

**Fiore at the Gardens Condominium Association**

100 Myrtlewood Drive  
Palm Beach Gardens, FL 33418  
Tel: 561-776-6262  
fioreatthegardensmanager@gmail.com

**Meeting Information**

Meeting Type: Open Board Meeting  
Date: 03/12/26  
Time: 6:00PM  
Location: Hybrid, Fiore Clubhouse  
Link: <https://meet.goto.com/fiore>

**Dial-In:**

You can also dial in using your phone.  
Access Code: 787-100-197  
United States: +1 (646) 749-3122

**AGENDA**

**Call to Order: Roll Call**

- Steph
- Kevin
- Brian
- Trevor
- George

**Approval of previous minutes: Special Budget Meeting 12/4/2025**

**Officer Reports**

- Treasurer's Update
- Manager's Report

**New Business:**

- Capital Improvement – Proposals to upgrade cabana kitchen grill area
- Gate Access Control System Upgrade – Addition of FOBs to all four pool gates and fitness center
  - Approval of temporary assistance to close the Fiore pool based on daylight and lock the cabana at 9pm daily.
- New SIRS Report – Proposal to inspect all 94-unit balconies
- Painting of building stairwells in need of repair
- Repair/Repainting of car wash surface
- Fire Safety – Inspection of all building goosenecks
- Installation of license plate reader by main exit
- Dog DNA
- Pool Hours
- Irrigation –
  - Ratification of proposal from Revival to repair irrigation valves
  - Proposal from Revival to perform monthly wet checks

- Landscaping Contract
- Taylor Management parking enforcement SOW contract
- Garage rentals to non-residents
- Request for Fiore shop access by a Board Member
- Social Committee
- Trip Hazard Repairs - Update
- Next Annual Meeting Date

**HOMEOWNERS ONLY AT THIS MEETING**

# Fiore at the Gardens Condominium Association

100 Myrtlewood Drive  
Palm Beach Gardens, FL 33418  
Tel: 561-776-6262 Fax: 561-776-8223

## Special Budget Meeting Notice – December 4, 2025 Zoom/In-Person

The meeting was called to order at 6:02 pm by Stephanie Finkelstein:  
Roll Call:

Stephanie Finkelstein – Present  
Brian Clancy, Vice President – Present  
Kevin Allen - Present  
Trevor Frobose, Secretary – Absent  
George Sterlacci, Director - Present

Also, attending on behalf of Triton Property Management Services: Kathy Likowski, Property Manager and Catie Phillips from Rosenbaum.

Homeowners in attendance in person: Keisha Lee, Vera Delutio, Ted Cardasis, Carolyn Ryan, Larry and Pam Grigsby, Monica Rosas, Tim Gafney and Bryan Haase. Online: Jackie Valencia, Julie Hubbard, Lillian Lolo, Bob and Marge Dubrowski, Pat Pizzimenti and Don Tremaglio.

- **Call Meeting to order by Board President** – Meeting was called to order at 6:01pm
- **Proof of Notice of the Meeting** – Proof of Notice was presented (attached).
- **Planned and Budgeted Items:**
  - Planned improvements to the cabana/grill area
  - Planned installation of amenity access control (FOB system) for the pool, gym, and cabana areas
  - These improvements are limited to amenity access and do not include community entry or pedestrian gates
    - **Pool Services:**
      - Continued engagement with the current pool maintenance provider
      - Creation of a dedicated pool maintenance GL line item for clearer cost tracking
    - **Lake Maintenance:**
      - Transition to a new lake and wetland management vendor, Solitude Lake Management, following prior Board approval
- **Approval of 2026 Operating Budget**

A discussion was held on planned and budgeted items:

  - Planned improvements to the cabana/grill area

- Planned installation of amenity access control (FOB system) for the pool, gym, and cabana areas
- These improvements are limited to amenity access and do not include community entry or pedestrian gates

**Budget Adjustment:** Catie Phillips identified a required correction to the management services line item, GL5700, from \$256,551.00 to \$ 263,700.00 to reflect staffing cost adjustments. This change was offset through retained income jumping from \$108,061.63 up to \$115,200.63 and did not result in an assessment increase. The Board agreed that the budget would be voted on as amended to reflect this correction:

**Owner Comments and Questions:**

- Condition of furniture in the media room
- Consideration of purchasing and maintaining an AED (Automated External Defibrillator) for the community
- Questions regarding reserve funding, particularly concrete and balcony restoration
- Impact of HOA fees on resale values and owners on fixed incomes
- Questions regarding insurance costs and recent reductions

**The Board responded to questions and confirmed that:**

- Cleaning of the upholstery is on the pipeline
- Safety-related items would be evaluated further
- The Association intends to share the updated reserve study with the membership once completed
- Insurance costs were budgeted conservatively based on broker guidance

A motion was made by Stephanie Finkelstein to approve the proposed 2026 Operating Budget as presented as amended noting that the current budget is subject to amendment upon receipt of the updated SIRS report, and insurance costs will be revisited upon renewal on June 1, 2026. Seconded by Brian Clancy. The motion passed with a 3-1 vote. Kevin Allen voted Nay.

