

1075.

FND. ØLD-
IRON NO I.D.

N89°11'45"E
62.70 REC.
62.04 MEA.

FND IRON
NO I.D.

N00°48'15"E 59.00

FOL
DRT

FND. I.R.
NO I.D.

N44°11'45"E
47.94

SET IRON
P.L.S. #3985

S89°11'45"W 68.00

6'

N00°48'15"W
53.33

TEKI HUT

S89°11'45"W 113.00 REC. 112.57 MEA.

26.69'

322.03'

THE SANDARAC II

FND. OLD IRON,
NO I.D.
SET MON. AT
SURFACE.

668.89'

N11°45"E 219'±

100.00

N00°48'15"W
3.67

9.07

VDSCAPE
WALL

VERBAL BID

\$ 3100.⁰⁰

MONSTER TIKI HUTS

LABELLE, FL

PHONE 813-793-8454

NO ANSWER

WARRINGTON@KC.VV.COM



19780 S.W. 177 Avenue, #103 • Miami, FL 33187
Tel (305) 246-3113 • Monroe (305) 664-0099 • Ft. Myers (239) 368-9988
www.tikhuts.com

CONTRACT

Date 4/25/17

Sales Rep. Javier Her
305 986-4305

Contract Submitted To:

Job Site:

Customer: SAUD
Address: 6666 ESTERO BLVD
City: FORT MYERS BEACH State: FL Zip: _____
Tel: 816-820-4012 Fax: DAVE

Customer: _____
Address: SAUD
City: _____ State: _____ Zip: _____
Tel: _____ Fax: _____

We hereby propose to furnish the materials and perform the labor necessary to do the following work on the property above:

REHATCH
17'x20' single roof

All material are guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for, and completed in a substantial workmanlike manner for the sum:

The scope of work is to replace palm strands
not the pitch or structure of tiki hut

Payment Arrangement: \$2720.00

- New Contract: 50% deposit upon signing contract, 40% at commencement and balance due on date of completion.
- Rethatch Contract: — Deposit for materials, remaining balance due on date of completion.

Acceptance of Contract Proposal:

The above prices, specifications and conditions are satisfactory. I have read the terms and conditions on the reverse side of this contract and are hereby accepted. You are authorized to do the work as specified. Payment will be as specified above.

Accepted by: _____

Print Name: _____

Date: _____

- I HAVE REFERENCES FROM CYPRESS TRAIL RV RESORT
FOR THE BIDDING COMPANY - TIKI HUTS
JAVIER HERNANDEZ

- VERY GOOD WORK VISUAL INSPECTION
AT THE RV PARK

- JAVIER RECOMMENDS A STEEPER PITCHED ROOF
BUT THAT WOULD TAKE A FRAME REBUILD AND
IT LOOKS LIKE DON PARTILL (211B) PAID 50%
OF THE LAST JOB TO SHORTEN AS WELL AS
FLATTEN THE PITCH OF THE ROOF

- JAVIER INDICATES THE FLATTER ROOF WILL
AND DOES AFFECT THE LIFE EXPECTANCY
OF THE THATCHED ROOF (SHORTENS) AND
WANTS SANDARAC TO UNDERSTAND THAT, BUT
HE STILL GUARANTEES THE QUALITY AND
WORKMANSHIP OF HIS ROOF.

Big Kahuna Tiki Huts, Inc.
601 Monroe Ave
Cape Canaveral, Florida 32920
www.palmhuts.com
877-249-4038
877-797-7772
bigkahunatikihut@gmail.com



Customer

Sardarac - Dave Warrington
 6666 Estero Blvd
 Fort Myers, FL 33931
 239-765-6086

Service Location

6666 Estero Blvd
 Fort Myers, FL 33931

Item(s)						
Qty	Name	Description	Rate	Amount	Tax	Approved
1	Rethatch	Removal of old palm fronds, hauling away of palm frond debris, and rethatch of pre-existing 20 foot x 17 1/2 foot tiki hut with fresh cut Florida palm fronds individually attached to the purlins. ** NEW XBARS AND ROLLED ROOFING	\$3,150.00	\$3,150.00	Non	Yes

