

**TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC.**  
**NOTICE OF BOARD OF DIRECTORS MEETING**

Notice is hereby given that the Board of Directors of the Association will meet on the following date, time and place:

DATE: Wednesday, April 9, 2025  
TIME: 6:30 p.m.  
PLACE: Timberwood Landings Clubhouse

Sincerely,  
Board of Directors  
Timberwood Landing Homeowners' Association, Inc.

**AGENDA**

1. Call to Order
2. Determination of Quorum
3. Reading and Approval of Minutes
4. Report of Officers
  - a. Budget Reserve Status
5. Old Business
  - a. Rules of Decorum
  - b. Clubhouse Repairs and Re-painting
    - i. Repair of water damaged wood & repainting
    - ii. Water fountain replacement
    - iii. Installation of Gutters
    - iv. Flood light replacement
    - v. Pool deck recoating
  - c. Clubhouse cleaning
  - d. Clubhouse sound abatement project
6. New Business
  - a. Financial Audit
  - b. Resignation director, William Geronco
    - i. Appointment of new director
  - c. ARB Request for 280 TWD
  - d. Payment request by Mr. Marrs
7. Owner Comments
8. Adjourn



Date: 01/14/25

Proposal #:  
01142510bl

**Customer:**

*Timberwood Landing Homeowners Association*

**Project Location:**

**235 Timberwood Landing Dr.  
St Augustine , FL 32084**

**Project Contact:**

*Olivia Fitch 904-225-9070  
ofitch@pmsiofflorida.com*

**Project Description:**

**Replace Rotten Wood and Exterior Paint Pricing**

All Weather Contractors (AWC) is pleased to submit the following proposal:

• **SCOPE OF WORK –Painting of the buildings' exterior substrates listed below**  
AWC scope of work includes labor and materials, unless otherwise noted:

1. Pressure clean prior to coating to remove oil, grease, dirt, loose mill scale and loose paint
2. No issues with existing caulk to be found. As needed, a touch up of previously caulked windows, doors, & wall penetrations only.
3. Full primer with Loxon Clear Guide Coat and Super Paint Top Coat.
4. Paint all previously coated surfaces only.

**Clubhouse Building Only**

**\$6,290.00**

• **ALTERNATES & UNIT PRICES (if applicable)**  
Rotten wood was observed in several location but was minimal replacement of the 2"x4" material in (6) areas will be provided for a total of \$690.00 - no siding repairs were noted

1. Project totals are determined by the agreed upon scope of work.
2. Terms of Payment will be agreed upon in writing prior to project commencement.

- EXCLUSIONS - Flooring, fences or any previously non painted surfaces.
- Light Fixtures and Poles are excluded



Date: 01/14/25

Proposal #: 01142510b1

- *Timberwood Continued -*
- *Wood Replacement \$690.00 and Exterior Painting for \$6,290.00 for a Grande Total of \$6,980.00*

• **VALIDITY**

1. This proposal is valid for 30 days from the date of the proposal.

• **QUALIFICATIONS & CLARIFICATIONS**

1. Payment and performance bond not required; permitting is the responsibility of owner/manager, unless otherwise noted. Work outside scope will require a written change order. Debris & haul-away included.

• **WORK HOURS & SCHEDULE**

1. Workdays are Monday – Friday 8:00am to 5:00pm, unless otherwise specified.
2. Weather-related issues may delay completion.

• **CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS**

1. **GC**-CGC1523954 — **HVAC**-CMC1250093 — **Plumbing**-CFC1428601 — **Roofing**-CCC1329086 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

• **WARRANTY**

1. 7- Year Material warranty given by manufacturer. AWC will provide a 1-year warranty for workmanship. Proposal is for Loxon Guide Coat and Super Paint Top Coat.
2. We do not warranty against inner coat peeling, rust, or previously coated flooring.

• **INSPECTION**

1. Work shall be inspected by the customer representative at the completion of the work.

All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project. Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway.

