM JUST BILL HOA FOR MATERIALS AND STOCKING						
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
EBC MATERIALS ARE BEING INSTALLED BY OTHERS AS OF 4/19/23 1PM.						
3/4" subfloor repairs kitchen, laundry room, mast bath, liv. Room labor + materials						\$5,350.00
TOTALS:						<b>\$82,107.00</b> <b>BILL ON 4.26.23</b>

ISLAND PARK - #000434

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- + 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

FW: Island park permits to close Yahoo/Sent



Joe DiRienzi Sr. Wed, Jun 14, 2023 at 5:45 PM

**From:** joe.dirienzi.sr@elias-brothers.com  
**To:** Rita Angelini, Jennifer Darrow  
**Cc:** Renee Sloan, Rami Yitzhak, Roni Elias, Stacey Arendt, Ada Mejia

Jennifer, Rita,

We are trying to schedule access to the following list of units/homes in Island Park V.2 to inspect with the building department and close the "drywall" permits. Joe Jr. has been in contact with "Ross" in the last couple of days in pursuit of access to do so. Please advise a date next week that this can be done and how we will be provided access to each of the homes. We do plan to schedule all 14 final inspections on every home for the same day. When we go to schedule this it is possible the building department may require two or possibly even three visits to accomplish this so I suggest providing at least two days in a row of which we can be accompanied and allowed access inside the homes. Each inspection should take about 5 to 10 minutes.

This week is pretty much out as we have lost our window to be able to get the building department out for inspections. We would like two days in a row sometime next week and we need to allow a few day's notice to do so upon scheduling the inspections. Time is of the essence to get this on the schedule so if you could please respond as soon as possible so we can get these 14 inspections scheduled and permits closed it would be greatly appreciated.

Captiva Island Lane:

- 1 17600 have permit: RES-2023-00319
- 2 17601 have permit: RES-2023-00321
- 3 17602 have permit: RES-2023-00323
- 4 17603 have permit: RES-2023-00324
- 5 17611 have permit: RES-2023-00325
- 6 17613 have permit: RES-2023-00326
- 7 17620 have permit: RES-2023-00328
- 8 17641 have permit: RES-2023-00396
- 9 17642 have permit: RES-2023-00398

Marco Island Lane:

- 10 17601 have permit: RES-2023-00402
- 11 17623 have permit: RES-2023-00688
- 12 17633 have permit: RES-2023-00406
- 13 17641 have permit: RES-2023-00409
- 14 17643 have permit: RES-2023-00410

**Joe DiRienzi Sr.**  
 Restoration Division  
 Manager/Estimator

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  
 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

**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](mailto:joe.dirienzi.sr@elias-brothers.com)  
[www.eliasbrothersgroup.com](http://www.eliasbrothersgroup.com)



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**From:** Joe DiRienzi Jr. <joe.dirienzi.jr@elias-brothers.com>  
**Sent:** Wednesday, June 14, 2023 5:23 PM  
**To:** Joe DiRienzi Sr. <joe.dirienzi.sr@elias-brothers.com>  
**Subject:** Island park Ross conversation

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 13 17641 have permit: RES-2023-00409  
 14 17643 have permit: RES-2023-00410

Thanks Joe I'll try to get a hold of them in the next couple days and I'll give you a buzz.  
 Ross

Regards,

**Joe DiRienzi Jr.**

**Contracting and Restoration Division's  
 General Superintendent  
 Safety Committee Chairman**  
 4627 Arnold Ave, Suite 201  
 Naples, FL 34104  
 Mobile: 239-272-7393  
 Office: (239) 293-2442 Ext. 2005  
[joe.dirienzi.jr@elias-brothers.com](mailto:joe.dirienzi.jr@elias-brothers.com)  
[www.eliasbrothersgroup.com](http://www.eliasbrothersgroup.com)

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- Documents
- 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
- 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

RE: IPV V2 Flood Insurance Details Yahoo/Inbox



**From:** ddjdurbin@gmail.com  
**To:** 'Terry Cramer'  
**Cc:** 'Rita Angelini', 'Edward Walendy', 'Rick Roudebush'



Fri, Jun 16, 2023 at 11:27 AM



Deanna Durbin

ddjdurbin@gmail.com  
+13304722083  
Edit contact

Good morning, Terry. Attached please find info on our flood insurance:

- Claim#/policy# for 18 policies – 14 for duplex buildings, 2 for single family buildings (insurance is processed by building).
- Corrected 2021 policy values attached (discovered 15+ year old appraiser error, but adjuster allowed them to correct)
- Full FEMA RCBAP Policy (FEMA flood insurance administered by Progressive).

