

**TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC.
NOTICE OF SPECIAL 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, May 28, 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. New Business
 - a. Election of Board
 - b. Adoption of Resolution 25-01 - Establishing Hurricane Protection Specifications
 - c. Adoption of Resolution 25-02 - Establishing Association of Expenditure Authorization
 - d. Adoption of Resolution 25-03 - Social Media Usage Policy
 - e. Adoption of Resolution 25-05 - Reimbursement of Director Expense
 - f. Budget Update
 - g. Audit Level Feedback
 - h. Purchase of New Pool Chairs
 - i. Installation of Rain Gutters
 - j. New Pool Cleaning Quotes
5. Owner Comments
6. Adjourn

TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC.

RESOLUTION ESTABLISHING HURRICANE PROTECTION SPECIFICATIONS

THIS RESOLUTION is made this ____ day of _____, 2025 by the Board of Directors of TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not-for-profit ("Association").

WHEREAS, Section 720.3035(6)(a), Florida Statutes, requires the board or any architectural, construction improvement, or other such similar committee of an association to adopt hurricane protection specifications for each structure or other improvement on a parcel governed by such association, including, but not limited to, specifications related to the color and style of hurricane protection products and any other factor deemed relevant.

WHEREAS, the Board of Directors the Association ("Board") is desirous of adopting hurricane protection specifications for Lots governed by the Association and,

NOW, IT IS RESOLVED that the Board hereby evidences the passage of this Resolution to provide notice to all Owners and residents of the following hurricane protection specifications for each Lot:

1. Purpose

The purpose of this Resolution is to adopt hurricane protection specifications to ensure uniformity and consistency in the hurricane protection installed by Lot owners in the community, in compliance with Section 720.3035(6)(a), Florida Statutes.

2. Definition

"Hurricane protection" includes, but is not limited to, roof systems recognized by the Florida Building Code which meet ASCE 7-22 standards, permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators, fuel storage tanks, and other hurricane protection products used to preserve and protect the structures or improvements on a parcel governed by the Association.

3. Approval of hurricane protection

Any hurricane shutters or other hurricane protection devices visible from the outside of a Home shall be of a type approved in writing by the Architectural Review Committee or Board of Directors. Notwithstanding any other provision in the governing documents of the Association, the Board or any architectural, construction improvement, or other such similar committee may not deny an application for the installation, enhancement, or replacement of hurricane protection by a Lot owner which conforms to the specifications adopted by the Board. The Board or committee may require a Lot owner to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the Lot.

4. Hurricane Shutters

Hurricane shutters may not be left closed for any extended period beyond the time needed for hurricane protection. Any approved hurricane shutters may be installed or closed up five (5) days prior to the expected arrival of a hurricane or named storm and must be removed or opened within five (5) days after the end of a hurricane watch or warning or named storm, or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event. Any approval by the Committee shall not be deemed as an endorsement of the effectiveness of hurricane shutters.

The following specific restrictions apply with regard to hurricane shutters:

- a. Temporary clear hurricane shutters are approved for all windows, entry doors, sliding glass and French doors.
- b. Permanent Bahamas or Colonial shutters shall be consistent with the scheme of exterior colors. Paint colors must be approved.
- c. Temporary roll down hurricane shutters are approved for all windows, entry doors, sliding glass and French doors.
- d. Galvanized steel shutters are approved for all windows, entry doors, sliding glass and French doors. All shutters must be fully installed, including all slats in place and all such openings covered during a storm event.
- e. Temporary accordion type shutters may be installed but are only approved for windows and doors on the lanai area in the rear, the sides of a Home, or courtyard area of the Home. Accordion type shutters are not permitted in the front of the Home.
- f. No hurricane shutters, except as listed above, are permitted without Committee approval.
- g. A Lot Owner or occupant who plans to be absent during all or any portion of a hurricane season as defined above must prepare their Home prior to their departure by designating a responsible firm or individual to care for their Home should a hurricane threaten the Home or should the Home suffer hurricane damage.
- h. All storm panel mounting systems on the home exterior must be painted to match the color of the home. Fabric shall be a neutral color. Accordion and roll-up shutters must be painted to match the body color of the home or the window frame of the opening covered.
- i. All hurricane protection must comply with the Florida Building Code.

