

Board Meeting
Sonoma Bay Home Owners Association
Wednesday, February 25, 2026
Location: Sonoma Clubhouse/Zoom
Time: 6:30 pm

<https://us06web.zoom.us/j/89707978508?pwd=fKPkmfQSAEBJxPDdxUoIuUg1VdKRwI.1>

Agenda
(Subject to Change)

1. Call Meeting to order –
2. Roll Call Agenda –
3. Motion to approve previous board minutes –
4. Financial Report –
5. New Business –
 - Scot Batchen – Pro Integrity Solutions – Discussion on negotiating cable/internet contracts- Final two
 - Envera contract term & options
 - Spa repair
 - Paving and Sealing
 - Speed Bumps
6. Owner comments on agenda items (limit 3 minutes per owner)
7. Adjourn meeting -

ButterflyMX

Property access made simple





20,000+
Properties

1,500,000+
Apartments

40,000+
Five-star ratings

The features you'll love:

- ✓ **Powerful access control** at every door and gate
- ✓ **Remote door & gate management**
- ✓ **Mobile app** to open doors and manage access
- ✓ **Video calling**
- ✓ **Time- and date-stamped audit trails**
- ✓ **Visitor Passes** to grant secure access to guests
- ✓ **Delivery PINs** for seamless courier access
- ✓ **Elevator Controls** for floor-specific access
- ✓ **Smart Lock integrations** for unit-level access control
- ✓ **Intuitive & durable hardware**
- ✓ **Leading property management software integrations**
- ✓ **Amenity reservations** from the app
- ✓ **Custom intercom branding**
- ✓ **Telephone entry compatibility**
- ✓ **Automatic feature updates** for software
- ✓ **Customer support** for residents and staff



Company Address 44 West 28th Street, 4th Floor, New York, NY 10001
 Opportunity Name Sonoma Bay - 3600 Sonoma Dr, Riviera Beach, FL 33404
 Prepared By Jared Patterson
 Email jared.patterson@butterflymx.com

Created Date Feb 19, 2026
 Quote Number nnniP09UnUNk0cnP
 Name Allison Stauffer
 Company Name Sonoma Bay
 Phone
 Email sonomabay@yahoo.com

Product	Sales price	Quantity	Terms (Yrs)	Total Price	Item Description
2 Year Hardware Warranty	\$0	14	2	\$0	
8" Surface Intercom	\$3,995	1	-	\$3,995	
Windshield Tags	\$5	300	-	\$1,500	
ButterflyMX Bullet Camera	\$249	6	-	\$1,494	
Windshield Tag Programmer	\$449	1	-	\$449	
ButterflyMX Gateway	\$499	1	-	\$499	
Mullion Reader	\$399	2	-	\$798	
Vehicle Reader	\$2,995	1	-	\$2,995	
2-Door Controller	\$699	2	-	\$1,398	
Shipping: Small Accessory	\$12	16	-	\$192	
Shipping: Intercom	\$50	1	-	\$50	
Camera Subscription (7 Day Storage)	\$159	6	1	\$954	
Vehicle Reader Software Subscription	\$1,200	1	1	\$1,200	
Software Subscription (Multi-Family)	\$42	302	1	\$12,684	
Reader Software Subscription	\$240	2	1	\$480	

Total Subscription \$15,318
 One-Time Total \$13,370
 Total Price \$28,688

Annual Software Subscription Pricing Includes:

1. ButterflyMX platform maintenance, uptime and hosting
2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database

- | | |
|--|--|
| <ol style="list-style-type: none">3. ButterflyMX platform updates including new features4. Support and compatibility with current and future smart devices and mobile/tablet operating systems5. On boarding & training for property managers6. 16 hour daily live technical support7. 24/7 remote monitoring of software and hardware | |
|--|--|

Software Services Include:

- 1. Implementation Services** - Includes setup of the Services and initial training for property manager.
- 2. Support and Maintenance** - Provider shall provide the Services support and maintenance services set forth in the Property Management Software during the Subscription Term. Does not include maintenance of the hardware Products.

Installation Services:

Installation services will be billed directly by third party, unless ButterflyMX provides installation services.



This Order Form is entered into pursuant to the Standard Terms and Conditions available online at (the "Terms").

Signatures

Accepted & Agreed "Subscriber"	
Name	Allison Stauffer
Title	
Signature	
Date	

Accepted & Agreed ButterflyMX Inc. "Provider"	
Name	Jared Patterson
Title	Sales Director
Signature	
Date	



BUTTERFLYMX - ORDER FORM TERMS

Term and Termination. The initial term of Customer's subscription to the Services is set forth on the preceding table ("**Initial Term**"). The Initial Term begins on the date that the software is activated at the Customer's site. The subscription will automatically renew for one-year periods (each, a "**Renewal Term**") unless either party provides the other party with written notice of nonrenewal at least thirty (30) days prior to the expiration of the Term. The Initial Term and each Renewal Term shall collectively be referred to as the "**Term**".

