

**CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC**

**PO Box 12412, Tallahassee, Fl 32317
850-583-1173 Customerservice@tpam.biz**

May 14, 2025

5:00 PM

VIDEO CONFERENCING

meet.google.com/dsx-oqvk-crg

+1 513-855-2293 PIN: 889 267 587#

Agenda:

1. Call to Order;
2. Roll Call
3. Proof Notice
4. Approval of the minutes from the January 10, 2025 board meeting.
5. Old Business
6. New Business
7. Comments
8. Adjournment

**CHATEAU DEVILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC**

**PO Box 12412, Tallahassee, Fl 32317
850-583-1173 Customerservice@tpam.biz**

**DRAFT MINUTES FOR THE JANUARY 10, 2025 MEETING OF
CHATEAU DEVILLE BOARD OF DIRECTORS**

Agenda:

1. Call to Order;
 - a. The meeting was called to order at 3:10 PM by Jeff Sammons, President.
2. Roll Call
 - a. Present at the meeting was Jeff Sammons, Donnie Martinez, and Paul Godfrey.
 - b. Also present was Mary Jackson from TPAM.
3. Proof Notice
 - a. Notice was posted on site on Monday, January, 6, 2025.
4. Discussion of Budget and Reserves
 - a. The board discussed the budget and possible ways to raise fees to start funding the reserves.
 - b. The board agreed to present a budget with the dues increasing from \$255 a month to \$350 a month.
 - c. The board discussed reevaluating the budget in 6 months to see if the increase was sufficient for now or if a special assessment might be needed.
5. Adjournment
 - a. Donnie made a motion to adjourn the meeting, Paul seconded. The meeting was adjourned at 5:15 PM.

**CHATEAU DEVILLE CONDOMINIUM
ASSOCIATION INC MARCH 2025 FINANCIALS**

Total Professional Association Management
CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM
ASSOCIATION, INC.

**CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.**

Run Date: 04/25/2025
Run Time: 11:58 AM

**BALANCE SHEET
As of: 03/31/2025**

Assets

Account #	Account Name	Total
1010	CCBG OPERATING	\$18,015.80
1011	CCBG SPECIAL ASSESSMENTS	\$777.12
1030	FCCU-RESERVE	\$264.09
1100	TRANSFER	(\$645.00)
1310	ACCOUNTS RECEIVABLE	\$16,782.53
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,773.12
1320	RESERVE FUND	(\$6,005.26)
1630	PRE-PAID EXPENSES	\$5,727.72
	TOTAL ASSETS	\$38,690.12

Liabilities

Account #	Account Name	Total
3010	ACCOUNTS PAYABLE	\$45,588.46
3310	PREPAID OWNER ASSESSMENTS	\$9,910.18
3315	ACCRUED EXPENSES	\$1,759.02
	TOTAL LIABILITIES	\$57,257.66

Equity

Account #	Account Name	Total
5010	PRIOR YEARS EQUITY	\$245,642.05
	Current Year Net Income/(Loss)	(\$264,209.59)
	TOTAL EQUITY	(\$18,567.54)
	TOTAL LIABILITIES AND EQUITY	\$38,690.12

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 04/25/2025
Run Time: 11:58 AM