5. Impact-resistant windows and doors

Must be rated for impact resistance per Florida Building Code. Window color must be white or otherwise approved by the Architectural Review Committee or Board and must complement the house colors. Mirror or reflective coatings on frame or glass not permitted.

Door colors must be approved by the Architectural Review Committee or Board and must complement the color scheme of the home.

6. Generators and fuel tanks

Generators and tanks must meet State or local regulations. Generators and fuel tanks must be installed in the rear or the home, behind a fence, or significantly shielded with by an approved

structure and/or landscape, so as to shield from view, as much as is reasonably possible, from the Lot's frontage, an adjacent Lot, or an adjacent Common Area.

IN WITNESS WHEREOF, the duly authorized officers of the Board of Directors have executed and attest to this Resolution this ____ day of _____, 2025.

WITNESSES:

**TIMBERWOOD LANDING
HOMEOWNERS' ASSOCIATION, INC.**

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Its: _____

Signature: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this ____ day of _____, 2025 as _____ of TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC., who is personally known to me or [] who has produced _____ as identification.

Notary Public, State of Florida
At Large

TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC

Resolution 25-02 Establishing Association Expenditure Authorizations

THIS RESOLUTION is made this ____ day of _____, 2025 by the Board of Directors of TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not-for-profit ("Association").

WHEREAS, the Association is a Florida not-for-profit corporation organized under Chapter 617 and operating pursuant to Chapter 720, Florida Statutes;

WHEREAS, the Declaration of Covenants and Restrictions for Timberwood Landing, the Articles of Incorporation and the Bylaws of the Association (collective referred to as the "Governing Documents") provide that the affairs of the Association shall be managed by the Board of Directors ("Board"); and

WHEREAS, the Board is responsible for managing the affairs of the Association, including the maintenance, repair and administration of Common Areas and Association property; and

WHEREAS, the Board shall have the power to exercise all powers, duties and authorities vested in or delegated to the Association and not reserved to the membership by other provisions of the Governing Documents; and

WHEREAS, the Board has the authority to employ a manager, independent contractors, and such other employees as it deems necessary, and to prescribe their duties; and.

WHEREAS, the Board recognizes the need for efficient and timely action authorizing certain expenditures necessary for the ongoing operation and maintenance of the Association's property and services;

NOW, THEREFORE, BE IT RESOLVED, that the following spending guidelines are hereby adopted effective immediately:

1. Authority to Expend Funds.

The President of the Association is hereby authorized to approve an expend Association funds for routine maintenance, emergency repairs or maintenance, operational needs necessary, and administrative matters, provided such expenditures:

- a. Fall within the budgeted line items approved by the Board; and
- b. Do not exceed \$ _____ per individual expenditure or \$ _____ in aggregate per month without prior Board approval.

2. Ratification

All expenditures made under this authority shall be reported to and ratified by the Board at the next scheduled meeting following such expenditures.

3. Authority of Management

The Association's management company, at the direction of the President of the Board, is also authorized to make or approve expenditures for routine maintenance, emergency repairs, or operational needs, provided such expenditures:

- a. Fall within the budgeted line items approved by the Board;
- b. Do not exceed \$ _____ per individual expenditure or \$ _____ in aggregate per month without express written authorization from the President or another authorized officer; and
- c. Are documented and reported to the Board in a timely manner.

4. This resolution shall take effect immediately upon adoption and shall remain in force until revoked or amended by the Board.

RESOLVED on this ____ day of _____, 2025, at a duly-noticed meeting of the Association's Board of Directors at which a quorum was attained.

**TIMBERWOOD LANDING
HOMEOWNERS' ASSOCIATION, INC.**

PRESIDENT:

SECRETARY:

Signature

Signature

Print Name

Print Name

TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC

Resolution 25-03 Social Media Usage Policy

THIS RESOLUTION is made this ____ day of _____, 2025 by the Board of Directors of TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not-for-profit ("Association").