Estimate created 4/25/2017

Subtotal	\$3,150.00
Tax	\$0.00
Total	\$3,150.00

Terms

This Estimate contains the entire detailed agreement of the parties. All prior understandings and agreements, whether written or oral, between the parties are merged into this Estimate. On re-thatches additional charges may incur if it is determined that the dimensions of the tiki roof is larger than originally determined by customer or salesman. Customer is responsible for removing items in/under tiki hut/bar while work is being done. Big Kahuna is not liable for damages to unremoved items. Customer is responsible payment for any and all permits. We use authentic palm leaves, therefore we cannot be held liable for insects that may remain on palm leaves. After palm leaves are cut they are subject to shrinkage and they will change in color after we thatch your tiki hut. Due to the nature of palm leaves drying, you may encounter small opening until the leaves have totally laid down. This usually takes approximately 30-60 days. Cold weather may prematurely shrink palm leaves. Palm leaves are guaranteed for 90 days. No warranty on palm leaves against act of nature, weather, fire, or insects. Customer must mark any pipelines, cables, etc., either above or under ground that may interfere with construction. We cannot be held liable to damages to these lines. If pavers, tiles, marble, etc are removed to install posts, then customer is responsible to reinstall those. DEPOSIT IS NON-REFUNDABLE, PAYMENT IS DUE ACCORDING TO PAYMENT SCHEDULE, IF LISTED, OR IN FULL UPON COMPLETION OF EACH PHASE. By signing below you agree with the terms outlined above.

Signature

Date

BIG KAHUNA TIKI HUTS, INC.

601 Monroe Ave
 Cape Canaveral FL 32920
 877-249-4038 / 877-797-7772 Fax#
 palmhuts@yahoo.com
 www.palmhuts.com

Invoice

Date	Invoice #
11/15/13	2608


Bill To
Sandarac II Barry 6666 Estero Blvd, Ft Myers Beach FL 33931 gordonmoore@sandaracii.com 239-765-6086



Terms	Rep
Due on receipt	H

"WE DON'T DO CONSTRUCTION, WE CREATE ART!!!"

Description	Amount
Removal of old palm fronds, hauling away of palm frond debris, and rethatch of pre-existing 20 foot x 17 1/2 foot tiki hut with fresh cut Florida palm fronds individually attached to the purlins. If damaged wood purlins are found on your tiki hut we will have to replace wood so our thatchers can safety work on your tiki hut and to also not further damage your hut. There will be an additional charge of \$40 per purlin for replacement. PAYMENT SCHEDULE-CHECKS ARE TO BE MADE PAYABLE TO BIG KAHUNA TIKI HUTS: After each completed phase of the project, the supervisor is authorized to collect payment, either a check or cash, for that portion of the job. Following is the payment schedule: \$2900 is due after Thatching Phase of tiki hut is completed.	2,900.00

Big Kahuna Tiki Huts	Sandarac I	Sandarac II
Maximum		X
Vendor Payment Amount		\$2,900.00
Invoice Split		Y
Sandarac I expense	\$1,421.00	
Sandarac II expense		\$1,479.00
Manager Approval		12/20/13

Total **\$2,900.00**

This Invoice contains the entire detailed agreement of the parties. All prior understandings and agreements, whether written or oral, between the parties are merged into this Invoice. A Change Order Form must accompany this Invoice with any modifications to Invoice. On re-thatches additional charges may incur if it is determined that the dimensions of the tiki roof is larger than originally determined by customer or salesman. Customer is responsible for any and all permits. We use authentic palm leaves, therefore we cannot be held liable for insects that may remain on palm leaves. After palm leaves are cut they are subject to shrinkage and they will change in color after we thatch your tiki hut. Due to the nature of palm leaves dying, you may encounter small openings until the leaves have totally laid down. This usually takes approximately 30-50 days. Cold weather may prematurely shrink palm leaves. No warranty on palm leaves against act of nature, fire, or insects.

Customer must mark any pipelines, cables, etc. either above or under ground that may interfere with construction. We cannot be held liable to damages in these lines. If pavers, tiles, marble, etc are removed to install posts, then customer is responsible to reinstall those. DEPOSIT IS NON-REFUNDABLE. PAYMENT IS DUE ACCORDING TO PAYMENT SCHEDULE, IF LISTED, OR IN FULL UPON COMPLETION OF EACH ITEM. By signing below you agree with the terms outlined above.

Sandarac II Association

9111

Big Kahuna Tiki Huts Inc.