Brian Clancy made a motion to transfer \$100,000 of the current surplus into Concrete Reserves. Seconded by Stephanie Finkelstein. This motion passed unanimously.

**Adjournment:** A motion to adjourn was made by Stephanie Finkelstein, Seconded by George Sterlacci. The meeting adjourned at 7:31 PM. This motion passed unanimously.

Respectfully Submitted by: Kathy Likowski, Property Manager \_\_\_\_\_

# ESTIMATE

Paradise Outdoor Kitchens Corp  
715 Commerce Way  
Jupiter, FL 33458-8893

greg@bbqpb.com  
+1 (561) 667-5658



**Bill to**  
Kevin Allen  
Fiore At the Gardens  
100 Myrtlewood Dr  
Palm Beach Gardens, FL 33418

**Ship to**  
Kevin Allen  
Fiore At the Gardens  
100 Myrtlewood Dr  
Palm Beach Gardens, FL 33418

## Estimate details

Estimate no.: 1659  
Estimate date: 05/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		DHBQ38G-D (LP)	38" Delta Heat Gas Grill, (LP) - D Version	1	\$4,279.00	\$4,279.00
2.		VCBQ38-C	38" Delta Heat Vinyl Cover, Built-In	1	\$169.00	\$169.00
3.		Sink/Faucet	Outdoor SS Sink & Faucet TBD - Supplied By Owner	0	\$425.00	\$0.00
4.		DHBQ32G-D (LP)	32" Delta Heat Gas Grill, (LP) - D Version	0	\$3,069.00	\$0.00
5.		VCBQ32-C	32" Delta Heat Vinyl Cover, Built-In	0	\$139.00	\$0.00
					<b>Total</b>	<b>\$4,448.00</b>

## Note to customer

2x - 32" Delta Heat BBQ's = \$6,456.00  
1x - 38" Delta Heat BBQ = \$4,448.00  
1x - 42" Twin Eagles BBQ = \$8,968.00  
1x - 54" Twin Eagles BBQ = \$12,018.00

Accepted date

Accepted by



**Paradise**  
**OUTDOOR KITCHENS**  
 ParadiseOutdoorsKitchensFL.com

[www.paradiseoutdoorkitchensfl.com](http://www.paradiseoutdoorkitchensfl.com) : (561) 667-5688

*Paradise Outdoor Kitchens Corp.*  
 715 Commerce Way Ste 11  
 Jupiter, Fl. 33458

**CUSTOM OUTDOOR KITCHEN CONTRACT**

CUSTOMER NAME:  DATE:

Address:

Kitchen construction:  
 CHALLENGER  GRANITE COUNTERTOPS   
 STONE / STUCCO FINISH   Cement Walls / Hybrid

Kitchen Size: Per Approved Renderings.\*

**This contract contains the following items:**

- A. CUSTOM KITCHEN CONSTRUCTION, PER ATTACHED DETAILED DRAWINGS.
- B. SCOPE OF WORK DETAILS CONSTRUCTION & MATERIALS

**COST OF STRUCTURE & CABINET INSTALL:**

\$21,639.09 – Stucco Finish  
 \$23,130.09 - Stone Finish

**COST OF COUNTERTOP INSTALL:**

**Fabrication & Install:**  
 \$6,305.00 – Granite  
 (\$2,000 Material + \$4,305 Install)  
 \$6,830.00 – Quartzite  
 (\$2,000 Material + \$4,830 Install)

**TOTAL COST OF CONSTRUCTION:**

\$27,944.09 - Stucco *OR* \$29,435.09 – Stone (Granite Top)  
~~\$28,469.09 - Stucco *OR* \$29,960.09 - Stone (Quartzite Top)~~

**COST OF EQUIPMENT**

Stucco \$32,392.09

Stone \$33,883.09

**STBD – See appliance estimates / package(s)**

2x - 32" Delta Heat BBQ's = \$6,456.00

1x - 38" Delta Heat BBQ = \$4,448.00

1x - 42" Twin Eagles BBQ = \$8,988.00

1x - 54" Twin Eagles BBQ = \$12,018.00



**PAYMENT SCHEDULE:** \* (All credit card payments will incur a 2.75% transaction fee)  
-Monthly Payment Options Available. See Page 5.-

**Appliances:**

100% - upon granite templating. Recommended to order upon deposit.

**Construction of Structure:**

Customer initial

50% - initial deposit

35% - when cabinets are delivered

15% - upon completion

50% Deposit Received:

\$

Date:

Refunds may take up to 90 days to process and are subject to the contractor's discretion.

**HOME OWNER IS RESPONSIBLE FOR ALL PERMITTING, ENGINEERING AND BLOCK DRAWING FEES, AND SURVEYS REQUIRED.**

All materials are guaranteed to be as specified. All work will be completed in a craftsman like manner by licensed sub-contractors according to standard practices. Any alterations or deviations from this contract that involves extra costs will only be executed upon written approval from all parties. All extra charges must be paid in advance as a separate issue. Fabrication for non-granite material is extra. Work will not proceed until payment is secured for changes.

