

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOARD OF DIRECTORS MEETING
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782
Thursday, February 26, 2026, at 6:30 PM

AGENDA

Call to Order:

Roll Call: Ron Kimball, Jan Troutman, Skip George, Bill Linet, Karen Anderson, Vic Morton, Laura Mann

Dispensation of Minutes: Motion to approve the minutes of the Board Meeting of January 22, 2026

BOD Open Session opens for a maximum time of 30 minutes. Speakers are asked to limit themselves to 3 minutes each.

Resignations/Appointments:

Board Reports:

- President/Painting
- Vice President/Pool
- Treasurer/Clubhouse, Rec Area
- Secretary
- Roofing
- Lawns
- Alterations

Mainlands Manager's Report:

Unfinished Business:

New Business:

C/H-Rec Area

Motion to have C&S Electrical install 5 ceiling fans in the clubhouse with wall switch controls for \$4,250 plus 5 fans at approx. \$674.05 for a total cost not to exceed \$4,924.05.

Painting and Pressure Washing

Motion to approve the contract offered by L & T Brothers, Lowes commercial painting for the 5 year paint and pressure wash project beginning in 2026. Using Florida Paints products.

Adjournment at _____.

C & S ELECTRICAL LLC
 3846 34th AVE. N.
 ST. PETERSBURG, FL. 33713
 Ph. 727-418-1415
 Em. Stpetesparkey@yahoo.com

Proposal

Number E3694
 Date 11/12/2025

Bill To
 MAINLANDS OF TAMARAC BY THE
 GULF
 10161 49th ST.
 PINELLAS PARK, FL, 33782

Ship To
 MAINLANDS OF TAMARAC BY THE
 GULF
 UNIT 3 CLUBHOUSE
 PINELLAS PARK, FL, 33782

PO Number Terms Project
 UPON RECEIPT CEILING FANS

| Date | Description | Quantit | Rate | Amount |
|------|---|---------|---------|------------|
| | INSTALL 4 CEILING FAN / LIGHT COMBO IN MAIN HALL WITH FAN/LIGHT SWITCH CONTROL ADJACENT TO MAIN ENTRY/ SEPARATE SURFACE MOUNT | | | |
| | INSTALL 1 CEILING FAN / LIGHT COMBO IN LIBRARY ALCOVE WITH FAN/LIGHT CONTROL /SEPARATE SURFACE MOUNT | | | |
| | CUSTOMER SUPPLIED FIXTURES | | | |
| | PERMIT | | | \$150.00 |
| | MATERIALS AND LABOR PER FAN | 5 | \$700.0 | \$3,500.00 |
| | FAN SPEED / LIGHT CONTROL | 2 | \$300.0 | \$600.00 |

| | | | |
|-------------|------------|-------------------|------------|
| Amount Paid | \$0.00 | Overhead & Profit | \$0.00 |
| Amount Due | \$4,250.00 | Shipping Cost | \$0.00 |
| | | Sub Total | \$4,250.00 |
| | | Total | \$4,250.00 |

FOR ACCEPTANCE PLEASE SIGN, DATE AND RETURN TO C & S ELECTRICAL

SIGNATURE _____ DATE _____

L&T Brothers, Inc.
DBA Lowes Commercial Painting
"Need the pros call Lowe's"

To Whom It May Concern:

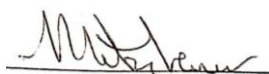
We would like to thank you for the opportunity to offer a proposal for the property of Mainlands Association #3. We value all our jobs as if they were our own residence and take a hands-on approach in our daily activities. We ensure what we offer is being carried out by all our employees on every one of our job sites. We take pride in providing a competitive and fair price to perform the work outlined in the specification and are proud of the fact we usually exceed your expectations. Our employees are trained and certified in what they do enabling us to stand behind every word and product we offer to complete the scope of work. Our positive reputation demands we thoroughly handle each step with experienced hands to assure your final product looks like new if not better.

As a professional and experienced painting contractor, we can sometimes recommend ways to reduce the cost of the painting project and we enjoy specifying those options to our customers whenever possible.

