



May 9, 2025

Marsh Landing Townhouse Condominium II Association, Inc.
C/O NextGen Community Management
9410 Corkscrew Palms Circle, Suite 201
Estero, Florida 33928
Attn: Zachary Lomaka - zachary@nextgcm.com
c.c.: Al Zipplerle - azipplerle522@hotmail.com

RE: Marsh Landing Townhouse Condominium II Association, Inc.
DEV: Marsh Landings
REF: 13804
REP: Cassie Williams

CONTRACT

Marsh Landing Townhouse Condominium II Association, Inc. located at 22922/22924/22926/22928, 22932/22934/22936/22938, and 22942/22944/22946/22948 Lone Oak Drive, Estero, Florida 33928 hereby hires Elias Brothers Group Painting and Contracting, Inc to perform the services outlined in our proposal dated (May 9, 2025), as follows:

BASE BID	PRICE
THE FOLLOWING WORK IS TO BE PERFORMED ON (3) 2-Story 4-Unit Buildings for a Total of (12) Units:	
PRESSURE CLEAN: AREAS TO INCLUDE:	
- Fascia - Drip Edge - Gutters - Soffit - Downspouts - Stucco Body	- Decorative Bands - Columns - Overhead Garage Doors - Entry Pads and Steps - Garages
PAINT STUCCO (SUPERPAINT 7-YEAR): PREP, APPLY ONE (1) COAT OF SURFACE CONDITIONER/PRIMER, AND APPLY ONE (1) COAT OF PAINT TO INCLUDE:	
- Stucco Walls - Drywall Ceilings	- Facing of Decorative Bands - Garages
PAINT MISCELLANEOUS METAL: PREP, PRIME AND APPLY ONE (1) COAT TO INCLUDE:	
- Previously Painted Pipes attached to Walls - Previously Painted Electrical Boxes	- Downspouts - Roof Flashing
PAINT DOORS: SPOT PRIME AND APPLY ONE (1) COAT TO INCLUDE:	
Front Entry Doors/Cases	
PAINT OVERHEAD GARAGE DOORS (FACE OFF ONLY): PREP, APPLY ONE (1) COAT OF SURFACE CONDITIONER/PRIMER, AND APPLY ONE (1) COAT OF PAINT.	
APPLICATION OF PAINT ON PREVIOUSLY PAINTED FLOORS: PREP, SPOT PRIME AND APPLY (1) COAT TO INCLUDE:	
Entry Pads and Steps	
BASE BID WITH SLIGHT COLOR CHANGE WITH SUPERPAINT 7-YEAR:	\$21,300.00
APPLICATION OF PAINT ON GUTTERS, FASCIA, AND DRIP EDGE: PREP, PRIME AND APPLY ONE (1) COAT TO INCLUDE	\$2,715.00
APPLICATION OF PAINT ON SOFFIT: PREP, PRIME AND APPLY ONE (1) COAT TO INCLUDE	\$3,102.00
CONTRACT GRAND TOTAL:	\$27,117.00
APPLICATION OF PAINT ON SCREENED IN LANAI WALLS/CEILINGS: PREP AND PAINT:	Color Change - \$250.00 Each: To Be Determined

Please note: Association will only be billed for lanais that are painted.

(CONTINUED ON NEXT PAGE)



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Attn: Zachary Lomaka - zachary@nextgcm.com
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CONTRACT (Continued)

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UNIT PRICE ITEMS: ELIAS BROTHERS GROUP WILL SEEK APPROVAL PRIOR TO PERFORMING THE ITEMS LISTED BELOW.

LOOSE/PEELING PAINT: REMOVAL OF LOOSE/PEELING PAINT WILL BE PERFORMED AT: \$5.75 PER SF
STUCCO REPAIRS: REPAIRS WILL BE PERFORMED AT: \$32.00 PER SF
CRACK REPAIRS: SAW CUT CRACKS, PREP AND FILL WITH SEALANT: \$18.00 PER LF
CORNER BEAD REPLACEMENT: REPLACEMENT WILL BE PERFORMED AT: \$34.00 PER LF
WOOD/CONCRETE/OTHER: REPAIRS WILL BE PERFORMED ON A TIME AND MATERIAL BASIS AT \$110.00 PER MAN HOUR PLUS MATERIAL AND EQUIPMENT COST IF NECESSARY T&M

PROJECT COMMENCEMENT: JUNE/JULY OF 2025 (WEATHER PERMITTING)

THE SIGNED CONTRACT WILL NEED TO BE RECEIVED ON OR BEFORE MAY 16, 2025, IN ORDER TO HOLD PRICES AND START DATE FOR THIS TIME FRAME.

PLEASE NOTE: THE COMMENCEMENT TIME FRAME IS PROJECTED BASED ON OUR SCHEDULE AS OF THE DATE THIS DOCUMENT WAS WRITTEN. PANDEMIC RELATED DELAYS AND INCLEMENT WEATHER CONDITIONS MAY AFFECT SCHEDULING WITH PERIODS OF DAILY RAIN DECREASING THE WORK-FLOW FOR PROJECTS SCHEDULED PRIOR TO THE PROJECTED TIME FRAME ABOVE. ELIAS BROTHERS GROUP WILL MAKE EVERY EFFORT TO ADHERE TO THE PROPOSED COMMENCEMENT GRANTED WEATHER CONDITIONS ALLOW.

COLOR(S): SLIGHT COLOR CHANGE

MANUFACTURER: SHERWIN WILLIAMS

PAYMENT TERMS:

- 20% DEPOSIT FOR SCHEDULING AND ADMINISTRATIVE FEES WILL BE DUE AFTER THE CONTRACT IS SIGNED/ACCEPTED.
- 10% WILL BE INVOICED AT MOBILIZATION.
- 70% ALONG WITH OPTIONAL ITEMS/CHANGE ORDERS/ ADDITIONS TO THE CONTRACT, IF ANY, WILL BE DUE AS INVOICED THROUGHOUT THE PROGRESSION OF THE PROJECT. APPROXIMATELY WEEKLY OR BI-WEEKLY AND BASED ON THE PERCENTAGE OF COMPLETION.
- ELIAS BROTHERS GROUP ACCEPTS CHECKS, VISA AND MASTERCARD. CREDIT CARD TRANSACTIONS WILL BE CHARGED A 3% CONVENIENCE FEE.
- SPECIAL MATERIAL ORDERS INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, LANAI SCREEN FRAMES, WOOD, CHANGE ORDERS, ETC. WILL REQUIRE A 50% DEPOSIT.
- ALL PAYMENT ABOVE IS DUE WITHIN (14) BUSINESS DAYS OF INVOICING.

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 Albert E. Zippler Title Pres. Condo II Date 5/14/25

Please Print Name: Albert E. Zippler

Title _____ Date _____

Elias Brothers Group Painting & Contracting, Inc.

3570 Enterprise Avenue, Suite 100 • Naples, FL 34104 • Phone 239-643-1624 • Fax 239-643-4918
www.elias-brothers.com
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