Fees and Payment. Customer will provide complete and accurate billing and contact information to Provider and notify Provider of any future changes. If paying by credit card, Customer agrees that Provider may charge such credit card for all Services listed in this Order Form now and in the future. Charges will be made in advance, either annually or in accordance with any different billing frequency stated in this Order Form. If Customer is paying by any other method, Provider will invoice Customer in advance and fees are due within thirty (30) days from the invoice date. If Customer does not pay or terminates this Order Form for some other reason than the reasons listed in this Order Form, then Provider may: (a) charge interest at 1.5% per month or at the highest rate permissible by law, whichever is lower; and/or (b) accelerate and invoice Customer the amount of all subscription services that would have otherwise been due by Customer to Provider for the Term. Customer will reimburse Provider for any and all collection costs (including reasonable attorneys' fees and costs). Provider reserves all other rights and remedies available under the Order Form, in equity and at law.

Taxes. The fees do not include any applicable sales, use, gross receipts, excise, value-added, personal property, or other similar taxes, which will be separately itemized and payable by Customer. If Provider has the legal obligation to pay or collect any taxes that Customer is responsible for, that amount will be invoiced to and paid by Customer.

Disputes. Customer may dispute an invoice within thirty (30) days of the invoice date by providing Provider with notice to invoices@butterflymx.com including all documentation or information explaining the error that gave rise to the dispute. If Customer does not notify Provider within this timeframe, Customer waives its right to dispute that invoice. If disputed, the parties will use commercially reasonable efforts to promptly resolve it. Provider can suspend Customer's access to the Services until all undisputed amounts that are due have been paid. Even if a dispute is made, Customer will pay any undisputed amounts before the due date.

Standard Terms and Conditions. This Order Form is governed by the terms located at: <https://butterflymx.com/property-management-software/>. By executing this Order Form, Customer acknowledges it has read and understands these terms, and agrees to be bound by these terms. Capitalized terms used but not defined herein have the definitions set forth in these terms.



Complete Access Control, Inc.
 PO Box 661
 Hobe Sound, FL 33475

Phone: (561) 575-2088
 Fax: (561) 575-2087
 cacservicerequest@completeaccess
 www.completeaccesscontrol.com

Bill to
Sonoma Bay
 3600 Sonoma Bay Drive
 West Palm Beach, FL 33404

Ship to
Sonoma Bay
 3600 Sonoma Bay Drive
 West Palm Beach, FL 33404

Quote #: q37619

Equipment Deposit Due on Acceptance and Final Amount Due on Day of Completion

Quote Expiration Date: 3/25/2026

Terms: All purchases herein shall be due upon receipt of invoice date. A service charge of 1.5% per month shall become due on any past due amount. In the event this account becomes delinquent and placed in the hands of an attorney for collections, the amount due, plus interest, any finance charges, collection of attorney's fees, including all court costs, shall be due and payable by the purchasing/defaulting party. The parties hereto agree that this transaction shall be governed by Florida law and that venue shall be proper only in Martin County, Florida. The products remain the property of Complete Access Control, Inc. until fully paid.

ButterflyMX Installation

Total: \$10,187.00

This quote is to replace the existing Envera kiosk with ButterflyMX using the exiting electrical. This quote is in addition to the ButterflyMX quote that was provided to customer. Please note, prior to commencement of work, the City of Riviera Beach must provide approval for the change in type of entry system as there is no suitable rejection lane and it is not safe to require unauthorized vehicles to back out into the roadway.

Item	Description	Equipment	Quantity	Price	Amount
Miscellaneous Electrical	Miscellaneous electric, boxes, fittings, etc.		1	\$500.00	\$500.00
InVid 16 Channel NVR	InVid 16 Ch NVR with 16 Plug & Play Ports, 96 Mbps, 2 HD Bays		1	\$627.00	\$627.00
INVID TECH IHDD-8TB	8 TB Hard Drive, High Performance, WD Purple		1	\$500.00	\$500.00
Pedestal, T/E	6"x6" aluminum telephone entry pedestal		1	\$1,500.00	\$1,500.00
Labor	Labor		40	\$165.00	\$6,600.00

Note: Any High Voltage or Network issues will be addressed by other company at the customer's additional expense and is not included.