Most importantly, we want you to know that you are not "just another job" to us; rather, you are an opportunity to foster a business relationship that will stay strong for years to come. This relationship will not only be backed by the warranty of the manufacture but **Lowes Commercial Painting** will conjointly provide a warranty, ensuring we will be your advocate on all your ongoing maintenance needs and future painting concerns. We strive to provide an exceptional product and service to you that will add you to our growing list of references whom are completely satisfied with their result.

Again, we truly value this opportunity and look forward to the chance to grow with you in our business pursuits!

Sincerely,



Mike Lowe
President

Pinellas License # C8665 – Hillsborough License # PA2882

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12461 Creekside Dr, Largo, Florida 33773
Phone # (727) 742-1492 / Fax # (727) 545-1076

www.lowescommercialpainting.com

info@lowescommercialpainting.com

L&T Brothers, Inc.
DBA Lowes Commercial Painting
“Need the pros call Lowe’s”

Mainlands Association #3
9950 Mainlands Blvd W
Pinellas Park, FL 33782
Joe Polkowski-Joe@mainlands.com

January 5, 2026

Scope:

This scope includes the preparation, painting, punch out and all related items necessary for the completion of the project as described in the **Behr Paints Specification 03/22/2018** and as acceptable to the customer and/or owner of Mainlands Association #4

All items listed above are described in detail in the pages to follow per the substrate it applies to. Surfaces not to be painted will be covered and handled delicately to assure no damage is done over the duration of the project. Any such items that may come up will be corrected quickly and meticulously to assure no future damage will be absorbed.

All material required for the project will be supplied by and in conjunction with **Behr Paints** paint specification. Daily housekeeping of all accumulated garbage and worksite debris will be disposed properly offsite not to interfere with the property’s garbage containers. All project materials will be stored in a container approved by management and will be kept orderly without distraction to the owners and management for the duration of the project.

Lowes Commercial Painting will supply their own employees covered by their payroll and insurance policies. All employees employed by **Lowes Commercial Painting** will follow all of the company’s safety guidelines and regulations as well as any and all regulations applicable to OSHA guidelines.

Lowes Commercial Painting or an approved representative will conduct inspections minimally at every process change to assure proper preparation for the next step as listed above.

Lowes Commercial Painting will conduct weekly job visits and inspections to assure the working crew are meeting all guidelines specified above to perform the job accurately and safely. Interim of the weekly inspection there will be a working foreman on site who is knowledgeable of the job progression and expectations as well as available for any questions or concerns that may arise.

Water and electric to be supplied by the property for the use of **Lowes Commercial Painting** as needed.

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Portable toilet to be provided for workers by Lowes Painting and stored in designated area. Cleaning weekly to minimize disturbance to the association. [Lowes Commercial Painting](#) will mask windows during painting, and it will not remain on windows for longer than 24 hours.

Conditional and/or Final lien releases will be supplied from [Lowes Commercial Painting](#) along with all draw requests. Any additional work or adjustments to the bid listed above will require a revised work order signed by the customer before the changes will be performed.

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January 5, 2026

Work to be done on all exterior masonry:

1. Cleaning of masonry surfaces-

All masonry surfaces will be pretreated with a fungicide solution. Following pretreatment, all masonry surfaces will then be pressure cleaned at no less than 3500 PSI to remove all mildew, dirt, chalk, or debris.

2. Surface preparation-

An inspection will be performed for any stress cracks or voids, all cracks and voids will be repaired with an elastomeric patching compound to blend with existing texture or surface. All existing deteriorated caulk up to (1/8 inch) will be removed prior to new caulking application. All window returns (masonry to metal) and previously caulked intersections will be caulked as needed. All loose or peeling paint will be scraped and sanded to a clean paintable surface.

3. Masonry primer/sealer-

All masonry surfaces will be sealed following surface preparation with one coat of **Behr Premium Plus Primer and Sealer/Florida Paints 3690 AquaSeal Primer Sealer** prior to finish paint application to assure full adhesion of finish paints.

