



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907

September 10, 2021

HOLIDAY PARK BOARD OF TRUSTEES:

- 1.) Sidewalk replacement continues down the 300 block of Holiday Park Blvd. to Sunflower. Terry will have a report on the status.
- 2.) The message center for the LED sign is built. The fabric top with acrylic faces 12" x 8' cabinet is being built. We have 2 bids, Commercial Electric and Eau Gallie Electric. Once the contract is signed with the electrician, they should be ready at the same time for the final installation, approximately 4 weeks.
- 3.) It's taken 3 years!! The first of the derelict homes has been removed 357 Holiday Park Blvd (Palm Bay owned home). 441 Holiday Park Blvd. (Buffalo Bill LLC) and 1183 Greenview (Vero Atlantic LLC) are being removed this week. There are 2 contracts pending approval from the ACC Board then Palm Bay for the removal of 220 Blossom LN and 1042 Moonlight CT. (Palm Bay owned homes). Another home on Neighborly CT will be removed (resident owned) Another home on Scobey CT (resident owned) has been removed, the carport remained as it is in good condition and will be attached to the new home being installed. My goal is to have at least 15 derelict homes removed in the next 12 months and new homes installed also to continue to keep a handle on the unkept homes so Holiday Park can control homes that are abandoned or appear to start deteriorating.
- 4.) We are patiently waiting for the counter tops to arrive. It seems every project has been a hurry up and wait scenario. We look forward to finishing the refreshment/greeting area in the next month.
- 5.) Van and DeWayne have installed the new A/C /heating unit at the gatehouse. Van will do the finish carpentry casing when the foam insulation is dry. The interior walls and trim will be painted. The computer tower and printer have been on an old micro-wave table and a broken end table. We are replacing these with a desk similar to the desk in the Admin. office.
- 6.) The gate staff all have khaki slacks and blue button- down shirts for their uniforms. We'll be getting safari hats for the day light hours. We are getting lanyard badge holders with their photo for all gatehouse staff. I will be asking Jim Gahan if he will assist us. He did a fantastic job with the ACC board members!!
- 7.) The fountain at the back pond is being repaired, we may need to change out the HP on the motor. I have been in constant contact with Lake Drs. We need an aeration system for the bottom of the pond. Once this is in place, we can stock the pond with either tarp or tilapia fish. I do have a price for the aeration system \$2,716.73. With the Board approval, I will then research stocking the pond.
- 8.) We will begin the 2021 audit, waiting for the agreement from the auditor. We can begin auditing procedural and state requests, we will begin auditing the financials the end of September and continue until we receive all invoices and statements from 2021 fiscal year.



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9.) We have received 3 payments for the pressure washing liens owed to the Park. As owners either rent or sell their homes, their applications will not be approved until they are current with their assessments and all other monies owed to the park. We have approximately \$650.00 with liens on them.

10.) The Bocci courts are still a work in progress. Anything wrong that could've happened did! Between covid, receiving the wrong materials, problems with the concrete, permitting, it's been a total nightmare. I am in constant contact with Sport Surfaces, they are assured that the end product will be amazing. We will have the courts totally inspected and will not release the last payment until the courts are finished to our satisfaction/approval and all inspections are signed off by the City of Palm Bay.

Please, if you have not been vaccinated be courteous and wear a mask when entering the Administrative building!!

Sincerely,

Sheree Morris

District Manager

Port Malabar Holiday Park

2nd bid

SEP 09 2021



2012 Aurora Road
Melbourne, FL 32935
Phone: (321) 259-2885
Fax: (321) 254-1518
EC13003441 CGC1526728

<p>Sold To:</p> <p>Port Malabar Holiday Park 215 Holiday Park Blvd. NE Palm Bay, FL 32907</p>	<p>QUOTATION</p> <p>Quote: 00028134</p> <p>Date: Sep7/21</p> <p>Reference Number</p>
<p>Job Location 215 Holiday Park Blvd. NE Palm Bay, FL 32907</p>	<p>Quoted By: Scott Sallade Email: ssallade@eg-electric.com</p>

Description	Total
<p>We are pleased to submit our quotation for the following work:</p> <p>POWER FOR MESSAGE BOARD SIGN</p> <p>INCLUSIONS: Quote is based on site visit. Replacement of the existing 100A 120/240V 1PH service located near the entrance that is in dire need of replacement. Furnish and install (1) new 150A 120/240V 1PH meter/ main combo breaker panel, service pole, conduit, conductors, fittings, supports, ground rods, breakers, and final terminations for a complete replacement. Furnish and install (1) 30A 120V circuit for the new sign fed from the new panel to the new sign. Furnish and install 200ft of directional bore conduit from the new service to new sign. Furnish and install (1) 20A GFI service receptacle under new panel. Permit Fees. Coordinate with FPL for disconnect/reconnect appointment. Coordinate with City of Palm Bay Building Department for permitting and inspections. Clean-up of all work areas and testing for proper operation upon completion. All work to be performed between 8am-4pm.</p> <p>Price may change if quote is not accepted within 30 days. No work will be performed unless this quote is accepted.</p> <p>By signing this or issuing a Purchase Order, you understand that this estimate becomes a contract. Modification of this</p>	



2012 Aurora Road
Melbourne, FL 32935
Phone: (321) 259-2885
Fax: (321) 254-1518
EC13003441 CGC1526728

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Job Location 215 Holiday Park Blvd. NE Palm Bay, FL 32907	Quoted By: Scott Sallade Email: ssallade@eg-electric.com

contract may only occur in writing or a revised Purchase Order, signed by both parties.