INCOME STATEMENT

Start: 03/01/2025 | End: 03/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
6310 ASSESSMENT INCOME	23,970.00	23,876.00	94.00	287,415.09	286,512.00	903.09	286,512.00
6311 SPECIAL ASSESSMENT	0.00	0.00	0.00	278.00	0.00	278.00	0.00
6315 STORAGE RENT MONTHLY	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
6325 ESTOPPEL FEE INCOME	0.00	80.00	(80.00)	0.00	960.00	(960.00)	960.00
6340 LATE FEES/SERVICE CHARGES	7,186.74	30.00	7,156.74	13,269.50	360.00	12,909.50	360.00
6390 BANK INTEREST INCOME	0.03	0.00	0.03	566.95	0.00	566.95	0.00
Income Total	31,156.77	24,086.00	7,070.77	301,529.54	289,032.00	12,497.54	289,032.00
Total Income	31,156.77	24,086.00	7,070.77	301,529.54	289,032.00	12,497.54	289,032.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Corporate Expense							
7010 DNU - CORPORATE ANNUAL REPORT	61.25	0.00	(61.25)	122.50	0.00	(122.50)	0.00
7025 INSURANCE GENERAL	5,588.80	6,000.00	411.20	94,913.60	72,000.00	(22,913.60)	72,000.00
7030 ACCOUNTING/TAX PREP	0.00	155.00	155.00	31.45	1,860.00	1,828.55	1,860.00
7040 LICENSE AND TAXES	0.00	52.00	52.00	0.00	624.00	624.00	624.00
Corporate Expense Total	5,650.05	6,207.00	556.95	95,067.55	74,484.00	(20,583.55)	74,484.00
General & Administrative							
7310 DNU - BANK CHARGES	25.00	0.00	(25.00)	331.00	0.00	(331.00)	0.00
7340 DNU - WEBSITE/DOMAIN	0.00	0.00	0.00	144.00	0.00	(144.00)	0.00
7350 LEGAL/PROFESSIONAL	0.00	50.00	50.00	4,479.50	600.00	(3,879.50)	600.00
7360 MANAGEMENT FEES	2,200.00	1,692.00	(508.00)	26,400.00	20,304.00	(6,096.00)	20,304.00
7361 DNU MANAGMENT SOFTWARE	0.00	0.00	0.00	1,325.00	0.00	(1,325.00)	0.00
7380 OFFICE EXPENSE - GENERAL	492.34	0.00	(492.34)	2,448.27	0.00	(2,448.27)	0.00
General & Administrative Total	2,717.34	1,742.00	(975.34)	35,127.77	20,904.00	(14,223.77)	20,904.00
Maintenance & Operating							
8230 DNU - CLEANING/JANITORIAL	1,345.00	0.00	(1,345.00)	24,098.75	0.00	(24,098.75)	0.00
8240 DNU - PLUMBING MAINTENANCE	0.00	0.00	0.00	6,971.90	0.00	(6,971.90)	0.00
8250 DNU - ROOF REPAIRS	1,000.00	0.00	(1,000.00)	14,672.50	0.00	(14,672.50)	0.00
8260 FERTILIZATION/PEST CONTROL	503.10	130.00	(373.10)	2,188.57	1,560.00	(628.57)	1,560.00
8265 TERMITE BOND	0.00	250.00	250.00	3,000.00	3,000.00	0.00	3,000.00
8270 DNU - LIGHT MAINTENANCE (MAINT)	0.00	0.00	0.00	978.00	0.00	(978.00)	0.00
8280 MAINTENANCE LABOR & SUPPLIES	3,755.18	100.00	(3,655.18)	21,054.49	1,200.00	(19,854.49)	1,200.00
8300 DNU - TRASH PICK-UP	1,575.00	0.00	(1,575.00)	6,939.04	0.00	(6,939.04)	0.00
Maintenance & Operating Total	8,178.28	480.00	(7,698.28)	79,903.25	5,760.00	(74,143.25)	5,760.00
Landscape Expense							
8670 LANDSCAPE CONTRACT	1,575.00	850.00	(725.00)	10,237.50	10,200.00	(37.50)	10,200.00
8672 LANDSCAPE MAINTENANCE - GENERAL	0.00	0.00	0.00	736.25	0.00	(736.25)	0.00
Landscape Expense Total	1,575.00	850.00	(725.00)	10,973.75	10,200.00	(773.75)	10,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Pool Expense							
8930 POOL MAINTENANCE	0.00	700.00	700.00	1,992.45	8,400.00	6,407.55	8,400.00
Pool Expense Total	0.00	700.00	700.00	1,992.45	8,400.00	6,407.55	8,400.00
Utilities							
9610 ELECTRIC	0.00	0.00	0.00	0.00	1,476.65	1,476.65	1,476.65
9620 UTILITIES	4,928.53	5,461.03	532.50	55,118.27	65,532.91	10,414.64	65,532.91
9630 SECURITY	0.00	60.00	60.00	0.00	720.00	720.00	720.00
9635 DNU - GARBAGE/RECYCLE	128.87	0.00	(128.87)	1,288.70	0.00	(1,288.70)	0.00
9650 WATER/SEWER	0.00	0.00	0.00	4,091.20	9,530.44	5,439.24	9,530.44
Utilities Total	5,057.40	5,521.03	463.63	60,498.17	77,260.00	16,761.83	77,260.00
Reserve Contributions							
9920 CAPITAL IMPROVEMENTS	0.00	1,000.00	1,000.00	0.00	12,000.00	12,000.00	12,000.00
9925 PLUMBING	0.00	2,000.00	2,000.00	1,664.00	24,000.00	22,336.00	24,000.00
9930 ROOF	0.00	2,500.00	2,500.00	28,597.50	30,000.00	1,402.50	30,000.00
9935 LANDSCAPING & TREE	0.00	500.00	500.00	0.00	6,000.00	6,000.00	6,000.00
9940 POOL	0.00	500.00	500.00	11,362.69	6,000.00	(5,362.69)	6,000.00
9945 INSURANCE ROOF REPAIRS	1,700.00	0.00	(1,700.00)	240,552.00	0.00	(240,552.00)	0.00
Reserve Contributions Total	1,700.00	6,500.00	4,800.00	282,176.19	78,000.00	(204,176.19)	78,000.00
Total Expense	24,878.07	22,000.03	(2,878.04)	565,739.13	275,008.00	(290,731.13)	275,008.00
Net Income	6,278.70	2,085.97	4,192.73	(264,209.59)	14,024.00	(278,233.59)	14,024.00

CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

Run Date: 05/14/2025
Run Time: 02:04 PM

AGED OWNER BALANCE

As of: 05/14/2025

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
128CDV1	128	JOSEPH CROSBY 2020 CONTINENTAL AVE 128	COLLECTION S-ALLIANCE	\$409.71	\$405.95	\$311.04	\$7,318.27	\$8,444.97
208CDV1	208	NOELLE & EDDIE PONTON 2020 CONTINENTAL AVE 208	COLLECTION S ITF	\$395.12	\$390.12	\$291.47	\$3,448.01	\$4,524.72
137CDV1	137	ASHLEY BLAKELY 2020 CONTINENTAL AVE 137	COLLECTION S-ALLIANCE	\$387.83	\$382.82	\$284.17	\$2,311.05	\$3,365.87
215CDV1	215	GEORGES BARBEROUSSE 2020 CONTINENTAL AVE 215	COLLECTION S-ALLIANCE	\$373.24	\$468.23	\$269.59	\$1,056.85	\$2,167.91
220CDV1	220	JERALDINE FOSTER EWING 2020 CONTINENTAL AVE 220	COLLECTION S-ALLIANCE	\$365.87	\$460.87	\$262.22	\$530.65	\$1,619.61
141CDV1	141	TAMEKA RENA GERMAN 2020 CONTINENTAL AVE 141	COLLECTION S-ALLIANCE	\$365.23	\$460.23	\$261.58	\$478.03	\$1,565.07
223CDV1	223	MICHAEL ADAMS 2020 CONTINENTAL AVE 223	COLLECTION S-ALLIANCE	\$362.67	\$457.67	\$262.67	\$300.36	\$1,383.37
138CDV1	138	RICHARD FAIL & TIFFANIE RADNEY 2020 CONTINENTAL AVE 138	COLLECTION S-ALLIANCE	\$362.30	\$457.29	\$262.29	\$277.28	\$1,359.16
101CDV1	101	MARK DAHLEY 2020 CONTINENTAL AVE 101	PREP FOR NOLA	\$359.21	\$354.20	\$255.55	\$38.78	\$1,007.74
143CDV1	143	TERENCE MCGINN 2020 CONTINENTAL AVE 143		\$353.65	\$605.00	\$0.00	\$0.00	\$958.65
219CDV1	219	ZAINABU RUMALA 2020 CONTINENTAL AVE 219		\$356.27	\$354.91	\$89.86	\$1.27	\$802.31
127CDV1	127	RONI & LINDA ITZHAK 2020 CONTINENTAL AVE 127		\$355.01	\$350.00	\$0.00	\$0.00	\$705.01
212CDV1	212	RASHAD K STINSON 2020 CONTINENTAL AVE 212		\$355.01	\$350.00	\$0.00	\$0.00	\$705.01
233CDV1	233	AJEM ENTERPRISES LLC 2020 CONTINENTAL AVE 233		\$353.65	\$258.65	\$0.00	\$0.00	\$612.30
224CDV1	224	LOUIS SIMS 2020 CONTINENTAL AVE 224		\$351.36	\$95.00	\$0.00	\$0.00	\$446.36
150CDV1	150	MAGDALENA EWA BABIARZ 2020 CONTINENTAL AVE 150		\$355.01	\$3.65	\$0.00	\$0.00	\$358.66
209CDV1	209	CASSAUNDRA BEARD 2020 CONTINENTAL AVE 209		\$350.00	\$0.00	\$0.00	\$8.54	\$358.54
109CDV1	109	PHILLIPPE & GERSANDRE RAYMOND 2020 CONTINENTAL AVE 109		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
111CDV	111	ELITE ALLIANCE REAL ESTATE GROUP LLC 2020 CONTINENTAL AVE 111		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
117CDV1	117	DEENA & MICHAEL DILL 2020 CONTINENTAL AVE 117		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
131CDV1	131	MIGUEL GRANSUULL 2020 CONTINENTAL AVE 131		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
136CDV1	136	GCET PROPERTIES LLC 2020 CONTINENTAL AVE 136		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
140CDV1	140	ASHLYN BURR 2020 CONTINENTAL AVE 140		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
145CDV1	145	GCET PROPERTIES LLC 2020 CONTINENTAL AVE 145		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
147CDV1	147	AJEM ENTERPRISES LLC 2020 CONTINENTAL AVE 147		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
221CDV1	221	ELITE ALLIANCE REAL ESTATE GROUP		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
		LLC						
225CDV1	225	2020 CONTINENTAL AVE 221 KYLE JOHNSON		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
229CDV1	229	2020 CONTINENTAL AVE 225 ANDYBELLE INVESTMENTS LLC		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
231CDV1	231	2020 CONTINENTAL AVE 229 AJEM ENTERPRISES LLC		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
241CDV1	241	2020 CONTINENTAL AVE 231 GCET PROPERTIES LLC		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
252CDV1	252	2020 CONTINENTAL AVE 241 GCET PROPERTIES LLC		\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
150CDV1	150	2020 CONTINENTAL AVE 252 TODD & MONICA SONTAG (*)		\$0.00	\$0.00	\$255.00	\$0.00	\$255.00
206CDV1	206	2020 CONTINENTAL AVE 150 BROOKS BETTS		\$219.22	\$0.39	\$0.00	\$0.00	\$219.61
119CDV1	119	2020 CONTINENTAL AVE 206 CHATEAU DEVELOPER		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
123CDV1	123	2020 CONTINENTAL AVE 119 CHATEAU DEVELOPER		\$96.36	\$0.00	\$0.00	\$0.00	\$96.36
108CDV	108	2020 CONTINENTAL AVE 123 LINDA WILLIAMS		\$95.00	\$0.00	\$0.00	\$0.00	\$95.00
118CDV1	118	2020 CONTINENTAL AVE 108 BIANCA SOTO		\$95.00	\$0.00	\$0.00	\$0.00	\$95.00
135CDV1	135	2020 CONTINENTAL AVE 118 TAUREAN LEWIS		\$95.00	\$0.00	\$0.00	\$0.00	\$95.00
226CDV1	226	2020 CONTINENTAL AVE 135 LINDA WILKINSON		\$95.00	\$0.00	\$0.00	\$0.00	\$95.00
228CDV1	228	2020 CONTINENTAL AVE 226 LINDA WILLIAMS		\$95.00	\$0.00	\$0.00	\$0.00	\$95.00
232CDV1	232	2020 CONTINENTAL AVE 228 LINDA WILLIAMS		\$95.00	\$0.00	\$0.00	\$0.00	\$95.00
201CDV1	201	2020 CONTINENTAL AVE 232 GASFORD GOLAU		\$10.62	\$0.15	\$0.15	\$0.90	\$11.82
Community Total				\$12,103.70	\$5,855.13	\$2,805.59	\$15,769.99	\$36,534.41

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fee	1310	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
03 - COLLECTIONS RECEIVABLE	1310	\$0.00	\$500.00	\$0.00	\$305.00	\$805.00
04 - Interest Fee	1310	\$265.76	\$200.13	\$167.00	\$995.25	\$1,628.14
A1 - Assessment	1310	\$11,837.94	\$5,155.00	\$2,638.59	\$10,719.49	\$30,351.02
S2 - SPECIAL ASSESSMENT	1315	\$0.00	\$0.00	\$0.00	\$3,700.25	\$3,700.25
Grand Total:		\$12,103.70	\$5,855.13	\$2,805.59	\$15,769.99	\$36,534.41

Account#	Account Description	Delinquency Amount
1310	ACCOUNTS RECEIVABLE	\$32,834.16
1315	SPECIAL ASSESSMENT RECEIVABLE	\$3,700.25
Total:		\$36,534.41

Total Number of Homes: 42



Financial Collections Report

Chateau De Ville of Tallahassee Condominium Assn

April, 2025

Current Month Collections:	1,411.82
Year to Date Collections:	4,055.62
Total Collections:	61,856.65

PARTIAL PAYMENTS		AMOUNT
Acct #Crosby, Joseph. 2020 Continental Ave Apt 128. Assessments		87.20
Acct #215CDV1. 2020 Continental Ave #215. Assessments		1,324.62
Total Partial Payments		1,411.82

LJ'S HOME REPAIRS SPECIALIST LLC

OWNER- LEONARD JACKSON

Cell Phone #: 813-601-6075

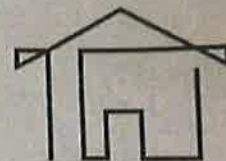
Date: March 10th

Client: ~~Chateau~~ Deville

Job Address:

UNIT 132

INVOICE



LJ'S HOME REPAIR SPECIALIST LLC

DESCRIPTION

Remove dry wall from bedroom ceiling
and door wall.