Paradise Outdoor Kitchens Corp. is not responsible for delays due to weather or acts of GOD.

Customer initial

**ALL ITEMS REMAIN THE PROPERTY OF "Paradise Outdoor Kitchens Corp." until final payment is made. Final building inspection will be called in upon receipt of final payment.**

Customer Initial

The above prices, specifications and conditions are satisfactory and are hereby accepted. The signing of this contract authorizes "Paradise Outdoor Kitchens Corp." to proceed with the work as agreed upon.

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Paradise Outdoor Kitchens Corp.: \_\_\_\_\_ DATE: \_\_\_\_\_



**HEARTH**  
**MONTHLY PAYMENT OPTIONS**  
60-second pre-qualification. Does not affect credit score.

**GET MY RATES**

Paradise Outdoor Kitchens partners with Hearth, making it easy for you to find monthly payment options for your project.

See your personalized monthly payment options within minutes and without affecting your credit score. No prepayment penalties. No home equity required.

- **Affordable monthly payment options**
  - Funding within 1-3 days
  - No prepayment penalties
  - No home equity required



**Rates in under 2 minutes**

Review your rates from over a dozen lenders through Hearth's quick and secure application without affecting your credit score.



**Easy monthly payments**

No surprises. Personal loans through Hearth's lending partners have fixed rates and terms. You'll know your monthly payment upfront. †



**Get your money fast**

Loans typically fund in 1-5 business days. If approved, Hearth's lending partners can deposit cash into your account as soon as 24 hours.†



**No prepayment penalties**

There are no fees for paying off your loan sooner, saving you time and money.

POINT YOUR CAMERA HERE



**See your personalized options:**

<https://app.gethearth.com/flyers/paradise-outdoor-kitchens/christian>

[Click Here to fill out a brief form & see your personalized options.](#)

# OUTDOOR KITCHENS

BY GUY

## Estimate

Outdoor Kitchens By Guy  
2562 W Indiantown Rd #B1  
Jupiter, FL 33458  
(561) 557-6513  
www.outdoorkitchensbyguy.com

Date: 4/28/2025

PO#: FioreHOA

**PREPARED FOR:**

**Name**  
Fiore HOA  
**Address**  
10100 Myrtlewood Circle W  
Palm Beach Gardens, FL 33411  
**Contact**  
Kathy Likowski  
**Phone**  
561-776-6262  
**Email**  
fioreatthegardensmanager@gmail.com

QTY	Part No.	Item (Taxable)	Total
1		FioreHOA Outdoor Kitchen Package	\$19,867.00
		ALXE42SZ-LP Alfresco 42" LP (Floor Display)	
		Serial#	
		TEDS36T-B Twin Eagles 36" Tall Dry Storage	
		2x TEAD36 Twin Eagles 36" Access Doors	
		4x TETD182T-B Twin Eagles Double Trash Drawer	
		TEDS36-B Twin Eagles Dry Storage	
		OKG Standard Faucet	
		OKG Large Sink	
		Stainless Steel Gas Vent	

**Description Of Work**  
Outdoor Kitchen Renovation

<b>Subtotal</b>	\$19,867.00
<b>Tax</b>	\$1,390.69
<b>Total Retail</b>	\$21,257.69

Trades (Non-tax)***	Price
Construction Materials & Labor***	\$12,750.00
Granite Level 1 Materials & Fabrication***	\$11,775.00
Stone/Tile Materials & Labor***	\$6,820.00
Paver Materials & Labor***	\$4,500.00
Utilities (Electric/Gas/Plumbing)	\$1,500.00
Administrative and Design Fees***	\$995.00

\*\*\*Amounts Are Estimated and Subject to Change

**Total Trades** \$38,340.00

**PAYMENT TERMS**

Payment schedule stipulated in the outdoor kitchen agreement

**TOTAL ESTIMATE** \$59,597.69

Make Checks Payable To: Outdoor Kitchens by Guy LLC

Credit Card Payments Incur a 3% Surcharge Per Transaction

**BALANCE** \$59,597.69

*This estimate is not guaranteed, and does not constitute a contract for services. The price named above is an approximation based on the project requirements defined in conjunction with purchaser. The actual cost may change after all elements of the project are negotiated and finalized, and final material selections are made. Purchaser will be notified of any such changes in cost in advance. If you would like Outdoor Kitchens By Guy to perform additional work not covered in this estimate, these services will incur additional charges.*

# OUTDOOR KITCHENS

BY GUY

## Estimate

Outdoor Kitchens By Guy  
2562 W Indiantown Rd #B1  
Jupiter, FL 33458  
(561) 557-6513  
www.outdoorkitchensbyguy.com