Warranty

Warranty is one-year parts and labor provided by Complete Access Control, Inc. This includes free service and no charge for any parts during the warranty period. Warranty does not cover any product that the manufacture or installing company deems to have been damaged due to misuse or owners' misapplication of intended use. Warranty does not include vandalism (this includes the equipment being worked on by another entity not approved in writing by Complete Access Control, Inc.) or acts of nature. Warranty is valid and enforceable only if all completed work is paid in full. Does not include equipment parts for equipment that is not sold "new" in this contract. All work will be completed within 6 to 10 weeks of issuance of permits by governmental agency with jurisdiction of this property. Due to the complexity of the permitting process on access control equipment, the requirement by many governmental agencies to include all sub-contractors involved with the installation of access control systems, some permits may take more than 30 days to apply for after the receipt of deposit. Signing party agrees that Complete Access Control has more than 30 days to apply for permits if all parties are informed of delays per Florida Statutes (either verbally or written, including emails that refer to verbal confirmations) within 5 business days of delay of permit application submittal. Complete Access Control, Inc. will provide property owner with a list of information that is required, by the governing municipality, in order to apply for permits. If property owner cannot supply all of this needed information, Complete Access Control, Inc. can obtain the necessary information for the permit and notice of commencement for an administrative fee of \$1,000.00 due to all information must be converted to electronic filing per County requirement.

Notes: The above price includes mounting of equipment, control wire connections and supervision of complete installation, including walk through and instruction of system operation, tax included. Walk through and instructions of system operation are to be done during normal business hours of 8:30 AM and 5:00 PM, Monday to Friday.

Proposal does not include **the cost of permits (which will be added to the final invoice after completion of project)**, drawings, painting or landscaping unless otherwise specified in proposal. If this project calls for any missile shot under a roadway and is listed in your "Equipment" section of the proposal and due to underground obstructions such a bolder, coral reef, or buried cars, a missile shot is not possible at the time the missile shot is attempted, an additional charge will be required for each directional bore that is required in place of the directional bore. This is a very rare issue, but can happen. If road potholing and repair is required to locate any private utilities which may be in conflict with any missile shot or directional bore, an additional charge will be required for each pothole/repair. If a directional bore is not noted under "Equipment" section ignore this section.

Since this project may require missile shots under any roadways, directional bores under any roadways, trenching or digging for the purpose of installing poles, posts or concrete pads for mounting of equipment, "Sunshine Locates" will be contacted for the identification of all public utilities in the vicinity of the work area. Any private utilities i.e.-irrigation, water, sewer, landscaping etc. located in the vicinity of the work

Complete Access Control, Inc.

Mailing: P.O. Box 661 Hobe Sound, FL 33475
561-575-2088 Office
877-514-7227 Toll Free
561-575-2087 Fax
Website: www.completeaccesscontrol.com
e-mail: info@completeaccesscontrol.com

If customer should opt to provide any trades for electrical, concrete work, physical fabricated gates, etc. that Complete Access Control can provide, and there arises the need for Complete Access Control's expertise for completion of the work of these trades, Complete Access Control will provide you with necessary drawings (engineered drawings excluded) and telephone support at no charge. If on-site consultation is needed, Complete Access Control can provide on-site consultation for this work at a charge of \$225.00 per hour during normal scheduled business hours or \$450.00 per hour for emergency consultation.

COMPANY INFORMATION

- Complete Access Control, Inc. is a locally owned and operated Florida Corporation.
- Complete Access Control, Inc. is a State of Florida certified Alarm System Contractor II.
- Complete Access Control, Inc. is fully insured, including Workers Compensation.
- Complete Access Control, Inc. has an established safety and health program as prescribed by The State of Florida.

Insurance

A verbal confirmation or sample copy of coverage will be provided prior to the execution of the Purchase Agreement. A customer copy of Complete Access Control's Certificate will be provided after the execution of the Purchase Agreement.

Software Training

Software training will be provided under this contract on the basic entering and deleting of resident information, up to 4 hours. If additional training on the software is requested, or retraining of concepts taught before, or training additional individuals not present at the original training, this training will be provided at an additional cost of \$145.00 per hour. Since the software training is very in-depth, we highly recommend that the training session be attended by those qualified individuals that will be directly responsible for its maintenance.

Attn: Jennifer Lieber
Sonoma Bay
3600 Sonoma Drive
West Palm Beach, FL 33404



Dear Jennifer & B.O.D.

I would like to thank you for giving us this opportunity. The enclosed quote outlines the specifications and terms for your gate access control system, video surveillance, video monitoring system and your pedestrian access control system.

This system is highly-capable and it features easy-to-use access control software and sophisticated video management software. The system will allow you to manage your community access while documenting the traffic at the community entrances.