WHEREAS, Timberwood Landing Homeowners Association, Inc. (hereinafter "Association") seeks to foster a respectful and inclusive community environment, including in online interactions; and

WHEREAS, Chapter 720 Florida Statutes governs the operation of homeowners' associations, including the adoption of rules consistent with the association's governing documents and state law; and

WHEREAS, the Association recognizes the importance of protecting members' rights to free expression under the U.S. Constitution's First Amendment, while acknowledging that, as a private entity, the Association may establish reasonable rules for community-managed platforms; and

WHEREAS, the Association aims to promote transparency, civility, and compliance with applicable laws in all social media interactions related to Association business;

NOW, THEREFORE, BE IT RESOLVED, that the following Social Media Rules and Guidelines are hereby adopted, effective immediately:

1. Purpose, Scope and Applicability

Association-managed social media platforms are intended for general community engagement and to share non-official updates, reminders, and community-related content. They serve as a supplemental communication tool and are not intended to replace official Association communications.

These rules apply to all Association-managed social media platforms, including but not limited to official websites, forums, or accounts on platforms such as but not limited to Facebook, Instagram, and X.

These rules govern communications by members, board members, and committee members when acting in an official capacity or using Association platforms.

2. Permitted Content

Social media communications shall be respectful, relevant to the community and shall not contain any content as described in Section 3 provided such expressions do not violate these guidelines or applicable law.

3. Prohibited Content:

Content that is defamatory, harassing, threatening, or discriminatory based on race, color, religion, sex, national origin, disability, or other protected characteristics under Section 720 Florida Statute or federal law is prohibited.

Content that violates privacy rights, such as disclosing confidential Association records per Section 720.303(5) Florida Statute or personal information without consent, is prohibited.

Commercial solicitations unrelated to Association-approved activities are not permitted.

Disparaging, derogatory, or offensive language is prohibited.

4. Moderation and Enforcement:

The Association's board or a designated committee shall moderate official platforms to ensure compliance with these rules.

Violations may result in content removal, content moderation, temporary suspension, or permanent banning from Association platforms.

Members shall be notified of any enforcement action and provided an opportunity to appeal at the next board meeting, consistent with fair process.

If a member is permanently banned from any platform, that action shall be done as determined by a majority vote of the board at a duly noticed meeting per Section 720.303(2) Florida Statute.

5. Free Speech Considerations; Not a Public Forum:

The Association acknowledges that, as a private entity, it is not subject to the First Amendment's restrictions on government action. The Association's social media pages are not a public forum. Use is subject to this policy.

These rules are designed to balance community standards with members' expressive rights.

Members are free to express views on personal or third-party platforms, provided such communications do not falsely insinuate, intimidate, slander, endorse, threaten, disparage the Association, or violate applicable laws.

6. Compliance with Florida Law:

Rules shall not infringe on members' rights to peacefully communicate about Association matters, such as campaigning for board elections or community events as specified in Section 720.306 Florida Statute.

7. No Official Notice:

Information posted on social media platforms should not be relied upon as a substitute for official communication. Homeowners must refer to notices provided via official channels (e.g., posted notice, mailed notice, email per consents, website if applicable) for any matter requiring official notice.

8. Privacy Disclaimer:

Users should be aware that any personal information shared, posted, or displayed on Association-managed social media pages is at their own risk. The Association does not control the data policies of third-party platforms and does not guarantee the privacy or security of any information shared, including user profile information, comments, or content posted.

9. No Guarantee Against Security Breaches:

The Association makes no guarantee or warranty regarding the prevention of data breaches, unauthorized access, or other security incident involving the platforms or user information.

10. No Engagement Required:

Board members, Committee Members, and Association representatives are not required to respond to comments or posts on social media. Inquiries requiring official response should be directed to the Association’s management company or through established communication channels.

BE IT FURTHER RESOLVED, that:

- These rules take effect immediately upon adoption.
- Any prior social media policies inconsistent with this resolution are hereby repealed.
- The board is authorized to take actions necessary to implement these guidelines, including designating moderators and updating platforms.

RESOLVED on this ____ day of _____, 2025, at a duly-noticed meeting of the Association’s Board of Directors at which a quorum was attained.

**TIMBERWOOD LANDING
HOMEOWNERS’ ASSOCIATION, INC.**

PRESIDENT:

SECRETARY:

Signature

Signature

TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC

Resolution 25-05 Reimbursement of Director Expenses

THIS RESOLUTION is made this ____ day of _____, 2025 by the Board of Directors of TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not-for-profit ("Association").