12/12/2013

2,900.00

Rethratch the Tiki Hut
Split with Sandarac II

FL. Shores Operation

2,900.00

PRODUCT 951, T104 USE WITH 91563 ENVELOPE

0014

BID MEMO

JOB Sandarach	BID #
ADDRESS 0066 Estero Blvd Ft. Myers Beach, FL	DATE 11-6-08
FIRM Mark Scott	PREPARED BY
ADDRESS Ft. Myers, FL	APPROVED BY
TYPE OF WORK	PHONE 267-0306

WORK INCLUDED	AMOUNT OF BID
- Lower Chaise Hut total of 40" by taking some off the legs & some by re-framing top.	
- Build Entry way into Hut	
- Totally rethatch	
- Installing 2 New legs into steel cylinders on pool deck	
Thank - You!!!	
	# needed 84,750.00
TOTAL BID	4950.00

EXCLUSIONS AND QUALIFICATIONS
- Payment for 1500.00 due 1st day on the job
- Payment for 1500.00 due middle of job
- Final payment for 1950.00 due upon completion
- Will be completed by Jan 1st 2009

ACKNOWLEDGEMENT OF ADDENDA: DELIVERY	TAX	
	EXCLUDED	
	INCLUDED	
RECEIVED BY:		

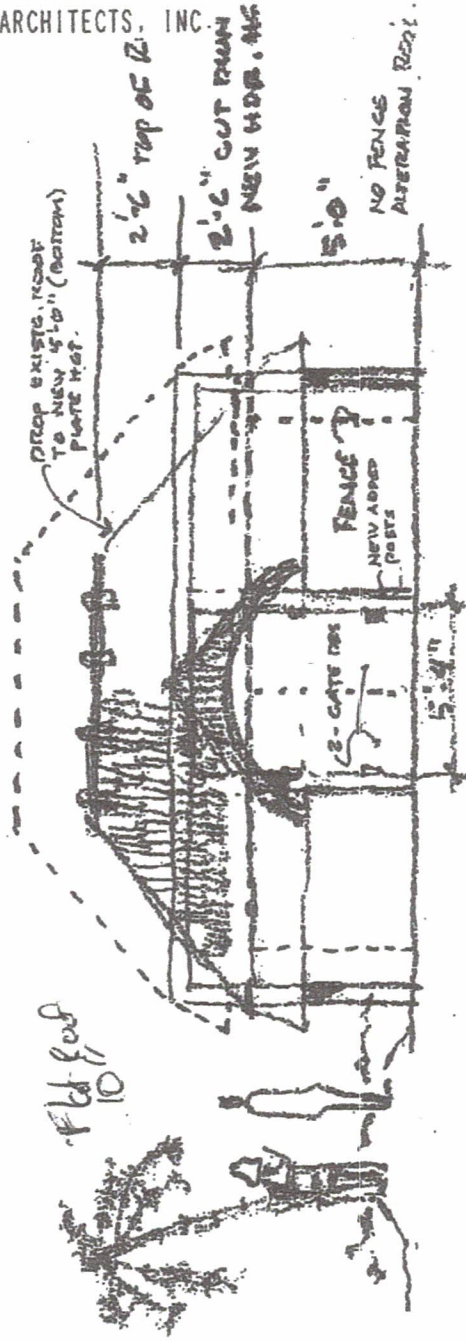
TIP:

PLEASE SHOW TO MARK - THIS
LOWERS THE ROOF HEIGHT
ABOUT 4'-0"

ARCHITECT OPEN ENTRY HEIGHTS
POOL SIDE LOOKS!

Ron Linnick (owner)
10/29/08

ASK MARK TO SUBMIT A COST
FOR A "TUN" UMBRELLA TO
PLACE ELSEWHERE. THANK!



Pool View

FOR 255/469-0011

Contract

This is a Contract between **Mark Scott** (hereinafter "Contractor"), and **The Sandarac Association, Inc.**, (hereinafter "Association").