Your customized system is designed to manage and document traffic, it includes:

- Video Surveillance including License Plate Capture cameras
- Remote viewing
- Cameras with Video Management Software
- Remote Live Guard Monitoring (24 hours a day x 7 days a week x 365 days a year)
- Continuous recording up to 4 weeks of images
- Visitor Kiosk with two-way audio and one-way video
- Remote viewing with password protected portals from Smart Phone, Tablet or PC
- SMS Smart Code & QR Code for entry
- Driver's License / ID Scanner
- Remote IP Access Control of swing gates.

This is a flexible system that can be easily expanded at minimal cost and/or converted to an actively monitored solution.

While the access control will secure your property, the video system also enables your team to view the site locally or remotely and pull recorded video of the property at any time. Our goal is to provide you with added layers to your access control solution.

If the attached quote is acceptable, please return a signed copy to us, and we will begin planning your custom installation.

Sincerely,

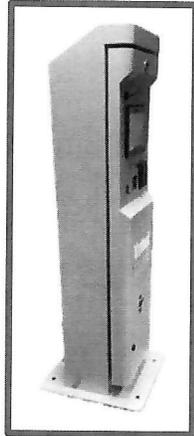
Brett Russell

Brett Russell
Virtual Guard Inc

VIRTUAL GATE ASSISTANT

V-gate Kiosk

1



...Visitor Arrives
at your Gate



Visitor needs
access...



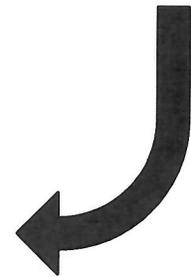
Visitor
Requests
Access

2

Welcome to the
community. Who are
you here to see?



Live Security Agents



I see you have been
preauthorized by the
Company. Proceed
forward through the gate.



3

Quote:

Sonoma Bay
3600 Sonoma Drive
Riviera Beach, FL 33404



Date: 2/24/2026	Quote: 383323	Bill To: Sonoma Bay
Virtual Guard, Inc. 375 N Stephanie Street, Suite 19 Henderson, NV 89014 Rep: Brett Russell Ph: (561) 398-7774 Email: brett@Virtualguard.com	Sonoma Bay 3600 Sonoma Bay West Palm Beach, FL 33414 Rep: Jennifer Lieber Ph: (561) 262-1691 Email: jenniferlieber@completeaccesscontrol.com	

Option 1: Purchase Option: Installation Labor & Materials (Applicable Taxes not included)

\$ 10,900	Payments: 30% upon approval, 30% upon breaking ground, 40% upon completion .
\$ 3,970	Monthly Service Fee: 1 Kiosk, 24 hr./ 7 day, 36 month term (302 homes)
\$ 100	Monthly Maint Fee: Optional (Labor & Materials Agreement)

OR

Option 2: System 4 Life Option: Installation Labor & Materials (Applicable Taxes not included)

\$ 0	Payments: 100% upon approval.
\$ 4,100	Monthly Service Fee: 1 Kiosk 24 hr./ 7 day, 36 month term (302 homes)
\$ included	Monthly Maint Fee: System Health Monitor & *System 4 Life Maintenance (Replace/Upgrade)

*Our "Systems 4 Life" Maintenance program is meant to ensure that your system is always current and functional. The monthly fee for this program includes labor, materials and future upgrades to software and hardware included in the purchased system and equipment taken over and included as part of the system. The system covers future hardware and software obsolescence, failure due to wear and tear, weathering and aging. This program also includes customer service, such as helpdesk requests, training, software installation and other typical customer service requests. This is not a replacement for Property Insurance and the "System 4 Life" program does not include vandalism, misuse, accidental damage by the user or third parties, Acts of God (lightning, heavy wind, hail, flooding, earthquakes, hurricanes, fires and the like)

* Signature below confirms agreement to payment and fees of equipment & designs herein, subject to "Terms & Agreements"

Authorized Signature for Virtual Guard, Inc.

--	--

Authorized Signature for Client

--	--

Cardin Pool Care
Pool Equipment & Mechanical Services

Prepared For:
Sonoma Bay HOA
3600 Sonoma Dr
Riviera Beach, FL

Spa Repair & Equipment Installation Proposal

This proposal is to restore proper operation of the spa at the Sonoma Bay HOA pool, including heating, jet performance, and leak detection to determine the source and scope of repair.

#	Description	Price
1	Furnish & Install 400,000 BTU Jandy JXI Propane Heater High-efficiency propane spa heater designed for fast heat-up and reliable performance. Unit will be properly sized and installed to manufacturer specifications for spa operation.	\$5,600.00
2	Furnish & Install New Booster Pump Installation of a new booster pump to restore proper jet pressure and performance in the spa.	\$1,400.00
3	Leak Detection & Surface-Level Leak Repair Locate and repair any accessible surface-level leaks. If the leak is determined to be structural, underground, related to skimmers, tile grout, or otherwise beyond surface-level repair, additional repairs will be quoted separately after the leak source is identified.	\$450.00
4	Furnish & Install New Booster Pump Activation Dial New control dial installed to properly engage and operate the booster pump for spa jets.	\$300.00

Total Project Cost: \$7,750.00

Payment Terms

50% deposit due upon approval. Remaining 50% due upon completion of work.