Remove a portion of wall in bathroom,
Reinst

Treat all areas for mold.

Reinstall new drywall in areas
mud, texture, and paint all repaired
areas

LABOR: /material

DEPOSIT REQUIRED TO SCHEDULE:

BALANCE DUE:

\$ 2200.00
\$ 900.00
\$ 1,300.00

CUSTOMER SIGNATURE: _____

DATE: _____

COMPANY SIGNATURE: _____

Leonard Jackson, Owner

DATE: 3/10/25

INVOICE

LJ'S HOME REPAIRS SPECIALIST LLC

OWNER- LEONARD JACKSON

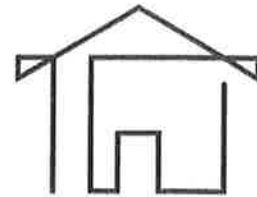
Cell Phone #: 813-601-6075

Date: March 5th

Client:

T.P.A.M.
Job Address: 327 OFFICE PLAZA
Tallahassee FL.

Unit: 232



HOME REPAIR
WHAT YOUR HOME NEEDS
LJ'S HOME REPAIR SPECIALIST LLC

DESCRIPTION

Remove drywall and Installation from
master bedroom, closet, and bathroom ceiling
Remove dry and trim from master bedroom
door entry wall.

Treat all areas for mold.

Install new installation in ceilings

Install new drywall on ceilings and
wall.

Mud, texture and paint all areas.

Install new baseboard and trim

Remove all debris and clean area.

LABOR: / material

DEPOSIT REQUIRED TO SCHEDULE:

BALANCE DUE:

\$ 3200.00
\$ 1600.00
\$ 1600.00

CUSTOMER SIGNATURE:

DATE:

COMPANY SIGNATURE:


Leonard Jackson, Owner

DATE:

3/5/25



4003 W Pensacola St
Tallahassee FL 32304
(850) 668-7663,
Admin@roofsbypro.com
CCC1333056 / CCC1327425

SERVICE LOCATION

2020 Continental Avenue UNIT 235
Tallahassee, FL, 32304

CUSTOMER MESSAGE

Estimate

ESTIMATE #

1062463982

DATE

03/20/2025

Done

CUSTOMER

Chateau De Ville Condominiums
Chateau DeVille Condo
2020 Continental Avenue
Tallahassee, FL, 32304

tpam@payableslockbox.com

Estimate

Description	Qty	Rate	Tax	Total
Roof Work - Unit 235	1.00	\$2,432.50	\$0.00	\$2,432.50
Scope of work:				
- Wash roof over unit 235 in multiple areas.				
- Coat multiple laps and cracks over unit 235.				
- Apply mesh membrane over laps and cracks.				
- Apply second coat of roof coating over mesh membrane.				

**Estimate
Total:**

\$2,432.50



4003 W Pensacola St
Tallahassee FL 32304
(850) 668-7663,
Admin@roofsbypro.com
CCC1333056 / CCC1327425

Estimate

ESTIMATE #

1063709316

DATE

SERVICE LOCATION

2020 Continental Avenue 235 & 236
Tallahassee, FL, 32304

CUSTOMER

Chateau De Ville Condominiums
Chateau DeVille Condo
2020 Continental Avenue
Tallahassee, FL, 32304

tpam@payableslockbox.com

CUSTOMER MESSAGE

- * Unit 235 & 236
- * Due to the condition of these roofs, we are predicting excessive wood rot. Please expect additional wood rot replacement and window flashing costs.

Estimate

Description	Qty	Rate	Tax	Total
Architectural Shingle Roof Replacement - Masard Project Scope of Work: • Remove 1 layer of existing shingles and underlayment, • Inspect existing decking and replace rotted, deteriorated, or damaged decking or wood, as needed, to pass inspection and provide quality workmanship. **Refer to Decking Replacement Change Order Authorization Form for cost breakdown. • Re-nail all existing decking 6" on center with 8-D ring shank nails. • Replace drip edge eave metal with new 26-gauge drip edge eave metal, where applicable. • Install underlayment per current FL Building Code. • Install ice and water guard in valleys. • Install starter shingles around perimeter of roof. • Install new IKO Cambridge architectural shingles with 6 hot dipped roofing nails per shingle. • Pull required roofing permit. Schedule and complete mid-points and final roof inspections. • Remove all roofing debris and sweep job site with magnetic device to collect loose nails or screws. • All work performed will meet or exceed FL Building Code and all applicable local building codes. • 10-year workmanship warranty. • Limited lifetime manufacturer warranty.	1.00	\$9,401.00	\$0.00	\$9,401.00
Modified Flat Roof Replacement Project Scope of Work: • Remove 1 layer of existing roofing material. • Inspect existing decking and replace rotted, deteriorated, or damaged decking or wood, as needed, to pass inspection and provide quality workmanship. **Refer to Decking Replacement Change Order Authorization Form for cost breakdown. • Re-nail all existing decking 6" on center with 8-D ring shank nails. • Install new tapered insulation roof system. • Install new modified roll roof system. • Install new custom 26-gauge eave drip to match existing metal. • Install new lead boots on all plumbing pipes. • Pull required roofing permit. Schedule and complete mid-points and final roof inspections. • Remove all roofing debris and sweep job site with magnetic device to collect loose nails or screws. • All work performed will meet or exceed FL Building Code and all applicable local building codes. • 5-year workmanship warranty. • 10-year manufacturer warranty.	1.00	\$20,490.00	\$0.00	\$20,490.00

Estimate Total:

\$29,891.00



4003 W Pensacola St
Tallahassee FL 32304
(850) 668-7663,
Admin@roofsbypro.com
CCC1333056 / CCC1327425

SERVICE LOCATION

2020 Continental Avenue UNIT 241
Tallahassee, FL, 32304

CUSTOMER MESSAGE

Estimate

ESTIMATE #

1062604234

DATE

03/20/2025

Done

CUSTOMER

Chateau De Ville Condominiums
Mary Jackson
2020 Continental Avenue
Tallahassee, FL, 32304

(850) 556-7564
mary.jackson@tpam.biz

Estimate

Description	Qty	Rate	Tax	Total
Roof Work Scope of work: - Wash roof around A/C unit and 1 location at edge of roof over unit 241. - Coat around base of A/C unit and 1 location at edge of roof over unit 241. - Apply mesh membrane at these locations. - Apply second coat of roof coating over mesh membrane.	1.00	\$1,955.75	\$0.00	\$1,955.75

Estimate
Total:

\$1,955.75



4003 W Pensacola St
Tallahassee FL 32304
(850) 668-7663,
Admin@roofsbypro.com
CCC1333056 / CCC1327425

Estimate

ESTIMATE #

1063732055

DATE

SERVICE LOCATION

2020 Continental Avenue 241 & 242
Tallahassee, FL, 32304

CUSTOMER

Chateau De Ville Condominiums
Chateau DeVille Condo
2020 Continental Avenue
Tallahassee, FL, 32304

tpam@payableslockbox.com

CUSTOMER MESSAGE

* Unit 241 & 242
* Due to the condition of these roofs, we are predicting excessive wood rot.
Please expect additional wood rot replacement and window flashing costs.

Estimate

Description	Qty	Rate	Tax	Total
Architectural Shingle Roof Replacement - Mansard Project Scope of Work: • Remove 1 layer of existing shingles and underlayment. • Inspect existing decking and replace rotted, deteriorated, or damaged decking or wood, as needed, to pass inspection and provide quality workmanship. **Refer to Decking Replacement Change Order Authorization Form for cost breakdown. • Re-nail all existing decking 6" on center with 8-D ring shank nails. • Replace drip edge eave metal with new 26-gauge drip edge eave metal, where applicable. • Install underlayment per current FL Building Code. • Install ice and water guard in valleys. • Install starter shingles around perimeter of roof. • Install new IKO Cambridge architectural shingles with 6 hot dipped roofing nails per shingle. • Pull required roofing permit. Schedule and complete mid-points and final roof inspections. • Remove all roofing debris and sweep job site with magnetic device to collect loose nails or screws. • All work performed will meet or exceed FL Building Code and all applicable local building codes. • 10-year workmanship warranty. • Limited lifetime manufacturer warranty.	1.00	\$9,401.00	\$0.00	\$9,401.00
Modified Flat Roof Replacement Project Scope of Work: • Remove 1 layer of existing roofing material. • Inspect existing decking and replace rotted, deteriorated, or damaged decking or wood, as needed, to pass inspection and provide quality workmanship. **Refer to Decking Replacement Change Order Authorization Form for cost breakdown. • Re-nail all existing decking 6" on center with 8-D ring shank nails. • Install new modified roll roof system. • Install new custom 26-gauge eave drip to match existing metal. • Install new lead boots on all plumbing pipes. • Pull required roofing permit. Schedule and complete mid-points and final roof inspections. • Remove all roofing debris and sweep job site with magnetic device to collect loose nails or screws. • All work performed will meet or exceed FL Building Code and all applicable local building codes. • 5-year workmanship warranty. • 10-year manufacturer warranty.	1.00	\$20,490.00	\$0.00	\$20,490.00

Estimate Total:

\$29,891.00

PREMIER POOLS

CPC1459138

Office: (850) 329-0337
Stephen: (850) 519-7312
4013 Woodville Hwy, Unit 5
Tallahassee, FL 32305

Premierpoolstallahassee@gmail.com

Proposal

Date: 5/5/25

Job Name: Chateau Deville

Job Location: 2020 Continental Ave

Description	Cost	Total
Drain, muck out, pressure wash, and chlorine wash pool	2,000.00	2,000.00
Start up chemicals	450.00	450.00
	Grand Total:	\$2,450.00

*Warranty: We will uphold manufacturer's warranty for all products we install. Labor is not included for replacement of parts covered under manufacturer's warranty. Labor for warranty related work will be billed at \$95.00 per hour.

Premier Pools is not liable for any underlying issues and/or damage to pool equipment, lights, or any existing structural deficiencies. Premier Pools is entitled to full financial reimbursement for all materials purchased and services rendered. Premier Pools must receive a signed contract detailing the scope of work and 50% deposit prior to the initiation of work. All plans, materials, and other goods obtained by Premier Pools will remain the property of Premier Pools until such time as the balance due is paid in full. Premier Pools reserves the right to apply a lien on the property, and/or repossess all equipment and materials not paid for the within 30 days of receipt of invoice. Invoices that are unpaid as of 30 days from the date of the invoice will accrue interest at the rate of 18% per year, and all costs of collection including reasonable attorneys' fees shall be assessed against the debtor.

Respectfully Submitted,
Stephen Bassett

The above price, specifications and conditions are satisfactory and are hereby accepted.
Premier Pools is authorized to do the work as specified.

Authorized Signature: _____ Date of Acceptance: _____

Build • Renovate • Service • Repair

www.PremierPoolsTallahassee@gmail.com • PremierPoolsTallahassee@gmail.com



PROPOSAL

LCAM Resources ❖ Insurance Appraisal ❖ Reserve Studies ❖ Est. 2007 ❖ 1-800-566-1770

DATE: February 20, 2025

CLIENT: CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.