4. Finish paint application-

Once the sealer/primer has thoroughly dried one coat of **Behr Paint Premium Plus Exterior Satin/Florida Paints 1320 Glades Satin** finish paint will be applied. All finish coats will be applied evenly and free of runs, drips, or sags. All areas not being painted such as windows, bushes, and sidewalks will be dropped, masked, or covered assuring no drips or overspray.

Masonry/stucco surfaces included to be painted-

1. Stucco walls, ceilings, window sills, planter walls and all other previously painted masonry surfaces

All masonry areas not mentioned in the included/optional surfaces will be excluded from the proposed work

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January 5, 2026

Work to be done on all exterior masonry roof tiles:

1. Cleaning of masonry roof tile surfaces-

All masonry surfaces will be pretreated with a fungicide cleaning solution. Following pretreatment, all masonry surfaces will then be pressure cleaned at no less than 3500 PSI to remove all mildew, dirt, chalk, or debris.

1. Masonry primer/sealer-

All masonry surfaces will receive one coat of **Behr Premium Plus Primer and Sealer/Florida Paints 3690 AquaSeal Primer Sealer** to assure full adhesion of the finish coat.

4. Finish paint application-

Once the primer/sealer has thoroughly dried one coat of **Behr Paint Marquee Finish Paint/Florida Paints 1330 Glades Semi-Gloss** finish will be applied. All finish coats will be applied evenly and free of runs, drips, or sags. All areas not being painted such as windows, bushes, and sidewalks will be dropped, masked, or covered assuring no drips or overspray.

Inclusions-

1. Pressure washing, priming, and painting all masonry tile roof surfaces.

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Work to be done on all exterior wood surfaces:

1. Cleaning of wood surfaces-

All exterior wood will be thoroughly pretreated for any mildew. Once all mildew is treated, all areas of wood will then be pressure-cleaned at no less than 3000 psi, removing any chalk build up and all areas of mildew, dirt or debris

2. Surface preparation-

Once the wood surfaces have been thoroughly cleaned, an inspection will be performed for any loose paint or raised screws/nail heads. All areas of flaking paint will then be scraped, sanded and primed as needed. Areas that have been previously caulked will be inspected for deterioration. All deteriorated caulk (upto 1/8 inch) will be removed and replaced as needed. All loose or peeling paint will be scraped and sanded to a clean paintable surface.

3. Wood primer/sealer-

All wood surfaces will be sealed following surface preparation with one coat of **Behr Premium Plus Primer and Sealer/Florida Paints 1320 AquaSeal Primer Sealer** prior to finish paint application to assure full adhesion of finish paints.

4. Finish paint application-

Once the primer has thoroughly dried and wood shows no signs of moisture, one coat of **Behr Paint Premium Plus Exterior Satin/Florida Paints 1320 Glades Satin** finish paint will be applied. All finish coats will be applied evenly and free of runs, drips, or sags. All areas not being painted such as windows, bushes, and sidewalks will be dropped, masked, or covered assuring no drips or overspray.

Wood surfaces included to be painted-

1. Soffits, fascia, trim and all other previously painted wood surfaces

All wood areas not mentioned in the included/optional surfaces will be excluded from the proposed work

All damaged or deteriorated wood will be replaced at the discretion of the owner /representative prior to commencing painting

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Work to be done to exterior doors and shutters

2. Surface preparation-

All door surfaces will be wiped free of dirt and debris with denatured alcohol. All cleaned areas will then be inspected for rust or loose paint. All areas of rust will be scraped, sanded and primed with **Behr Premium Plus Primer and Sealer**.

3. Finish paint application-

Once primed areas dry thoroughly one coat of **Behr Premium Plus Satin/Florida Paints 1320 Glades Satin** finish coat will be applied. All finish paints will be applied evenly with a spray like finish assuring no brush marks or sags.

Surfaces included to be painted-

- 1. Unit entry doors**
- 2. Garage doors**
- 3. PVC Shutters**

All metal areas not mentioned in the included/optional surfaces will be excluded from the proposed work

Factory finished items will be excluded unless proposal arrangements are made

Rust is a reoccurring problem that cannot be fully corrected by painting procedures nor paint product. It is or goal in prep and application of product to retain rust the best we can. In any circumstance, there may be no warranty applied to reoccurring rusted areas.