Accepted By (Sonoma Bay HOA): _____ Date: _____

Keegan Cardin
Cardin Pool Care



Allison Stauffer
 Sonmoa Bay
 3600 Sonoma Dr
 Riviera Beach, FL 33404
 sonomabay@yahoo.com
 561-623-5786

PROJECT INFORMATION:

Sonoma Bay HOA
 3600 Sonoma Dr
 Riviera Beach, FL 33404
 02 / 06 / 2026
PROPOSAL NUMBER: 2026-813125

SCOPE OF WORK:

DAMAGED ASPHALT REPAIR: (26) Locations; Up to (1,200) Sq. Ft.

1. Sawcut and/or Mill where required and clean areas to be patched.
2. Tack areas with DOT approved primer tack.
3. Install hot plant mixed asphalt, Type S-III
4. Roll and compact areas with a steeldrum roller.
5. Remove any related debris.

*This proposal includes up to 1.5 inch thick asphalt.

\$7,640.00

SEALCOATING: (2) Coats Spray; In (5) Mobilizations; Up to 154,000 Sq. Ft.

1. Secure area with cones and barricades.
2. Thoroughly clean the entire asphalt area.
3. Heavy oil spots will be treated with a bonding agent.
4. Apply by spray, first coat of Neyra Industries Tarconite commercial grade coal tar sealer that meets or exceeds federal specifications, with 2% latex additive and 3-5lbs of silica sand as per manufacturer's requirements mechanically agitated and applied at the rate of 1/5th of a gallon per square yard.
5. Apply a second separate coat of sealer with sand in the same quantity and proportion as the first coat.

\$20,544.00

EXISTING PAVEMENT MARKINGS

1. Stripe to existing layout using DOT approved latex white, yellow, and/or blue paints to match what was previously existing to include: Stall Lines, Handicap Stall, 6" L/F, Stop Bars, Piano Bar Crosswalks, Speed Bumps.
 *Project bid with typical industry and municipal standards. City specifications, permit and code requirements are subject to change without notice.

\$8,234.00

OPTIONS:

SEALER:

1. To apply sealer using (1) coat squeegee (1) coat spray method in lieu of standard (2) coat spray, please add \$2,566.00 to the contract amount.

POLYGUARD PREMIUM:

1. To upgrade sealer to Polyguard Premium hot blended modified coal tar sealer applied using (1) coat squeegee (1) coat spray method, please add \$ 5,992.00 to the contract amount.

PAVEMENT
 MAINTENANCE & RECONSTRUCTION

TOP CONTRACTOR

2014-2015-2016-2017-2018-2019-2020-2021-2022-2023

South FL. Corporate Office
 1180 SW 10th St.
 Delray Beach, FL 33444
 561-588-0949

GIVING CUSTOMERS

35 YEARS OF DEVELOPING UNIQUE SOLUTIONS

www.ALLCOUNTYPAVING.com

Paving Advisor
 David Lyonnais
 T: +1 561-232-5799
 E: dlyonnais@allcountypaving.com



Allison Stauffer
Sonmoa Bay
3600 Sonoma Dr
Riviera Beach, FL 33404
sonomabay@yahoo.com
561-623-5786

PROPOSAL TOTAL:

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

\$ 36,418.00

** this price excludes any options.*

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

AUTHORIZATION TO PROCEED & CONTRACT:

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

ACCEPTED: Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between All County Paving and the Customer. E&OE

A signed proposal and deposit are required prior to the scheduling of the work.

PAYMENT TERMS:

M&M ASPHALT MAINTENANCE, INC.
D/B/A ALL COUNTY PAVING

Sonmoa Bay

Signature of Approval by Customer

Printed Name & Title/Position

Date

40 % Deposit | 60% Completion

Please select if billing information differs from above.