PROPERTY ADDRESS: 2020 CONTINENTAL AVENUE, TALLAHASSEE, FL 32304

OVERVIEW: As requested, Liberty Capital Asset Management (LCAM) Resources, LLC can prepare an Insurance Appraisal of the above referenced property as follows:

Insurance Appraisal –

The insurance appraisal is a professional report completed by a State-Certified Appraiser and contains current hazard and flood values for all the buildings and major site improvements the association is responsible for insuring. The Cost Approach to value shall be employed for the purpose of estimating the insurable value of the property. The intended use of the appraisal is to assist in internal decision-making related to insurance planning by the client.

This service provides an unbiased opinion of value to help the association set an educated level of insurance coverage limits. This is the best way to accurately establish a credible value for the association property. The report you will receive conforms to the requirements and protocols of all insurance companies (e.g. Citizens) and is accepted by all carriers.

Your LCAM Resources Insurance Appraisal includes:

- On-site inspection by licensed professional
- Current hazard values and flood insurance values
- Construction analysis of all structures
- Cost breakdown for each building
- Property photographs of insurable assets

Annual Updates –

Report updates are available for future years to keep your insurance coverage on target. This service is optional, and available at a fraction of the initial cost without the need for a new site inspection provided no material changes have occurred since our last visit beyond normal maintenance and depreciation. If changes or additions have occurred, a new inspection may be required and will be quoted accordingly.

FEE SCHEDULE: ☐ Insurance Appraisal with inspection: **\$ 4,800**

PAYMENT: All expenses are included in our fee. The first half is due upon acceptance of this contract (prior to inspection). The balance of the fee is due upon report delivery. This proposal is valid for 30 days.

DELIVERY: PDF document delivered electronically.

COMPLETION: Assuming a timely authorization to proceed, based on our current workload the estimated timeframe for completion of the work proposed is on or before: **2nd Quarter of 2025.**

CONTRACTOR: **LCAM Resources**



J. Anthony Guadalupe
State-Certified General R.E. Appraiser #3018

February 20, 2025

Date

APPROVAL: **CHATEAU DE VILLE OF TALLAHASSEE CONDOMINIUM ASSOCIATION, INC.**

Authorized Signature

Date

Print Name

Title

Management Company

Phon



PROPOSAL

LCAM Resources ❖ Insurance Appraisal ❖ Reserve Studies ❖ Est. 2007 ❖ 1-800-566-1770

NEXT STEP:

Return signed and accepted proposal
via fax or email:

Toll free fax:
1-877-271-7719
Email: lcamresources@gmail.com

Mail 50% deposit to:

LCAM Resources
5036 Dr. Phillips Blvd. Suite #207
Orlando, FL 32819

COMPANY BACKGROUND:

LCAM Resources was founded from a dedication to raise the bar in the community association industry. Since then, we have helped thousands of client associations throughout Florida and across the USA. We have extensive experience with all property types including high-rise tower condos, oceanfront resorts, large-scale homeowner associations, mid-rise apartments, townhomes and villas, golf courses, tennis clubs, private schools, manufactured home cooperatives, campground facilities, professional offices and medical buildings, churches, historic properties, fitness centers, aquatic facilities, country clubs, yacht clubs, and world-class theme parks.

Preparing a reserve study or insurance appraisal requires a unique combination of specialized knowledge in the areas of appraisal, construction, and financial analysis. All of our reports are completed in-house by a certified professional who demonstrates the highest standards of skill, knowledge, and education. Our firm is an industry leader and trusted expert in the field of insurance appraisal and reserve studies with a proven track record of success since 2007.





PROPOSAL

LCAM Resources ❖ Insurance Appraisal ❖ Reserve Studies ❖ Est. 2007 ❖ 1-800-566-1770

TERMS OF SERVICE:

LCAM Resources will perform professional services for the client in accordance with this proposal. A retainer of one-half of the fee for the selected service is due upon acceptance of this proposal and must be received prior to inspection. The remaining balance is due upon delivery of the completed report(s). After 30-days of the invoice date, any outstanding balances are subject to a late charge of 1.5% monthly. Proposed fees for update services are valid for the next three years. After three years, a new fee quote for report updates may be required. Our inspection and analysis is limited to non-invasive visual inspection of the subject property. It is our procedure to view pitched roofs from the ground; flat roofs are examined only when safe access is available. The conclusions and estimates presented in our report(s) must be considered opinions and not facts. Opinions on the remaining useful life of the components contained in this report do not represent a guarantee or warranty of the components and should not be considered as such. We reserve the right to modify the report(s), including conclusions. At the request of the client, LCAM Resources will issue one revised report within 6 months of our inspection if additional information or adjustments must be considered. We have no other involvement with the client that could result in actual or perceived conflicts of interest. The client agrees to indemnify and hold us harmless against any and all losses, actions, damages, expenses, or liabilities to which we may become subject in connection with this engagement due to false, misleading, or incomplete information which we have relied upon as supplied by the client or other under its direction, or which may result from any improper use or reliance on the report by the client or third parties. Liability of Liberty Capital Asset Management Resources, LLC dba LCAM Resources and its employees and affiliates is limited to the amount of compensation for the work performed in this engagement. Approval of this proposal constitutes acceptance of the above conditions. The proposed services and fees are subject to the accuracy of the information provided to us by the client or authorized representative, which is deemed reliable without independent verification. This proposal is valid for 30 days.



PROPOSAL

LCAM Resources ❖ Insurance Appraisal ❖ Reserve Studies ❖ Est. 2007 ❖ 1-800-566-1770

CLIENTS:



Avalon Park
Orlando, FL

A 7,500-unit large scale community.



Pompano Beach Club
Pompano Beach, FL

Oceanfront beach club with 2 high rise residential towers with a total of 600 units.



Regal Palms Resort
Davenport, FL

599-unit resort community.



Notting Hill at Oakmonte
Lake Mary, FL

452-unit condominium apartment conversion.



PROPOSAL

LCAM Resources ❖ Insurance Appraisal ❖ Reserve Studies ❖ Est. 2007 ❖ 1-800-566-1770

CLIENTS:



Ocean Dunes
Fernandina Beach, FL

12-unit beachfront condominium.



Carleton Oaks
West Palm Beach, FL

142-unit homeowner association.