Date: 4/28/2025

PO#: FioreHOA

**PREPARED FOR:**

**Name**

Fiore HOA

**Address**

10100 Myrtlewood Circle W  
Palm Beach Gardens, FL 3341

**Contact**

Kathy Likowski

**Phone**

561-776-6262

**Email**

fioreatthegardensmanager@

QTY	Part No.	Item (Taxable)	Total
1		FioreHOA Outdoor Kitchen Package	\$19,867.00
		ALXE42SZ-LP Alfresco 42" LP (Floor Display)	
		Serial#	
		TEDS36T-B Twin Eagles 36" Tall Dry Storage	
		2x TEAD36 Twin Eagles 36" Access Doors	
		4x TETD182T-B Twin Eagles Double Trash Dr	
		TEDS36-B Twin Eagles Dry Storage	
		OKG Standard Faucet	
		OKG Large Sink	
		Stainless Steel Gas Vent	
		<b>Subtotal</b>	\$19,867.00
		<b>Tax</b>	\$1,390.69
		<b>Total Retail</b>	\$21,257.69

**Description Of Work**

Outdoor Kitchen Renovation

Trades (Non-tax)***	Price
Construction Materials & Labor***	\$12,750.00
Granite Level 1 Materials & Fabrication***	\$11,775.00
Pavers Labor Only Using Existing Pavers***	\$1,500.00
Utilities (Electric/Gas/Plumbing)	\$1,500.00
Administrative and Design Fees***	\$995.00
<b>Total Trades</b>	\$28,520.00

\*\*\*Amounts Are Estimated and Subject to Change

**PAYMENT TERMS**

Payment schedule stipulated in the outdoor kitchen agreement

Make Checks Payable To: Outdoor Kitchens by Guy LLC

Credit Card Payments Incur a 3% Surcharge Per Transaction

**TOTAL ESTIMATE \$49,777.69**

**BALANCE \$49,777.69**

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# OUTDOOR KITCHENS

BY GUY

## Estimate

Outdoor Kitchens By Guy  
2562 W Indiantown Rd #B1  
Jupiter, FL 33458  
(561) 557-6513  
www.outdoorkitchensbyguy.com

Date: 4/28/2025

PO#: FioreHOA

**PREPARED FOR:**

**Name**

Fiore HOA

**Address**

10100 Myrtlewood Circle W  
Palm Beach Gardens, FL 33411

**Contact**

Kathy Likowski

**Phone**

561-776-6262

**Email**

fioreatthegardensmanager@fiore.com

**Description Of Work**

Outdoor Kitchen Renovation

QTY	Part No.	Item (Taxable)	Total
1	AXLE42SZ-LP	Alfersco 42" Built in LP Grill w/Sear	\$7,885.00
		Serial #	
1	AIJ-42	Alfresco 42" Insulated Jacket	\$905.00
1	CABINETS	Zahbuilt Outdoor Cabinets	\$32,250.00
		Door Style: tbd. / Color: tbd. / Pulls: tbd.	
1	FAUCET	Outdoor Kitchens by Guy Standard Faucet	\$395.00
1	SINK	Outdoor Kitchens by Guy Large Sink	\$799.00
<b>Subtotal</b>			\$42,234.00
<b>Tax</b>			\$2,956.38
<b>Total Retail</b>			\$45,190.38

**Trades (Non-tax)\*\*\***

**Price**

Construction & Cabinet Installation Materials & Labor***	\$12,750.00
Granite Level 1 Materials & Fabrication***	\$11,775.00
Paver Labor Only Using Existing Pavers***	\$1,500.00
Utilities (Electric/Gas/Plumbing)	\$1,500.00
Administrative and Design Fees***	\$995.00

\*\*\*Amounts Are Estimated and Subject to Change

**Total Trades** \$28,520.00

**PAYMENT TERMS**

Payment schedule stipulated in the outdoor kitchen agreement

**TOTAL ESTIMATE** \$73,710.38

Make Checks Payable To: Outdoor Kitchens by Guy LLC

Credit Card Payments Incur a 3% Surcharge Per Transaction

**BALANCE** \$73,710.38

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*If you would like Outdoor Kitchens By Guy to perform additional work not covered in this estimate, these services will incur additional charges.*

## DISCLAIMERS

### EQUIPMENT/CABINETS/MATERIAL PRICING AND LEAD TIMES

All quoted prices and lead times are estimates, and subject to change without notice. Items, once ordered, cannot be canceled or modified.

### PROJECT TIMELINE

Although every effort is made to provide an estimated start and completion timeline for the project, delays may occur due to circumstances beyond our control. Circumstances may include but aren't limited to weather, delays in material selection, change orders, delay in payments, shortage of labor and materials, equipment extended lead times, delays in shipping/freight, events affecting local or national security.

### CHANGE ORDERS

There shall be no verbal "change orders" allowed. Any such desired alterations or deviation from the original scope of work must have prior written approval from Outdoor Kitchens By Guy ("OKG") and the purchaser, and may incur additional cost, which may require additional deposit or additional project funding.

### STAINLESS STEEL DISCLAIMER

While Stainless Steel is often referred to as "rust free", but rusting, pitting and staining can occur, if it is not properly cared for. Purchaser is hereby placed on notice that all stainless steel installed outdoors, whether covered or not, requires maintenance, including the routine application of a stainless steel protectant. Chemicals can corrode and damage stainless steel surfaces, so caution should be taken to not store or use chemicals close to stainless steel items. Please refer to manufacturer's manual for additional information on how to care for your equipment.