The total initial flood proceeds received to date for all units is \$3.3M+ (a few known missed covered items outstanding).

For completed unit 17601 Captiva coverage is \$255,613 (full replacement value). Per FEMA substantial damage rules, TOTAL reconstruction cannot exceed 50% of policy amount (\$127,806). With inflated Elias amounts, TOTAL for this unit is about \$200K (Elias \$173, Owner \$12K, Roof/Misc - \$15K). Elias was aware of this and their estimates still greatly exceeded those amounts. All of their permits were rejected by Lee County. Weeks later they told the board they met with Lee County and could submit permits one by one to get around the FEMA rule. The board questioned that & consulted HOA attorney, who advised the board to tell all owners to get a market appraisal if they plan to spend more than 50%, because the risk of later being found in noncompliance is substantial – must elevate the entire building and loss of flood insurance.

Two other things to be aware of:

- Owners started leaving the Elias contract due to all the issues & delays. That was not anticipated by the contract, but breach is paying costs to date, and Elias did not strongly object as owners left. They continued to acquiesce as owners left, but at the last meeting end of April, they tried to claim breach of contract. At this time, I don't think any owners will remain with the contract (Rita, is that correct?)
- Elias also blames the board for not hiring a public adjuster (PA). The board did consider, but there were no issues at the time that warranted paying a PA 10% of proceeds. Plus, our section received initial flood proceeds before sections that had PAs, and the initial amounts received were higher. From everything we see, a PA would not have helped matters. I believe Elias may be used to working with Property insurance, versus FEMA flood insurance, and misunderstand the policy and coverage, as well as ability to get funds for noncovered items.

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2021 IPV V2 ....pdf



fema\_F-144-... .pdf



**From:** Rita Angelini <rtangel8@yahoo.com>  
**Sent:** Friday, June 16, 2023 5:37 PM  
**To:** michael@pegasuscam.com  
**Cc:** Jennifer Darrow; Edward Walendy; Deanna Durbin; Danny Fior; Kathy Whelan Ulm; Ross Biondo Sr; Rick Roudebush  
**Subject:** Payments to Elias Brothers

I write on behalf of the Board of Directors of Island Park Village, Section 5.2 (IPV 5.2). We rely on Pegasus Property Management (Pegasus) to work with the Board to ensure our community funds are managed and applied correctly.

As a result of Hurricane Ian damage, IPV 5.2 contracted with Elias Brothers Construction (Elias Brothers) for repairs to multiple homes in the community. As you are aware, IPV 5.2 is disputing Elias Brother's invoices due to their severe overbilling. We have been in extensive negotiations with Elias Brothers on their overbilling and did not authorize any further payment beyond the original \$375,000 deposit.

It has come to our attention that on April 21, 2023, Pegasus wrongly issued Check #100349 for the sum of \$28,427.68 to Elias Brothers for two invoices: 1) #14709 for \$16,466.84, and 2) invoice #32031 for \$11,960.84. On April 17, 2023, Reynaldo Tirado of Pegasus approved "Final Release" and on April 19, 2023 he approved "Payment Authorized." Pegasus did not have the Board's approval or authorization to pay these invoices.

We believe Elias Brother's charges are not accurate until the insurance auditor issues his review of Elias Brother's pricing requests. Until that time, these billings are best described as "estimates only."

Elias Brothers refuses to return the \$28,427.68 to IPV 5.2. This is a formal demand that Pegasus immediately take all actions available to retrieve the overpayment to Elias Brothers of \$28,427.68 and we expect Pegasus to return these funds no later than July 7, 2023.

Please keep me informed of your actions in this matter.

Sincerely,

Rita Angelini

IPV 5.2 President