Vistas Condominium
Naples, FL

131-unit beachfront high rise.



Winston House
Ft. Lauderdale, FL

43-unit waterfront condominium.



Service Agreement

Corporate Office: 155 Woolco Drive, Marietta, GA 30062

Account #: 0680778

Date: 03/19/2025

Proposed By:

Scott Salter

Remit Payments to:

Critter Control Operations, Inc., PO Box 6849, Marietta, GA 30065

Toll Free: 800-334-0653 Fax: 770-977-1616 www.crittercontrol.com

BILLING INFORMATION

Business Name: Chateau Deville

Name: Chateau Deville

Address: PO BOX 12412 Tallahassee, FL 32317

Phone: +18505567564

Email: mary.jackson@tpam.biz

SERVICE INFORMATION

Business Name: Chateau Deville

Address: 1440 Ocala Road Tallahassee, FL 32304

Description of Services

Hello Mary Jackson,

Thank you for the opportunity to propose a solution for your nuisance wildlife issue. Rest-assured you called the right company, and we care about solving your problem promptly and professionally.

Why Choose our Team: We are the largest Wildlife and Animal Control Company in the United States. Incorporated in the early 1980's, our company has been in the business for five decades. We are registered with the Department of Agriculture and the Natural Resources. We are proud of the high quality of technical skills and ability in our Service Team. Our thorough training and continuing education program ensure that each Wildlife Service Technician is fully trained and equipped to handle any situation. Our technical support team includes wildlife biologists, herpetologists, entomologists, and bat and bird experts. We provide pest, animal and wildlife control services tailored specifically for residential and commercial properties. Whether large or small, all of our customers receive the same high quality of service and dependability. We are routinely recommended by leading pest control companies and by numerous county and state agencies, and universities. Our reputation with past and present customers confirms the quality of our work. We are fully licensed and insured: including Workers Compensation Insurance, Fleet Insurance and Five-million dollars in liability insurance to protect our customers and their property. Technicians and management are always available to our customers to assist with routine questions or to handle emergencies; Emergencies are always handled on a priority basis, and we will respond promptly.

Our technicians will always arrive on your property in easily recognizable uniforms and fully decal vehicles. You will always know when we are on the property. Whatever the need, wherever the problem, we will be there to help!

Pests for which evidence was found during Inspection: Squirrels

Squirrels frequently seek shelter in attic spaces to build nests and raise their offspring. Their habit of gnawing on electrical wires, destroying insulation, and damaging ductwork can result in significant destruction and expenses. We will promptly notify you of any damage we discover and facilitate working with specialized professionals to address and rectify the issues.

Please call/text Scott Salter with any questions. +1 8508790855

Services

Total

Wildlife Services: Removal and Trapping

Wildlife Removal

\$839.00

Wildlife Removal - Commensal Rodents

Our process for commensal rodent removal could include the installation of a one-way door, the application of deterrents, and the setting of traps to safely and effectively remove the current infestation. This service includes additional follow-up visits to inspect the one-way door, reapply deterrents, and check or remove any trapped animals as needed. The process is designed to be completed within five days of the initial setup. For the safety of both animals and our customers, please avoid tampering with traps or approaching any trapped animals—our trained professionals will handle this for you.

Exclusion Repairs

Full Exclusion Repairs

\$1,741.30

Our Full Exclusion Repair Protection Package offers comprehensive, long-term prevention against wildlife intrusions. As part of this service, exclusion repairs are performed to seal all potential entry points, which may include one or more of the following: protection of exhaust vents and plumbing stacks, sealing of gaps in brick or fascia, eaves, roof returns, A/C chases, ridge vents, gable vents, and any roof openings at the roof decking or fascia. Foundation vents and weep holes will also be addressed if needed. Any additional vulnerable areas identified during the inspection will be repaired as well. This package does not include structural damage repairs such as rotten wood, water damage, foundation remediation, etc.

Upon completion, our one-year warranty ensures your structure remains protected from Wildlife. Should any new vulnerabilities arise on the structure due to animal activity during the warranty period, they will be covered under this warranty for prompt repair and protection at no additional charge.

Warranty

Our one-year warranty on wildlife-related repairs offers homeowners peace of mind, ensuring that all work performed by our wildlife professionals is guaranteed to be effective for a full year from the service date. Should any wildlife intrusion or damage recur within the repaired areas during this warranty period, homeowners are entitled to complimentary follow-up services and repairs. This warranty reflects our commitment to quality workmanship and confidence in the lasting effectiveness of our solutions.

ANNUAL NET TOTAL: \$2,580.30

Initial Investment: **\$2,580.30**

We're proud of our skilled personnel, their attention to detail, and dedication to serving you. The listed pricing is valid for 30 days from this received document. Please contact us with any questions or to get work scheduled. Services require a signed proposal and established payment method. Your satisfaction and peace of mind are our priorities as we ensure thorough wildlife removal to safeguard your home.

CRITTER CONTROL CONDITIONALLY GUARANTEES THAT THE ABOVE LISTED STRUCTURE WILL BE FREE OF TARGETED ANIMAL FROM THE AREAS REPAIRED FOR THE AGREED UPON WARRANTY DURATIONS FROM DATE THAT THE WORK HAS BEEN COMPLETED. THE GUARANTEE APPLIES ONLY TO THE ANIMAL(S) DESIGNATED ON THIS CONTRACT. IF RE-ENTRY OCCURS DURING THE WARRANTY DURATION THROUGH THE AREAS REPAIRED, THE ANIMAL (S) WILL BE REMOVED AND NECESSARY EXCLUSION REPAIRS MADE AT NO CHARGE. CRITTER CONTROL WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR ITS CONTENTS CAUSED BY THE ENTRY OF ANY ANIMAL INTO THE STRUCTURE. THIS WARRANTY MAY BE EXTENDED PAST THE ORIGINAL DURATION SUBJECT TO CRITTER CONTROL APPROVAL AND POSSIBLE ANNUAL RATE ADJUSTMENT. INSPECTION WILL BE MADE ONLY UPON CUSTOMER REQUEST. EXCLUSION REPAIRS TO AREAS DESCRIBED ABOVE CORRESPOND WITH THE DESCRIPTION NOTED ON THIS AGREEMENT AND ON THE INCLUDED GRAPH. WARRANTY WILL BECOME VOID SHOULD WORK COMPLETED BY REMOVED BY THIRD PARTY OR AN ACT OF GOD.