### WARRANTIES

Appliances, accessories, and cabinets are not warranted by OKG. Purchaser must submit any warranty or service requests for such items directly to the manufacturer, unless otherwise required by the manufacturer's process. Purchaser is responsible for registering any equipment that requires product registration.

### LIABILITY

OKG shall not accept liability for defects in existing installations or with respect to parts or equipment not manufactured by OKG. OKG can not be held responsible for any loss or damage to property, materials, or personal injuries to individuals caused by the personal actions of the purchaser, household members or guests before during, or after work has been completed.

### PAYMENT

Invoices are due upon receipt, unless arrangements are agreed upon prior to commencement of work, delivery, or services. Acceptable methods of payment are: Checks, Zelle, and Credit Cards (3% surcharge is assessed for each transaction). All materials and goods supplied by OKG shall remain the property of OKG until full payment has been received for the entirety of the project. Purchaser is responsible for all applicable local, state, and federal taxes levied on the transaction described in the estimate. No tax exemption may be recognized unless a valid certificate of tax exemption is provided.

All Sales Are Final

\_\_\_\_\_  
Fiore HOA

\_\_\_\_\_  
Date

# FIORE AT THE GARDENS CONDOMINIUM – BALCONY INSPECTION

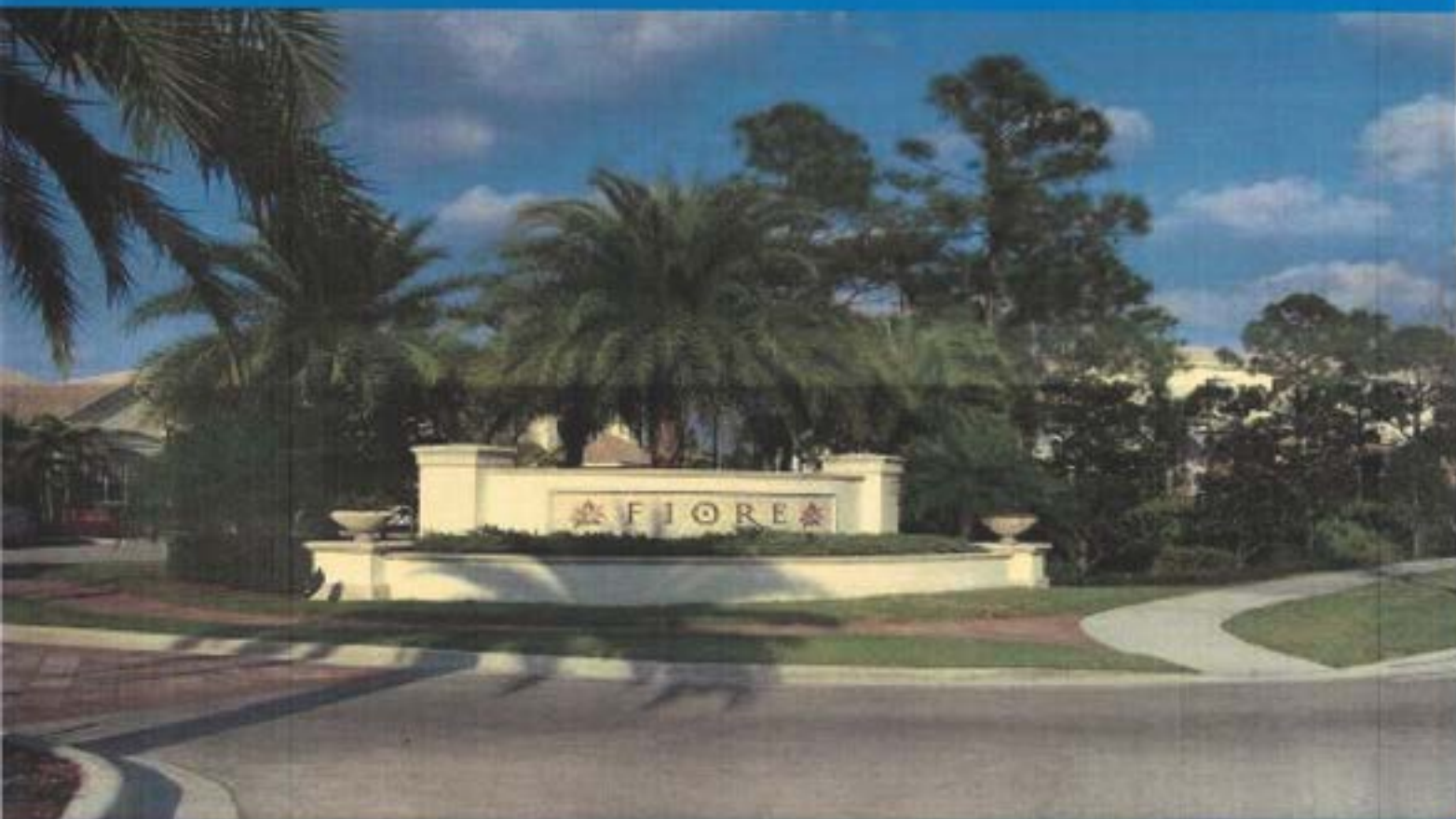
January 14, 2026

Prepared For:

**FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.**

c/o Triton Property Management  
900 E. Indiantown Road, Suite 210  
Jupiter, FL 33477

2026-191-012



**N|V|5**

14851 State Road 52  
Unit 107B, PMB #113  
Hudson, FL 34669-4061  
Phone: 800.200.5550

2026-191-012

January 14, 2026

Via email: [fioreatthegardensmanager@gmail.com](mailto:fioreatthegardensmanager@gmail.com) )  
Fiore At The Gardens Condominium Association, Inc.  
c/o Triton Property Management  
900 E. Indiantown Road, Suite 210  
Jupiter, FL 33477

Re: Fiore at the Gardens Condominium – Balcony Inspection – NV5 Proposal No.: 2026-191-012

Dear Ms. Likowski

We appreciate this opportunity to provide you with professional consulting services for the above-mentioned project. We submit this proposal pursuant to your recent request. The following information defines our understanding of the project and is the basis for our scope of services:

### Project Description

NV5 has been retained to perform a balcony inspection at **Fiore at the Gardens Condominium**, located at **100 Myrtlewood Drive, Palm Beach Gardens, Florida**. The property consists of ten (10) residential buildings containing a total of eighty-five (85) balconies.

Balcony Distribution by Building is as follows:

<b>Building 1</b> - 10 Balconies	<b>Building 4</b> = 8 Balconies	<b>Building 7</b> - 8 Balconies
<b>Building 2</b> - 10 Balconies	<b>Building 5</b> = 8 Balconies	<b>Building 9</b> - 12 Balconies
<b>Building 3</b> - 12 Balconies	<b>Building 6</b> = 8 Balconies	<b>Building 10</b> - 8 Balconies

### NV5 will provide the following Scope of Services:

#### A. Balcony Inspection

- NV5 will perform an on-site visual structural inspection of each balcony at Fiore at the Gardens Condominium to evaluate the condition of elevated structural elements.
- The inspection will include observable and accessible components, including balcony slabs, guardrails and railing attachments, structural supports and connections, and other visible structural elements associated with the balcony systems.
- Each balcony will be evaluated for visible signs of structural distress or deterioration, including cracking, spalling or delamination, evidence of water intrusion, corrosion of reinforcing steel or metal components, and other conditions that may adversely affect structural integrity, safety, or performance.
- Observed conditions will be documented with photographs and field notes to support the engineering assessment.
- Each balcony will be assessed and classified based on the urgency of recommended repairs, such as high, moderate, or low priority, from a structural and life-safety perspective.

- Provide engineering recommendations for further evaluation, monitoring, maintenance, or repair as warranted based on observed conditions.
- NV5 will prepare and issue a sealed engineering report summarizing observations, structural assessment, and recommended actions, including identification of balconies requiring immediate attention or repair.

## Fees:

These Fees are based on the information provided by the association pertaining to the property which states that there are: **10** number of buildings; **21** years old; **264** number of units; **3** number of stories; **85** number of balconies.

<u>Item</u>	<u>Description</u>	<u>Fee</u>	<u>Initial for Approval</u>
A.	Balcony Inspection	\$ 8,995.00	
	25 % Deposit	\$2,248.75	
	Total Fees	\$8,995.00	

## Project Timeline

The scope of work shall be completed within **eight (8) weeks** following the completion of the site visit.

## Authorization

All services will be conducted in accordance with this Proposal and the attached Terms and Conditions. To initiate services please have enclosed Proposal Acceptance Agreement completed and signed by an authorized representative of Client, where indicated and return a copy to my attention. Notwithstanding the foregoing, if you direct or request NV5 to commence services, you thereby agree with this Proposal and referenced Terms and Conditions- and agree to be governed and obligated by them -regardless of whether you return a signed Proposal Acceptance Agreement form.

The scope of services and fees outlined in this proposal are valid for one hundred eighty (180) days from the date of this document. If a contract is not authorized within that time frame, a revised proposal and contract will be required.

Note: Should any additional services, such as testing, analysis, or specialized work, be required during the course of the project, these will be addressed in a separate proposal. These services are not included in the current agreement unless specifically outlined.

The Consultant shall have no obligation to perform any work not expressly listed above or in a written amendment to this agreement, signed by all parties. All services are to be performed during normal business hours Monday - Friday 8am to 5pm.

NV5 appreciates the opportunity to be of service to you on this project. If you have any questions or require additional information, please contact Suzanne Perkins at your convenience.

Respectively submitted,

NV5, Inc. :

Attachments Proposal Acceptance Agreement  
NV5 General Forensics Terms and Conditions FL (Rev. 1-2023)  
NV5 2026 Fee Schedule

Accepted and Agreed to This \_\_\_\_\_ Day Of \_\_\_\_\_ 2026.

NV5, INC.

Fiore at the Gardens Condominium  
Association, Inc.



Ron Maggard, P.G., MBA  
Director of Forensics &  
Geotechnical Services

Authorization Signature

**NV5 PROPOSAL ACCEPTANCE AGREEMENT**

PROPOSAL ACCEPTANCE AGREEMENT  
NV5, INC.