PAVEMENT
MAINTENANCE & RECONSTRUCTION
TOP CONTRACTOR

2014-2015-2016-2017-2018-2019-2020-2021-2022-2023

South FL. Corporate Office
1180 SW 10th St.
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E: dlyonnais@allcountypaving.com

www.ALLCOUNTPAVING.com

TERMS AND CONDITIONS CONTINUED

SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$2,000.00.
2. Cleaning: Customer is responsible for any "heavy cleaning"; otherwise, All County Paving will bill for this additional cleaning.
3. Cracking: cracks in pavement will still be noticeable after Sealcoating
4. Lawn Fertilization: should not be installed seven days before or after service.
5. Rain: If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Newly sealcoated areas will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. Sealer: will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. Driving on Surface: Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. Overspray on Grass: where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. Weeds: It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

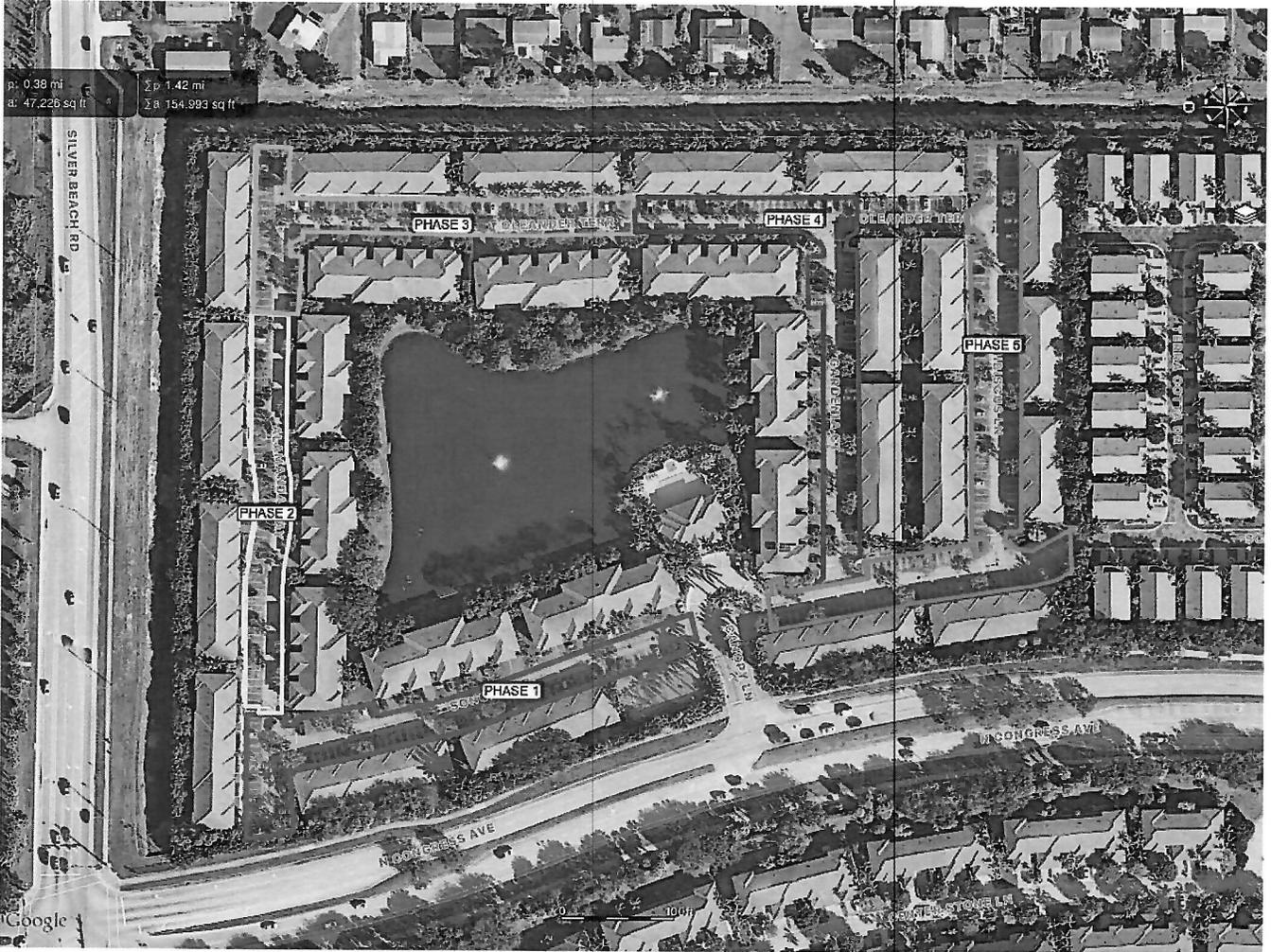
1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$7,200.00
2. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. Sprinklers should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. Drainage: All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. De-mucking and removal of unsuitable materials not included.
8. Driving on Surface: Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$995.00
2. Line striping will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of \$47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.



p: 0.98 mi
a: 47,226 sq ft

Σ p: 1.42 mi
Σ a: 154,993 sq ft

SILVER BEACH RD

PHASE 3

PHASE 4

PHASE 6

PHASE 2

PHASE 1

N CONGRESS AVE

N CONGRESS AVE

Google



Date: Wednesday, January 21, 2026

Project # M26-2790

Submitted To:

Ms. Allison Stauffer
 GWM Property Management, Inc.
 601 Heritage Drive
 Suite 131
 Jupiter, FL 33458

Contact Information:

Phone: (954) 822-0331
 Mobile:

sonomabay@yahoo.com

Site Description: # S142513

Sonoma Bay
 3600 Sonoma Drive
 West Palm Beach, FL 33404

Site Contact:

Site Phone:

Prepared By:

Jake Pearson

Contact Information:

Mobile: 561-512-2062

Office: (305) 836-8678

E-mail: jpearson@driveway.net

Project Manager:

Mobile:

Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth	
1200 Sq. Ft.	Asphalt Patching	1.5"	\$8,411.00

1. Sawcut and/or mill where required and thoroughly clean areas to be patched.
2. Apply SS1h tack coat to prepared areas.
3. Install Type S-III hot mix asphalt to a depth of up to 1.5".
4. Roll and compact asphalt with a 3-5 ton steel drum roller.
5. Clean up and remove construction related debris from site.

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING AND STANDING WATER.**

****THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT.**

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
 WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404
 FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916 | ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808
 TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619





Project# M26-2790

PAYMENT TERMS 40% Down, Balance Net Upon Completion

Project Total **\$38,646.00**

SERVICE TERMS Acceptance of this proposal implies agreement to the Terms and Conditions included on the last page. Final Price Subject to Change based on material costs at time of permit issuance. Project will be scheduled with client ahead of commencement. Customer must ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems or any utilities in areas of construction. Landscape restoration is not included. **This proposal may be withdrawn at our option if not accepted within 14 days of Jan 21, 2026**

Certified Pavement Professional Jake Pearson

Accepted Authorized Signature

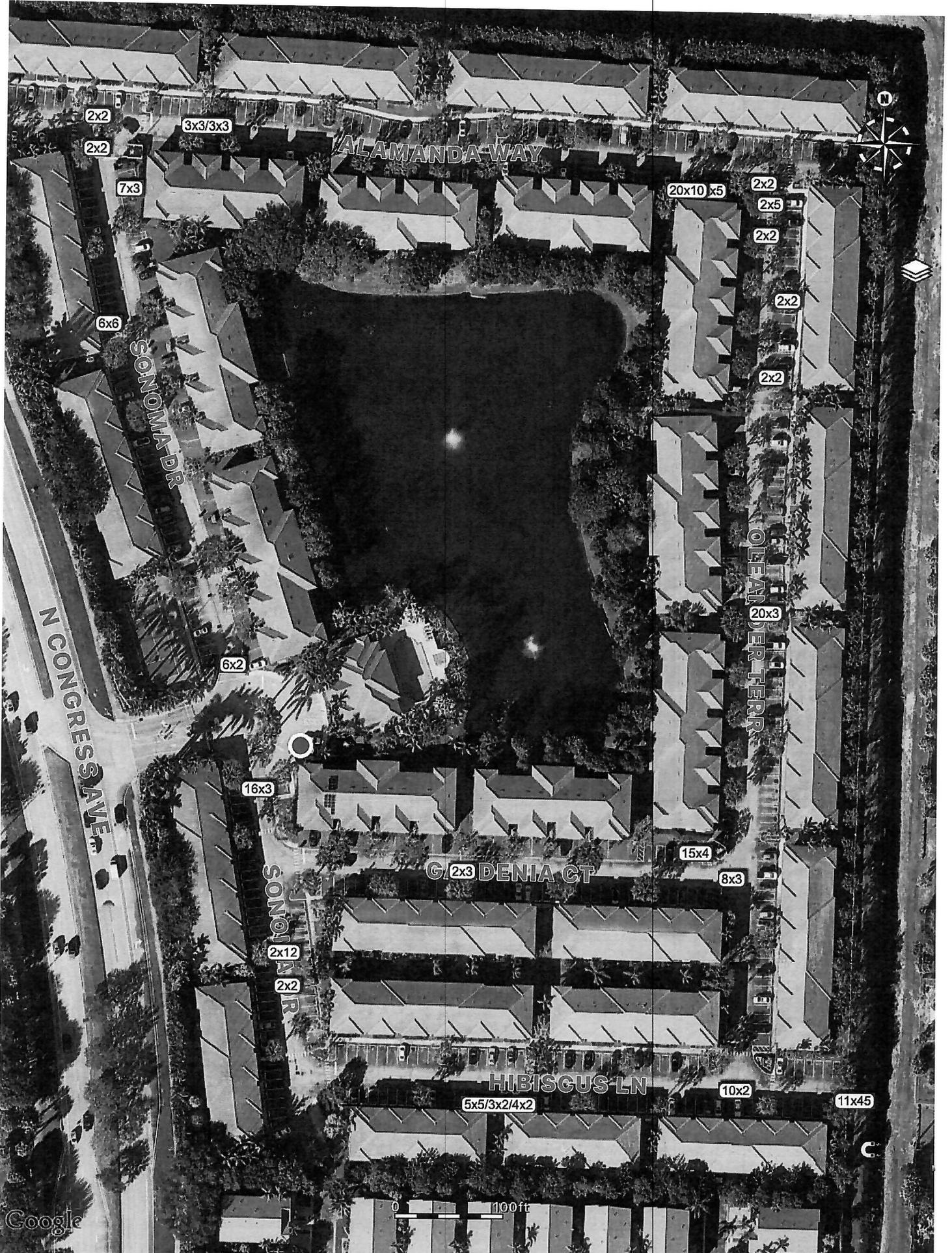
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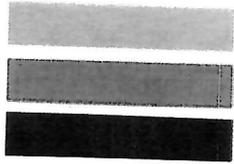
Signature

