



# ELIAS BROTHERS GROUP<sup>SM</sup>

## ROOFING DIVISION

### PROACTIVE MAINTENANCE AGREEMENT

Prepared for:

**NextGen Community Management**

**Marsh Landing Townhome IX**

**23002 - 23028 Lone Oak Drive,**

**Estero, FL 33928**

**(3 Two-Story Townhomes)**



Elias Brothers General Contractor Inc. - Roofing Division - 239-293-2442  
4627 Arnold Avenue, Suite 201, Naples FL 34104  
[www.ebgroofing.com](http://www.ebgroofing.com)  
Repair Request: [roofrepair@ebgcontracting.com](mailto:roofrepair@ebgcontracting.com)



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Date: 8/13/2025

Prepared for: Marsh Landing Townhomes IX

Elias Brothers General Contractor Inc, Proactive Maintenance Agreement is developed to assist in management for your property with a proactive program and helps to maintain the integrity and warranty of your roof.

Elias Brothers agrees to an annual roof inspection. This agreement is subjected to the terms and conditions as follows:

Marsh Landing Townhomes IX  
c/o NextGen Community Management  
9410 Corkscrew Palms Circle Unit 201,  
Estero, FL 33928

Contact:

CAM: Yuri De Los Santos

Phone: 239-372-2996

Email: Yuri@Nextgcm.com

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Commercial  
Industrial  
Residential

EB Roofing services **Tile,**  
**Shingle, Modified, TPO,**  
**Metal, and more!**

# Secure A Local Trusted Roofer Prior to Hurricane Season

## Proactive Maintenance Program

Since 1989 Elias Brothers Group has worked diligently to build trust with the SWFL community. EB Roofing values ALL our clients and wants to offer this **FREE** Proactive Maintenance Silver Program. Protection you cannot afford to not have. No job is too big or too small.



### SILVER \*FREE\*

Includes:

- Preferred Client / Hurricane Priority List. After a storm, we will contact you for an evaluation of your roof.
- Discounted Labor Rates
- EBG as your Authorized Contractor w/ NTE \$1,500.00 per repair

### GOLD

Includes:

- Preferred Client / Hurricane Priority List. After a storm, we will contact you for an evaluation of your roof.
- Discounted Labor Rates
- Annual Drone Inspection

### PLATINUM

Includes:

- Preferred Client / Hurricane Priority List. After a storm, we will contact you for an evaluation of your roof.
- Discounted Labor Rates
- Annual Drone Inspection and detailed reports

### DIAMOND

Includes:

- Preferred Client / Hurricane Priority List. After a storm, we will contact you for an evaluation of your roof.
- Discounted Labor Rates
- Annual Drone Inspection
- Comprehensive Reports
- Debris Removal from Rooftop and Gutter
- Minor Repairs to Rooftop

Contact Us Today To Be Added To the **FREE** (Silver) Hurricane Priority List!

Phone: 239-293-2442

Email: [info@ebgcontracting.com](mailto:info@ebgcontracting.com)



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### Payment Schedule: OPTION 1 – **DIAMOND**

Year One – Year Two (2025 - 2027): \$1,200.00 per year

Drone Inspection and/or Rooftop Inspection\*\*

\*Recommended prior to Hurricane Season

\*\*In the event of a Wind Event or Hurricane. EB Roofing will schedule to inspect when safety permits to determine damages.

Roof Maintenance

Written Inspection Reports

24 - 72 Hour Emergency 'Preferred Client' Service

Includes repair to up to ten (10) tiles per building with a maximum of 30 tiles across the buildings once a year.

Removal of debris from rooftop dryer vent only (excludes inside cleaning).

Debris removal from rooftop and gutter included once a year.

Initial for Approval:\_\_\_\_\_

### Payment Schedule: OPTION 2 – **PLATINUM**

Year One – Year Three (2025 - 2027): \$595.00 per year

Drone Inspection w/ reports

Initial for Approval:\_\_\_\_\_

### Payment Schedule: OPTION 3 – **GOLD**

Year One – Year Three (2025 - 2027): \$395.00 per year

Drone Inspection ONLY

Initial for Approval:\_\_\_\_\_



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### **Included in Maintenance Agreement:**

Elias Brothers General Contractor Inc, offers to Preferred Customers a 24-48 hour emergency response service(weather permitting). The labor rate for our service call is at a reduced rate of \$90.00 per man hour. In the event that service is needed between the hours of 5PM and 7AM weekdays, weekends, or holidays the rate charged is \$125.00 per man hour plus materials will be charged. Exclusion: These prices are subject to change without notice in the event of a natural disaster.

### **Proactive Roof Maintenance Program:**

Elias Brothers General Contractor Inc, will complete one inspection per year for the extent of the contract. Inspections shall be completed before and after the rainy season, or as the board requests. During the inspections, the following maintenance items will be included:

### **Visually inspection and reports will include:**

- Overall Roof Conditions      -Rust      -Open Seams
- Roof Surface Conditions      -Roof Penetrations      -Flashing

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### Transfer Request:

The proactive maintenance agreement may be transferred to a new owner by notifying Elias Brothers in writing within 30 days of the sale of the property along with a \$400.00 transfer fee.

### Cancellation Policy:

Either party may cancel this agreement for any reason by a written notice within thirty (30) days, prior to next scheduled inspection. In the event of failure to pay for the work performed pursuant to this proposal, Elias Brothers General Contactor Inc, is entitled to recover the reasonable attorney's fees incurred in collecting the amounts owed. This agreement is auto-renewed every year to cover for inspections, maintenance, repairs, and emergency services.

Submitted By:

Accepted By:

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Heather Wentworth  
Chief Operations Officer EB Roofing  
239-293-2442

Authorized Signature  
As agent and / or on behalf of Owner

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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