Description of Services: Balcony Inspection  
Project Name: Fiore at the Gardens Condominium Association, Inc.  
Project Location: 100 Myrtlewood Drive, Palm Beach Gardens, FL 33418  
NV5 Proposal No.: 2026-191-012  
Proposal Date: January 14, 2026

**APPROVAL & PAYMENT OF CHARGES** - *Invoices will be charged and mailed to the account of:*

Firm: \_\_\_\_\_  
Attention: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Billing E-Mail Address: \_\_\_\_\_

**ACCEPTED BY:**

AUTHORIZED SIGNATURE: \_\_\_\_\_  
NAME AND TITLE: \_\_\_\_\_  
DATE ACCEPTED: \_\_\_\_\_

**PAYMENT TERMS:** Payment is due in full net 30 days from the date of invoice.  
*(Remittance Address: PO Box 74008680, Chicago, IL 60674-8680)*

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**PROPERTY OWNER IDENTIFICATION** (If other than above)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

*This AGREEMENT, the proposal, fee schedule, and General Forensics Terms and Conditions FL (Rev. 1-2023) constitute the entire agreement between the client and NV5, and supersede all prior written or oral understanding.*

## NV5 GENERAL TERMS & CONDITIONS



## 2026 FEE SCHEDULE

Project Principal, per hour .....	\$	330
Senior Project Professional, per hour .....	\$	280
Project Engineer, Project Estimator, per hour .....	\$	220
Engineer, Project Scientist per hour.....	\$	185
Scientist, Geologist, Engineering Technician, Estimator, per hour .....	\$	160
Technician, per hour .....	\$	120
Drafter, Project Coordination, per hour .....	\$	100
Mileage .....	\$	IRS Rate
Travel Expenses: airfare, hotel, rental car, fuel, tolls, parking, meals, etc .....	\$	cost + 15%
Other Reimbursable Expenses- i.e., ladder assist, sub-consultants, equip. rental, etc ..	\$	cost + 15%

Invoices are prepared based on a fixed fee or time spent by personnel assigned to the project at the completion of a task plus expenses, or monthly. Time charges are portal to portal. Time spent in connection with mediations, depositions, or trials is billed at the listed rate plus a fifty percent premium. Time spent in connection with services before, during, or after a disaster is billed at the listed rate plus a fifteen percent premium. NV5's invoices are due in full upon receipt. Fees are subject to change for services provided in subsequent calendar years.

### Expertise Included:

Building Science  
Civil/Structural/Geotechnical Engineering  
Geology  
Mold Assessor  
Building Consulting

### Additional Expertise Available (rates available upon request):

Architecture	Certified Industrial Hygienist
Environmental	Licensed Asbestos Consultant
PFAS/PFOS Consulting	Roofing
MEP and Fire Protection	Surveying
Engineering	Fenestration
Scheduling	Opinion of Probable Cost
Program Management	Restoration Projects
Certified Safety Professional	Waterproofing

Contractor	Scope of Work	Warranty	Payment Terms	Total Cost
South Brothers Painting, Inc.	Grind peeling/failing areas, pressure wash surfaces, patch repaired areas, apply <b>two coats of Tuff-Top Duraplate 289 coating system</b> . Work limited to <b>first floor and one stairwell steps</b> .	Warranty pending confirmation from Sherwin-Williams	<b>50% deposit</b> (balance not specified in proposal)	<b>\$29,640</b>
Rock Fixer Inc.	Grind damaged surfaces to original surface, pressure wash entire first floor, apply <b>bond adhesive</b> , repair damaged areas with <b>concrete resurfacer</b> , broom finish, apply <b>two coats Duraplate 289 to restored areas + one coat entire floor</b> , includes stairwell steps in Buildings 3, 6 & 8.	<b>2-year warranty on labor</b>	<b>50% deposit / 50% upon completion</b>	<b>\$41,200</b>
Concrete Rejuvenation	Concrete grinding, stain repair on Buildings 3 & 6, pressure cleaning and prep, tape areas, apply <b>two coats commercial-grade paint</b> , remove and dispose of waste.	<b>3-year warranty on painted surface</b>	<b>50% deposit / 50% upon completion</b>	<b>\$62,000</b>

After reviewing the scope of work, **Rock Fixer Inc.** appears to provide the most comprehensive approach to properly restore the surface. Their proposal includes grinding damaged areas down to the original surface, pressure washing, applying a bonding adhesive, repairing damaged sections with concrete resurfacing material, broom finishing, and applying the **Tuff-Top Duraplate 289 coating system** to restore and protect the walkways. The proposal includes labor, materials, and a **two-year warranty**, with payment terms of **50% deposit and 50% upon completion**.

While **South Brothers Painting** submitted the lowest proposal, their scope is more limited and also requires a **50% deposit**. In addition, confirmation of the **warranty through Sherwin-Williams is still pending**.

**Concrete Rejuvenation** submitted the highest proposal and specifies a different coating system using commercial grade paint rather than the Duraplate system referenced in the other proposals.