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Joe Polkowski-Joe@mainlands.com

January 5, 2026

Conditions and terms of contract:

This proposal has been offered on behalf of [Lowe's Commercial Painting](#) and will be carried out by [Lowe's Commercial Painting](#) employees. Start dates for all projects will be predetermined and finish dates will be posted prior to determined start date. Payment terms will be predetermined based on project financing.

Payment terms of contract:

[Lowe's Commercial Painting](#) proposes to furnish all labor, material and equipment required in meeting the above-mentioned specifications:

Pressure washing

_____ **Option #1 \$165.00 to pressure wash roof**

_____ **Option #2 \$200.00 to pressure wash roof and house**

_____ **Option #3 \$75.00 to pressure wash house**

Painting

_____ **Option #1 \$1,550.00 per house for prepping and painting**

_____ **Option #2 \$1,750.00 per roof for prepping and painting
(Behr Marquee Paint)**

_____ **Option #3 \$2,900.00 per house for prepping and painting walls and roof.
(Behr Marquee Paint on roof)**

Revisions to specifications, scheme or scope will alter the price of the bid

Scott@lowescommercialpainting.com

Please reviews, initial accepted options and contact our office for the Final Contract if the job specifications mentioned above are satisfactory and acceptable. Any unsigned contract will be void after (90) days.

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_____ **Option #2 \$200.00 to pressure wash roof and house**

_____ **Option #3 \$75.00 to pressure wash house**

Painting

_____ **Option #1 \$1,450.00 per house for prepping and painting**

_____ **Option #2 \$1,650.00 per roof for prepping and painting**
(Florida Paints 1330 Glades Semi-Gloss)

_____ **Option #3 \$2,700.00 per house for prepping and painting walls and roof.**
(Florida Paints 1330 Glades Semi-Gloss)

Revisions to specifications, scheme or scope will alter the price of the bid

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All shutters will be removed and painted behind. All shutters will be painted and reattached to the wall

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All planters are included in this proposal

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Hollow block walls are included in this proposal (both sides)

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Side entry doors are included in this proposal

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All garage doors are included in this proposal

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Accessible screened in lanai walls are included

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All soffit vents will be covered

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All awnings are wash only

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Roofs are an option

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Unpainted tile roofs are not included

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The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY
712 ANCLOTE ROAD, SUITE B
TARPON SPRINGS, FLORIDA 34689
PHONE: (727) 726-0233 • FAX: (727) 726-9463
www.dailygroup.com

January 12, 2026

Board of Directors @ Mainlands Unit III
C/o: Mr. Joe Polkowski
10161 49th St. North, Suite L
Pinellas Park, FL 33782

Phone: 727-573-5670

REFERENCE:

**MAINLANDS UNIT III
(5 PHASES – 353 SINGLE FAMILY HOMES 2026 - 2030)**

Dear Mr. Polkowski:

PLEASE ACCEPT THIS AS OUR PROPOSAL TO PROPERLY PREPARE AND PAINT THE AREAS DETAILED BELOW IN STRICT ACCORDANCE WITH THE REQUEST FOR BID PREPARED BY MAINLANDS OF TAMARAC BY THE GULF UNIT THREE ASSOCIATION INC. AND FLORIDA PAINTS SPECIFICATIONS DATED FEBRUARY 5, 2025, PREPARED BY MR. MIKE MILLER..

INCLUDED IN THIS PROPOSAL: All previously painted stucco walls, columns, chimneys, ceilings, and attached knee walls. All open air and screened enclosed patios-walls only. Front entryway ceilings. Wood soffits and fascia. Attached utility boxes, conduit, and drip edge that are intended to blend. Front entryway doors and door frames (one side only).* Utility and/or side entry doors and door frames (one side only).* Overhead garage doors and door frames. Gutters and downspouts. Attached shutters located on the front elevations only. Areas to be pressure cleaned only-free standing clubhouse, and all residential awnings.