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FORD CONCRETE & CONSTRUCTION

ESTIMATE

ESTIMATE NO: # 1082

ESTIMATE DATE: 02 04 2026

6586 W. Atlantic Ave
Delray Beach Florida 33436

Phone: **888 857 4222**

CUSTOMER

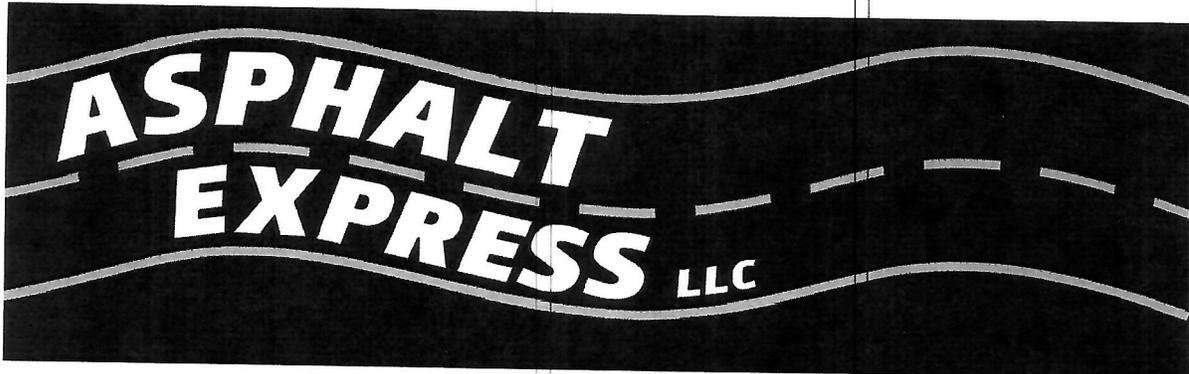
Allison Stauffer
3600 Sonoma Dr. Riviera Beach Fl.
Phone: 954-822-0331
Email: sonomabay@yahoo..com

SCOPE OF WORK	DESCRIPTION	AMOUNT
Asphalt Sealcoating	<ul style="list-style-type: none"> -Contractor will clean, prep and markoff parking lot of area discussed with client to install new sealcoat over parking lot on development. (App 154k Sq. Ft.) -Contractor will install (1) coat of sealcoating over pre-existing asphalt. -Contractor will install new parking lines and any other road symbols as per code over new sealcoating. (412 Parking Spots) 	\$29,950.00
Asphalt Repair	<ul style="list-style-type: none"> -Contractor will cut out, demo and remove damaged asphalt areas (App. 1200 sq ft) -Contractor will install new asphalt and tamper or roll to match pre-existing asphalt. -Contractor will add new sealcoating after repairs are complete. 	\$8,400.00

-The above scope of work will be performed for the sum of: \$38,350.00
Customer agrees to pay,
-35% Upon Acceptance of Proposal
-35% Breaking Ground
-Remaining 30% Upon Completion

WWW.FORDCNC.COM
6586 W. Atlantic Ave, Delray Beach Florida | phone: 888 857 4222

ISSUE DATE: 02 04 2026



Asphalt Express
248-889-5357
561-722-1027
Asphaltexpresspaving7@gmail.com

Sonoma Bay
Andrea
3600 Sonoma Dr
Riviera Beach, FL 33404
954-822-0331
sonomabay@yahoo.com

Description

- Parking lot to be blown off with power blower
- All area will be square cut and patch where needed with hot asphalt
- Rolled and compacted
- Sealcoat with commercial grade sealer
- Brush and spray finish in certain areas
- Striping after completion

Total: \$62,500