**SOUTH BROTHERS PAINTING, INC.**

# PAINTING PROPOSAL

134 Meadowlark Dr  
Palm Beach, Gardens, Beach, FL 32907  
Tel: 561-716-1116 | Fax: 561-249-1581  
Email: southbrotherspainting@gmail.com

**Date of Quote: 02-18-2026 Quote #: 2026-004**

**QUOTATION FOR:**

RE: Kathy Likowski  
100 Myrtlewood Dr  
Palm Beach Gardens, FL 33418

**SCOPE OF WORK:**

**PROJECT COST**

Thank you for the opportunity to quote the above referenced property. We are pleased to quote a

We are pleased to provide this proposal for surface preparation and coating services for ten (10) buildings.

### Scope of Work – First Floor Only & One Stairwell Steps

- Grind all peeling and failing areas to ensure proper surface adhesion
- Pressure wash surfaces to remove dirt, debris, and contaminants
- Patch all areas where grinding was performed to restore surface integrity
- Apply two (2) coats of Tuff-Top Duraplate 289 coating system

All work will be completed in a professional manner using proper surface preparation methods to ensure maximum adhesion and durability of the coating system.

**TOTAL \$ 29,640.00**

*If you have any questions about this proposal, please contact us at*

# ROCK FIXER INC.

2394 Waterside Dr. Lake Worth

FL,33461

2/27/2026

Estimate for:

Kathy Likowski

Fiore at the Gardens

Triton Property Management

100 Myrtle wood Dr. Palm Beach Gardens FL 33418

Proposal for repair and paint first floor only for ten (10) building and stairwell step in building 3,6,8.

- 1) Grind all damaged surface to original surface
- 2) Pressure washing entire first floor
- 3) Prepare the surface using bond adhesive
- 4) Repair work areas whit Concrete Resurface
- 5) Broom finish
- 6) After concrete cure, apply two (2) coats of Tuff-Top Duraplate 289 in restore area
- 7) Apply one (1) coat to entire floor

Labor, materials and paint are included.

TOTAL \$ 41,200

All work warranty for two (2) years

Description of payment:

The 50% of the amount had to be paid the first day of starting the work, the other 50% at finishing job.

ROCK FIXER INC. Javier Porley THANK FOR YOU BUSINESS

# Estimate

# EST-000663



**Concrete Rejuvenation**  
18312 120th Terrace North  
Jupiter Florida 33478  
U.S.A

Bill To  
**Triton Property Mangement**  
100 Myrtlewood Dr Palm Beach Gardens, FL 33418 United States

Estimate Date : 06 Feb 2026

#	Item & Description	Qty	Rate	Amount
1	<b>Concrete Grinding</b> 1. Remove layers of material to original surface. 2. Repair stairs on building 3 and building 6. 3. Remove and dispose of any waste at landfill.	1.00	0.00	0.00
2	<b>Paint Surface One Color</b> 1. Clean and prepare surface with high powered pressure cleaner and chemicals, as needed. 2. Tape up areas in preparation of painting. 3. Paint surfaces with commercial grade paint, two coats, color decided by homeowner. 4. Remove and dispose of any waste at landfill.	1.00 pcs	67,278.00	67,278.00
3 year warranty on painted surface				
		Sub Total		67,278.00
		Discount		(-) 5,278.00
		<b>Total</b>		<b>\$62,000.00</b>

## Notes

Looking forward for your business!

## Terms & Conditions

All agreements between the homeowner and contractor related to the specified work are incorporated in this contract. Payment terms are 50% down as a deposit and 50% due upon completion of specified work. Contract balance must be paid in full on day of completion.

Authorized Signature \_\_\_\_\_

## **Car Wash Bid Comparison**

<b>Contractor</b>	<b>Scope of Work</b>	<b>Preparation</b>	<b>Coating</b>	<b>Total Cost</b>	<b>Payment Terms</b>
<b>Rock Fixer Inc.</b>	Strip old paint, power wash surface, apply 2 coats epoxy paint (gray or other color)	Paint removal and pressure washing	Two coats epoxy paint	<b>\$2,480</b>	Not specified
<b>Concrete Rejuvenation</b>	Concrete grinding to original surface, repair areas with high-strength cement, pressure cleaning, tape preparation, apply two coats commercial grade paint	Concrete grinding and repairs	Two coats commercial grade paint	<b>\$6,400</b>	50% deposit, 50% upon completion

Flore at the Gardens Property Manager

From: FLORE COA <flore@thegardensmanager@gmail.com>  
Sent: Tuesday, March 10, 2016 4:48 PM  
To: Flore at the Gardens Property Manager  
Subject: Car wash

Today 11:17 AM

Estimate for paint car wash  
floor( 290 s/f)

- 1) Stripped old paint.
  - 2) power washer surface
  - 3) apply 2 coats epoxy paint ( gray  
or other colors)
- Materials and labor included.

Total \$ 2,480.

Rock Fixer Inc.

Thanks.

Official

Estimate will

Be sent on

3/11/26.

JAVIER PORLEY  
ROCK FIXER INC

561 6707595

Rockfixerinc@gmail.com

Alien forces

West Palm Beach