Signature: _____

Date: _____

Thank you for choosing Eau Gallie Electric, Inc!
License # EC13003441 & EC13007245

Subtotal	5,862.00
Total Quotation	5,862.00

10/23/2021 10:27:29
AUG 26 2021



08/26/2021
Holiday Park
Attn: Sheree
Re: Sign Power

Quote for the following electrical work.

Wire and install new service to refeed guard shack and new reader board sign.	
Permit	\$ 450.00
Labor/ material	\$5,561.00
Total	\$6,011.00*

*Notes

- Price includes new 150a Meter main/ 100a breaker for guard shack and 60a breaker for sub panel
- Price includes 60a subpanel to be located by sign.
- Price includes straitening existing pole
- Price includes two 20a GFI outlets, one at each panel
- Price includes compressor to jet under road, and walk behind trencher.
- Price includes had digging when needed.
- Price includes one 30a circuit for reader and one 20a circuit for sign,
- Price includes using aluminum wire in 1 1/2 pvc conduit to reduce costs
- All work to be completed during normal business hours.

Thank you,
Kevin Arsenault

Approved by:

Date:



Sales Agreement
Kasco

FJS/709727

This Agreement, made this _____ day of _____, 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information*

Hereinafter called "CUSTOMER" PURCHASE ORDER #: _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

One (1) RA2-PM complete aeration system for the back pond associated with **PORT MALABAR HOLIDAY PARK**, Palm Bay, FL.

EXCLUDES ANY ON-SHORE ELECTRICAL WORK. ****Installation will be scheduled upon receipt of deposit****

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	One (1) Kasco RA2-PM 230V Complete Aeration System with 200' Weighted Tubing	\$	1,939.00
2.	Miscellaneous Hardware	\$	INCLUDED
3.	Delivery and Installation	\$	600.00
4.	7% Florida Sales Tax	\$	177.73
	Total of Services Accepted	\$	<u>2,716.73</u>

A deposit of \$1,358.37 shall be payable upon execution of this Agreement. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **September 27, 2021**.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

Signed _____ Dated _____

FABIAN J. STERN, ASST. VICE PRESIDENT-SALES

Name _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER'S warranty.
 - 1 year: Teich-Aire Linear Compressors, Bantam Diffused Aeration, PUCK Lights
 - 2 year: XStream 2400, all other 2400's, 3400's, 4400's, LEDC11 light kits, LEDS19 light kits, RGB LED kits, Teich-Aire Rocking Piston compressors
 - 3 year: 8400's, 3.1's, 5.1's, 2.3's, 3.3's, 5.3's, 7.3's
 - 5 year: Diffuser assembly, Base mount and post mount cabinets for Robust-Aire Systems
 - 10 year: SureSink weighted tubing for Robust-Aire Systems

The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER'S required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
13. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
14. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
15. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
16. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
17. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.

Douglas Frasier Concrete Pumping LLC

Tel 772-260-9941

301 Papaya Cir

dougfrasier43@gmail.com

Tel 772-473-1337

Barefoot Bay, FL 32976-6850

Port Malabar Holiday Park
Attn: Sharee Morris
215 Holiday Park Blvd. NE
Palm Bay, FL 32907-2196

September 9, 2021

Re: Sidewalk near Clubhouse and pond

- Removal of existing grass. Prepping, forming, and pouring new sidewalk at the clubhouse.
- Removal of 350 feet of asphalt, grass, and dirt starting at Holiday Park Blvd. Forming, prepping, and pouring 350 feet of new sidewalk.
- Extending existing sidewalk near the pond making a 2-foot wider golf cart path. Forming, prepping, and pouring a 12 x 12 concrete slab for a golf cart turnaround.

All concrete will be poured six inches thick with 4000 psi concrete with commercial fiber.

The total cost for this project is \$22,375.00. The price includes all labor and materials.

Douglas Frasier

September 9, 2021

Douglas Frasier, Owner

Date

The undersigned accepts the proposal and hereby agrees to the conditions stated therein. By affixing your signature below, you affirm all terms are satisfactory and authorized the work to be done as proposed.

Authorized Signer, Title

Date

PINSON CONTRACTOR SERVICES, LLC

481 Avocado Avenue

Sebastian, FL 32958

772-473-1337

Email: Cpinsoncs@gmail.com
