



May 6, 2025

Marsh Landing Townhouse Condominium III Association, Inc.  
C/O NextGen Community Management  
9410 Corkscrew Palms Circle, Suite 201  
Estero, Florida 33928  
Attn: Zachary Lomaka  
[zachary@nextgcm.com](mailto:zachary@nextgcm.com)

RE: Marsh Landing Townhouse Condominium III Association, Inc.  
DEV: Marsh Landings  
REF: 13805  
REP: Cassie Williams

**CONTRACT (Continued)**

Marsh Landing Townhouse Condominium III Association, Inc. located at  
22903/22905/22907/22909, 22902/22904/22906/22908, and 22912/22914/22916/22918 Lone Oak  
Drive, Estero, Florida 33928 hereby hires Elias Brothers Group Painting and Contracting, Inc to  
perform the services outlined in our proposal dated (April 10, 2025), as follows:

**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 Richard W. Uhart Title Vice President Date MAY 7, 2025

Please Print Name: RICHARD W. UHART

\_\_\_\_\_  
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](http://www.elias-brothers.com)  
License #CGC1523754



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#### CONTRACT

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BASE BID	PRICE
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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      | • Decorative Bands      |
| • Drip Edge   | • Columns               |
| • Gutters     | • Overhead Garage Doors |
| • Soffit      | • Entry Pads and Steps  |
| • Downspouts  | • Garages               |
| • Stucco Body |                         |

**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     | • Facing of Decorative Bands |
| • Drywall Ceilings | • Garages                    |

**PAINT MISCELLANEOUS METAL:** PREP, PRIME AND APPLY ONE (1) COAT TO INCLUDE:

- |  |                 |
|--|-----------------|
| • Previously Painted Pipes attached to Walls | • Downspouts    |
| • Previously Painted Electrical Boxes        | • 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: \$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 WITH SLIGHT COLOR CHANGE: \$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 on lanais that are painted.

11 REQUIRED PW4.

(CONTINUED ON NEXT PAGE)