*Unless otherwise instructed by the Paint Director in writing, Contractor shall paint all doors the existing color. The Paint Director shall direct the contractor in writing to omit entry doors and/or garage doors from being painted without a reduction in the contract price.

EXCLUDED FROM THIS PROPOSAL: Driveways and walkways. Storm / screen doors. PVC fencing. Window frames and sliding door frames. Hurricane shutters. Light fixtures. Mailboxes. Decorative fixtures and window bars. All enclosure framework. Any item not specifically mentioned in the "included" portion of this proposal.

SPECIAL NOTE: The Daily Group, Inc. has proudly and successfully performed the painting of Mainlands Unit 5 since 2007 and Mainlands Unit I since 2025.

The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B

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Mainlands Unit III
C/o: Mr. Joe Polkowski

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January 12, 2026

NOTE:

1. ALL WORK WILL BE PERFORMED BY FULLY QUALIFIED PAINTERS UNDER THE SUPERVISION OF A JOB FOREMAN WHO WILL MAINTAIN REGULAR CONTACT WITH ALL OWNERS' REPRESENTATIVE.
2. DUE CARE WILL BE TAKEN BY THE PAINTING CONTRACTOR TO PROTECT ALL AREAS SURROUNDING DAILY WORK, I.E., SHRUBBERY, WALKWAYS, SCREENS, LIGHT FIXTURES, ETC.
3. ALL MATERIAL WILL BE DELIVERED TO THE JOB SITE BY THE MANUFACTURER IN UNOPENED CONTAINERS.
4. ALL MATERIAL AND EQUIPMENT WILL BE STORED (JOB TRAILER OR WORK VAN) IN A DESIGNATED AREA. ALL AREAS OF DAILY WORK WILL BE LEFT IN A CLEAN AND NEAT CONDITION.
5. IN THE EVENT THAT ANY BUILDING DEFECTS SHOW UP WHICH COULD NOT BE PRE-DETERMINED DURING THE BIDDING INSPECTION, THE COST OF REPAIRING SUCH DEFECTS WILL BE NEGOTIATED WITH THE OWNERS BEFORE SUCH REPAIRS ARE MADE.
6. A CERTIFICATE OF INSURANCE (\$1,000,000) WILL BE ISSUED TO OWNERS PRIOR TO THE START OF WORK.
7. BID PRICE INCLUDES ALL LABOR, MATERIAL, INSURANCE, EQUIPMENT AND TAXES.
8. OWNER/REPRESENTATIVE WILL FURNISH PROPER ELECTRICAL OUTLETS AND REQUIRED ELECTRICAL CURRENT TO EQUIPMENT DEEMED NECESSARY FOR JOB COMPLETION. REQUIRED WATER SUPPLY FOR JOB WILL BE THE RESPONSIBILITY OF THE OWNER/REPRESENTATIVE.
9. THIS PROPOSAL DOES NOT INCLUDE ANY CARPENTRY REPAIRS, MAJOR STUCCO REPAIRS OR ANY SCREEN REPLACEMENT.
10. **WARRANTY.** ALL WORK PERFORMED WILL BE WARRANTED FROM THE DATE OF COMPLETION FOR 7 YEARS. THE DAILY GROUP, INC. WARRANTS THAT THERE WILL BE NO PEELING, BLISTERING OR EXCESSIVE CHALKING DUE TO DEFECTIVE WORKMANSHIP ON ALL MASONRY SURFACES. THIS WARRANTY DOES NOT COVER FAILURE OF MATERIALS OR PRODUCTS WHICH MAY OR MAY NOT BE WARRANTED BY MANUFACTURER, OR FAILURE CAUSED BY BREAKDOWN OR CONDITION OF THE SUBSTRATE OR THE UNDERLYING SURFACE, PREVIOUS PAINT FILM, STRUCTURAL DEFECTS, BUILDING SETTLING OR MOVEMENT, VANDALISM, MISUSE OF THE PAINTED SURFACE, EXCESSIVE HEAT OR MOISTURE, HAIL, FLOODS, HURRICANES, WINDSTORMS, OR OTHER ACTS OF GOD, IMPROPER CLEANING OR MAINTENANCE PERFORMED BY OTHERS, ABRASION, COLLISION, CONDENSATION, OR OTHER MOISTURE UNDER OR FROM WITHIN THE BUILDING OR SURFACE, OR SEEPAGE OR LEAKAGE THROUGH UNCOATED AREAS OF THE BUILDING. OUR WARRANTY, AND THE WARRANTY OF THE MANUFACTURER, IF ANY, IS THE EXCLUSIVE REMEDY OF THE OWNER. THE DAILY GROUP, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSEQUENTIAL DAMAGES. THIS WARRANTY IS IN LIEU OF ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
11. THE DAILY GROUP, INC. WILL MAKE ALL EFFORTS TO REASONABLY RESOLVE ANY DISPUTES ARISING UNDER THIS AGREEMENT. IF, HOWEVER, LITIGATION SHALL BECOME NECESSARY, THE PARTIES AGREE THAT VENUE SHALL BE PROPER ONLY IN PASCO, HILLSBOROUGH OR PINELLAS COUNTY, AND THAT THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ITS REASONABLE ATTORNEY'S FEES AND COURT COSTS FROM THE NON-PREVAILING PARTY.