1. The Association hereby accepts the Contractor's proposal for the work described therein dated, a true and correct copy of which is attached hereto as Exhibit "A-1."
2. The total price of the Contract and payment will be made as follows:
 - A. Due 1st day of work \$1000
 - B. Due upon completion of the job \$2175.00
3. The work will commence on or before 11-20-08 and be completed by 12-25-08.
4. The Contractor shall at all times maintain General Liability Insurance, in amounts acceptable and with companies acceptable to the Association, and provide copies of Certificates of Insurance to the Association showing the Association is a names insured on such policy.
5. This Contract may be signed in counterparts that collectively shall be deemed a single Contract. Copies are deemed originals for all purposes. This Contract contains all terms between the parties and there are no other terms not contained herein.
6. Contractor agrees to indemnify that the Association, its officers, directors, agents, and member; and to hold same harmless from all claims made against them for personal injury and /or damages by the Contractor's employees agents, and independent contractors not arising from gross negligence of the Association.
7. Venue for any litigation arising from the Contract shall be in Lee County, Florida. This Contract shall only be modified in writing signed by both parties.
8. It is further mutually agreed between the parties hereto, that no payment made under this contract shall be conclusive evidence of the performance of this contract, either in whole or in part, and that no payment shall be construed to be an acceptance of defective work or improper materials.
9. The Subcontractor shall remove from the premises, as often as desired, by the Association, all rubbish, debris and surplus material, which may accumulate from the prosecution of the work covered by this contract.

10. The terms contained in this Contract constitute the full agreement and there are not other terms, conditions, or other agreements not contained herein.
11. Time is of the essence for all timer periods and dates contained herein.
12. The last date shown below shall be considered the date of the Contract.

Company:

Sign: Mark Scott
Print: Mark Scott
Title: Mark Scott
Date: 10-16-08

The Sandarac Association, Inc.

Sign: _____
Print: _____
Title: _____
Date: _____

Permit # COM 2005-01715

NOTICE OF COMMENCEMENT

State of FL.
County of LEE

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: COMMON AREA OF ASSOCIATION OF 181 CONDO UNITS BETWEEN HOLIDAY INN AND POINT ESTERO ON THE WEST SIDE OF ESTERO BLVD.
2. General description of improvement: TIKI HUT OVER POOL EQUIPMENT AREA
3. Owner information:
 - a. Name & Address: SANDARAC ASSOC. INC. 6666 ESTERO BLVD. FORT MYERS BEACH
 - b. Interest In Property: _____
 - c. Name & Address of fee simple titleholder (other than owner): SANDARAC ASSOCIATION INC. 6666 ESTERO BLVD. FORT MYERS BEACH, FL. 33931
4. Contractor's Name & Address: RICHARD FEWELL
 - a. Phone number: 889-470-6979
 - b. Fax number: N/A
5. Surety Information:
 - a. Name & Address: NONE
 - b. Phone number: N/A
 - c. Fax number: N/A
 - d. Amount of Bond: \$ N/A
6. Lender's Name & Address: N/A
 - a. Phone number: N/A
 - b. Fax number: N/A
7. Person within the State of Florida designated by owner upon whom notices or other documents may be served as provided by 713.13 (1) (a), 7 Florida Statutes:
Name & Address: BILLY THOMAS CAM MANAGER
 - a. Phone number: 239-463-6080
 - b. Fax number: 239-463-6013
8. In addition to himself, owner designates NONE of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
9. Expiration date of notice of Commencement (the expiration date is one (1) year from the date of recording unless a different date is specified): _____

Signature of owner Billy Thomas, Cam Manager

Sworn to and subscribed before me
This 31 day of October, 2005

Notary Whitney H. Singerman

Known Personally/I.D. Shown:

My commission expires: 4/26/09



Whitney H. Singerman

November 11, 2008

To: Herb DeChant, Sandarac II
Bud Mays, Sandarac I

From: Don and Corinne Purtil, 211-B

Subject: **Tiki Hut** Proposal

Thank you for your support of the renovation of the tiki hut. The new design and cost proposal from Mark Scott dated November 6, 2008 are acceptable to us.

As we understand it, the distribution of the costs for the renovation work would be:

Total Cost		\$4,750.00
Share of Costs:	%	Amount
Sandarac I	24.5%	\$1,163.75
Sandarac II	25.5%	\$1,211.25
Purtill	50.0%	<u>\$2,375.00</u>
		\$4,750.00

We agree to pay our requested share of the cost after the work is completed in an amount not to exceed \$2,375. We understand that this work will be completed by January 1, 2009.

Since the work involves a total rethatch of the tiki hut, we ask you to consider removal of the logs on the roof of the tiki hut since we believe these to be potentially dangerous projectiles in a wind storm. We understand that this may not be feasible and agree to provide financial support for the renovation without this change.



Donald L. Purtil



Corinne A. Purtil