FINANCE CHARGE will be assessed of 1.5% on invoices 31 days past due; equal to 18% APR. A \$35.00 fee will be assessed on all returned

By signing this agreement and providing a credit card as payment, I agree that my credit card will be charged on a recurring basis as work is completed.

CANCELLATION: CUSTOMER MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DATE AFTER THE DATE OF THIS TRANSACTION.

I have read and understand the terms of the Agreement including the Exclusion and Limitations on the back page.

Customer Signature:

Name:

Date:

Payment Type:

Notice of Cancellation (Acknowledgement)

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to [Name of seller], at [address of seller's place of business] NOT LATER THAN MIDNIGHT OF [date].

I ACKNOWLEDGE THAT I UNDERSTAND THE CANCELLATION PROCESS

(Signature)

(Date)

Notice of Cancellation

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to [Name of seller], at [address of seller's place of business] NOT LATER THAN MIDNIGHT OF [date].

I HEREBY CANCEL THIS TRANSACTION.

(Signature) _____

(Date) _____

TERMS AND CONDITIONS

These Terms and Conditions apply to all Services performed by Critter Control Operations Inc, herein referred to as "the Company" unless specifically identified.

Contact Information : Critter Control Operations, Inc - Phone: 800.334.0653

CUSTOMER OBLIGATIONS: Customer understands that results of service are relative to and dependent upon the cooperation of the Customer as to housekeeping, appropriate sanitation, maintenance, accessibility of areas to be serviced, and reasonably necessary structural repairs and corrective measures. Customer agrees to extend all reasonably necessary cooperation to facilitate treatment and pest control.

RELEASE AND LIMITATION OF LIABILITY: (a) Customer expressly releases Company from liability for any claim whatsoever including, but not limited to, personal injury (including stings or bites from fire ants, spiders, or any other pests) or property damage (to include the structure and its contents), unless caused by the gross negligence or willful misconduct of Company. Customer agrees that under no circumstances shall Company be liable for any amount greater than the amount paid by the Customer to Company for the services provided at the affected location(s). (b) IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES RELATED TO THIS AGREEMENT OR THE SERVICES PERFORMED HEREUNDER INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OR ANTICIPATED PROFITS, PRODUCTION DELAYS, BUSINESS INTERRUPTION, OR LOSS OF REPUTATION OR GOODWILL.

DISPUTE RESOLUTION:

(a) **Arbitration** . Any controversy or claim arising out of or relating to this Agreement or any other agreement between the parties, including but not limited to any contractual, tort and statutory claims, and any alleged claims for personal injury or property damage, shall be settled by binding arbitration. Unless the parties agree otherwise, the arbitration shall be held in the city of the corporate headquarters of the Party against whom arbitration is sought and administered under the Commercial Arbitration Rules of the American Arbitration Association ("AAA"). The parties expressly agree that the arbitrator shall follow (i) the substantive law of the state where the cause of action arose; and (ii) the terms and conditions of this Agreement. Either Party has the right to require a panel of three (3) arbitrators, and the requesting Party shall be responsible for the cost of the additional arbitrators. Either Party may request at any time prior to the hearing that the award be accompanied by a reasoned opinion. The award rendered by the arbitrator(s) shall be final and binding on all parties. The Parties acknowledge and agree that this arbitration provision is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act.

(b) **Class Action Waiver** . Any legal proceeding of any nature must be brought in the Party's individual capacity, and not as a plaintiff or class member in any purported class action, collective action, private attorney general action, or a multiple plaintiff or similar representative proceeding.

MISCELLANEOUS:

(i) **Entire Agreement** . This Agreement constitutes the entire agreement between Customer and Company with respect to the Services and supersedes all prior negotiations, representations or agreements relating thereto either written or oral, except to the extent that they are expressly incorporated herein. Unless otherwise expressly provided herein, no changes, alterations or modifications to this Agreement shall be effective unless in writing and signed by the respective parties hereto. If any term or provision, or portion thereof, is deemed to be invalid or unenforceable under applicable law, this Agreement shall be considered divisible as to each such term or provision, and such unenforceable term or provision shall not affect any other term or provision of this Agreement, and the remaining terms and provisions of this Agreement shall remain binding and be construed and enforced accordingly. This Agreement is the product of negotiations between the Parties and shall be construed without regard to any presumption or rule requiring adverse construction or interpretation against either party.

(ii) **Force Majeure** . Company will be relieved of its obligations and may terminate this Agreement upon providing sixty (60) days' written notice if any of the obligations set forth in this Agreement are not met by the Customer, or in the event of a change in state or federal law that materially affects Company's obligations under this Agreement. Moreover, Company may terminate if it cannot perform its responsibilities due to (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order or law; (e) actions, embargoes, or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns, or other industrial disturbances; (i) pandemic; (j) unavailability of pesticides or other supplies from ordinary sources; or (k) shortage of adequate power or transportation facilities.

CHEMICAL INFORMATION WARNING: Virtually all pesticides have some odor which may be present for a period on time after application. If you or any member of your household believes you have sensitivity to chemical odor or chemicals, the Company recommends that you not have an initial or a subsequent service performed at your premises until you have consulted with your family physician. At your request, the Company will provide information about the chemicals to be used in treating the premises.

State-Specific Licensing Information :

Critter Control Operations Inc .: Business License #: 742414, 775291 Licensed and regulated by: Texas Department of Agriculture, P.O. Box 12847, Austin, TX 78711-2847. Phone (866) 916-4481, Fax (888) 232-2567. Customer information sheet available on website.
www.crittercontrol.com