**PROPOSAL SUBMITTED BY:**

Brian Leonard  
Bleonard@allweathercontractors.com  
(904) 294-1591  
Date of August 8, 2023

**PROPOSAL ACCEPTED BY:**

\_\_\_\_\_  
Name & Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
WO/PO#, if applicable

**General Statement:** This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

All Weather Contractors (AWC) is well-equipped to serve your multi-family property maintenance, renovation, restoration, HVAC, plumbing and roofing needs. Call one of our client representatives today.			
<b>On-Demand Services</b>			
<b>Property Maintenance Repair &amp; Make Ready</b> Matt Karle: 904.294.3872	<b>HVAC Repair/Replace &amp; Maintenance</b> Kevin Ostrand: 904.415.3482	<b>Plumbing Repairs &amp; Service</b> Jake Jakubs: 904.477.7898	<b>Roof Repair Service</b> Lorraine Bussjager: 904.781.7060
<b>Long-Term Property Improvements</b>			
<b>Major Multi-Unit Renovations &amp; Refurbishment</b> Dan Daly: 904.252.4050	<b>HVAC Multi-Unit Replacements &amp; Installation</b> Chris Shaw: 904.894.8211	<b>Fire, Flood &amp; Remediation Services</b> Matt Karle: 904.294.3872	<b>New Roof Installation &amp; Special Construction Services</b> Dan Daly: 904.252.4050



# ESTIMATE

Backwater Creations LLC  
2225 Carter Rd  
Saint Augustine, FL 32084

backwatercreationsllc@gmail.com  
+1 (904) 501-6442



## Bill to

Zach Crane  
235 Timberwood Dr.  
St. Augustine, FL 32084

## Ship to

Zach Crane  
235 Timberwood Dr.  
St. Augustine, FL 32084

## Estimate details

Estimate no.: 335  
Estimate date: 02/17/2025  
Expiration date: 03/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Acrylic Concrete Sealer</b>	<p>This includes pressure washing/surface preparation, filling cracks, material and installation labor for two coats of pigmented sealer on the pool deck. I came up with 2,325 square feet. The square footage does not include the coping around the perimeter of the pool.</p> <p>Since the pool deck was previously pressure washed it should not require as much work to clean and prep the surface so I was able to come down on the cleaning price.</p> <p>We will add an additive in the coating to help with traction so it doesn't get as slippery when wet.</p>	2325	\$1.5376344	\$3,575.00
2.		<b>Flake Floor System</b>	<p>This includes diamond grinding to remove the failing knockdown texture coating around the coping, material and installation labor.</p> <p>Our flake floor system is composed of three layers: -100% solids epoxy basecoat -100% broadcast of decorative flake -93% solids polyaspartic topcoat</p> <p>This floor system is UV stable.</p>	1	\$1,000.00	\$1,000.00

We will put aluminum oxide in the top coat to give it some added traction.

Total

**\$4,575.00**

**Note to customer**

Thank you for your business!

Expiry  
date

03/17/2025

**Accepted date**

**Accepted by**

# PROPOSAL



**Village Plumbing Co. Inc.**

CFC 043071

**TIMBERWOOD**

**FEBRUARY 4, 2025**

**JOB: TIMBERWOOD POOL  
WATER COOLER**

WE HEREBY SUBMIT ESTIMATE AND SPECIFICATIONS TO INSTALL PLUMBING AS FOLLOWS.

REMOVE EXISTING WATER COOLER AND INSTALL NEW ELKAY MODEL # EZ STL8LC HI-LO WATER COOLER.

WE PROPOSE HEREBY TO PROVIDE LABOR AND MATERIAL FOR PLUMBING AS SPECIFIED  
ABOVE FOR THE SUM OF; 2,470.00  
PAYMENT AS FOLLOWS: UPON COMPLETION OF JOB.

ACCEPTANCE \_\_\_\_\_ DATE \_\_\_\_\_



1702 Lindsey Rd.  
 Jacksonville, FL 32221  
 Office 904-781-7060

# Job Quote

**Job Quote #:** 252666

**Quote Date:** 2/17/2025

**Page:** 1 of 2

**Service Location:** Timberwood Landing-amenities  
 235 Timberwood Dr  
 Amenities / Club house / pool  
 St. Augustine, FL 32084

**Bill to:** Timberwood Landing  
 P.O. Box 1987  
 C/O PMSI  
 Yulee, FL 32041

Job Description	Price
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Install 4 floodlights on clubhouse.	\$1,190.00
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All Weather Contractors, Inc., is proposing the following service for the above-mentioned price.