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Mainlands Unit III
C/o: Mr. Joe Polkowski

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January 12, 2026

PAINTING PRICING/FLORIDA PAINTS:

MAIN BID/353 HOMES (EXCLUDING ROOFS)..... \$ 538,325.00

353 ROOFS (ONLY)..... \$ 476,550.00

TOTAL COMBINED CONTACT AMOUNT..... \$1,014,875.00

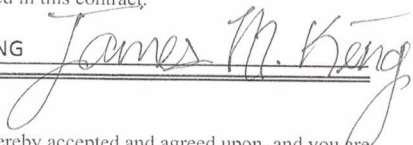
***Please note that the pricing set forth within is based on this project being performed in five (5) consecutive annual phases and will commence in 2026.**

A price per unit credit will be applied for any home(s) and/or roof(s) that are not painted.

I hereby propose to PERFORM the above complete in accordance with the above specifications
for the sum of AS STATED ABOVE Dollars (\$ _____)
Payments to be made as follows: AS AGREED UPON WITH OWNERS AND MANAGEMENT

All material in this contract is guaranteed to be as specified, and the entire job is to be done in a neat and substantial manner.

Any alteration or deviation from the specifications herein agreed upon involving extra cost of labor and material, will be executed only upon written orders for same, and will become an extra charge over the sum mentioned in this contract.

Date _____ Signed JAMES M. KING 
JMK/blm

ACCEPTANCE OF ESTIMATE

The foregoing terms, specifications and conditions are satisfactory, and the same are hereby accepted and agreed upon, and you are hereby authorized to execute the same.

Date _____ Signed _____

This Contract is void _____ days from date unless and returned to bidder.

The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B

TARPON SPRINGS, FLORIDA 34689

PHONE: (727) 726-0233 • FAX: (727) 726-9463

www.dailygroup.com

Mainlands Unit III
C/o: Mr. Joe Polkowski

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January 12, 2026

MAINLANDS OF TAMARAC BY THE GULF UNIT THREE ASSOCIATION INC. PAINT SPECIFICATIONS

PRICING FLORIDA PAINTS:

Please fill out price list and return with bid.

A. Painting, Per Unit:

1. House (No Roof) Prepping and Painting: \$1,525.00
2. Roof Prepping and Painting \$1,350.00
3. House and Roof Prepping and Painting \$2,875.00

B. Pressure Washing, Per Unit:

1. Pressure Wash Roof: \$325.00
2. Pressure Wash Roof and House: \$500.00
3. Pressure Wash House: \$250.00

* The pricing set forth for pressure washing (Option B) is for general maintenance purposes and can be used at the association's discretion. The pricing set forth for painting (Option A) includes pressure washing the homes and roofs as part of the preparation prior to said surfaces being painted.

- C. Yearly percentage increase: Fixed pricing has been implemented