**Additional Details:**

Option 1

Installation of floodlight fixtures provided by All Weather Contractors, Inc. \$1190.00  
 Light specs attached with this quote. If customer would like to choose a different fixture, this quote will be resubmitted accordingly.

Option 2

Installation of Customer supplied lighting fixtures.  
 Power is already resent, so it is just a change out of new fixtures. \$559.00

Jill Wright  
 Administrative Assistant  
 Property Maintenance Division  
 Ph. 904-781-7060

Jobsite safety is #1 priority at All Weather Contractors  
 Sign and send approvals to [PMquotes@allweathercontractors.com](mailto:PMquotes@allweathercontractors.com)

Thank you

**Disclaimer - Power Loss**

During the course of making repairs you may experience power loss, All Weather Contractors is not responsible for loss of perishable items during this time frame. We do work as quickly as possible to restore power to minimize the outage.

**Disclaimer - Damage to landscaping and/or irrigation:**

All Weather Contractors is not responsible for damage to existing landscaping (ie Shrubs ,Trees, Plants, ETC ) All Weather Contractors is also not responsible for damage to water pipes , irrigation pipes or existing unmarked conduit.

**Disclaimer - Damage and/or openings in Sheetrock**

All Weather Contractors is not responsible for sheetrock/plaster/drywall repair. Any sheetrock/drywall/plaster repairs will need to be made by others.

**Locates:**

When required to dig, locates will be performed this process takes 3-4 days if the quote is approved. Digging without knowing the approximate location of underground utilities can result in damage to gas, electric, communications, water and sewer lines, which can lead to service disruptions, serious injuries and costly repairs.



# Goode Brothers Seamless Gutters

1093 A1A Beach Boulevard | #218 | St. Augustine Beach, Florida 32080  
 904-827-7978 | pollard1000@gmail.com | <https://www.goodebrothersroofsandgutters.com/>

**RECIPIENT:**

**Timewood Landing Homeowners Association**

235 Timberwood Drive  
 FL 3208  
 St. Augustine, Florida 32084

**Estimate #19049**

Sent on	Feb 19, 2025
<b>Total</b>	<b>\$1,456.00</b>



Product/Service	Description	Qty.	Unit Price	Total
Gutter Installation aluminum .27 gauge	<ul style="list-style-type: none"> <li>•Install 6" aluminum Seamless Gutters (Ensure proper pitch using level to make sure of proper flow to downspouts)</li> <li>168 LF, (4) DOWNSPOUTS</li> <li>• Install downspouts (size 3x4)</li> <li>• Install hidden hangers every 2 feet</li> <li>• Install miter strips in all corners</li> <li>•Install splash guards where needed</li> <li>•Install wedges on angled fascia (if needed)</li> <li>•clean up all job related debris</li> </ul> 20 YEAR PARTS AND LABOR WARRANTY	1	\$1,456.00	\$1,456.00

<b>Total</b>	<b>\$1,456.00</b>
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# Goode Brothers Seamless Gutters

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904-827-7978 | pollard1000@gmail.com | <https://www.goodebrothersroofsandgutters.com/>

## Attachments

View online <https://jbbr.io/JtY2Zjqvz4MLdiRa6>

 Timberwood.pdf

## Reviews

**Jaelyn Miller**



Fantastic experience overall. They quickly sent someone for an estimate, and were able to get us scheduled in a very timely fashion. The installers were efficient and professional.

**Bill Pappas**



We are very pleased with the quality of the materials and professional craftsmanship provided by Miles and Filipe, the two Goode Bros. techs who installed our gutters. An outstanding job. Well worth the cost. Most highly recommend.

**hanaa bishai**



This quote is valid for the next 90 days, after which values may be subject to change.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_