WHEREAS, the Association is a Florida not-for-profit corporation organized under Chapter 617 and operating pursuant to Chapter 720, Florida Statutes;

Section 720.303(1) provide that the association's powers include spending for common areas, maintenance, and other operational needs as outlined in the governing documents and,

WHEREAS, the Declaration of Covenants and Restrictions for Timberwood Landing, the Articles of Incorporation and the Bylaws of the Association (collective referred to as the "Governing Documents") provide that the affairs of the Association shall be managed by the Board of Directors ("Board"); and

WHEREAS, pursuant to Article Four, Section Four of the Bylaws, a director may be reimbursed for his actual expenses incurred in the performance of his duties; and

WHEREAS, the Board finds it necessary to establish a clear procedure for the submission, review, and approval of reimbursement requests, including for expenses related to services, materials, or vendors engaged on behalf of the Association.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following policy and procedure regarding reimbursement of actual expenses incurred by directors:

1. Eligibility:

Reimbursement is limited to actual, reasonable expenses incurred by a director in the performance of official duties. Eligible expenses include, but are not limited to: (i) printing, office supplies, or similar administrative costs; (ii) costs for services or materials purchased directly by the director on behalf of the Association; and (iii) payments made to vendors or service providers engaged by the director for the purpose of providing goods or services to the Association related to maintenance, repairs, operation, or administration.

2. Submission Process:

A director seeking reimbursement shall submit a written request to the Association's management agent. The request must include:

- (i) A description of the expense(s) and the purpose related to Association business;
- (ii) The date(s) the expense(s) were incurred;
- (iii) A copy of the invoice, receipt, or other proof of payment; and
- (iv) In the case of vendor engagements, documentation showing the scope of work or goods provided.

3. Approval Process:

(a) If the total amount requested is within the President's spending authority as set forth in a Board Resolution, and if the expense is consistent with the Association's operations, the President may authorize reimbursement.

(b) If the total amount exceeds the President's spending authority, or if there is any uncertainty about the expense, the reimbursement request shall be submitted to the full Board for review and approval at a duly noticed Board meeting.

4. Record Keeping:

All reimbursement requests, along with supporting documentation, shall be maintained in the Association's records and made available to members in accordance with applicable laws and the Association's governing documents.

This resolution shall take effect immediately upon adoption and shall remain in force until revoked or amended by the Board.

RESOLVED on this _____ day of _____, 2025, at a duly-noticed meeting of the Association's Board of Directors at which a quorum was attained.

**TIMBERWOOD LANDING
HOMEOWNERS' ASSOCIATION, INC.**

PRESIDENT:

SECRETARY:

Signature

Signature

Print Name

Print Name



Date: 5/2/25

Proposal #:
231261-M

Customer:

*Timberwood Landing
P.O. Box 1987
C/O PMSI
Yulee, Florida 32041*

Project Location:

*Timberwood Landing
235 Timberwood Drive
St. Augustine, Florida 32084*

Project Contact:

*Oliva Fitch
ofitch@pmsiofflorida.com*

Project Description:

Clubhouse Gutters and Leaf Guards

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

❖ **SCOPE OF WORK - Description**

AWC scope of work includes labor and materials, unless otherwise noted:

1. Supply and install up to 300 linear ft of 6" white seamless gutters, downspouts.
2. Clean up job site and haul off all debris.

❖ **VALIDITY**

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

❖ **PRICE**

1. Total price for the work is: \$2,795.00
2. Terms of Payment: 100% Upon completion of work

❖ **EXCLUSIONS**

1. This is excluded,

❖ **ALTERNATES & UNIT PRICES (if applicable)**

1. N/A

❖ **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**-CFC1432682 — **Roofing**-CCC1334999 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



Date: 5/2/25

| |
|--------------------|
| Proposal #: |
| 231261-M |

❖ **WARRANTY**

1. Material warranty by manufacturer. AWC will provide a 1-year warranty for workmanship.

❖ **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:**

Matt Karle, Vice President PM
mkarle@allweathercontractors.com
(904) 294-3872

Date

❖ **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.



Pool Furniture Supply

A Furniture Leisure Web Store

Phone: (877) 646-6320

Fax : (386) 437-6652

Quote

PO Box 2390
Bunnell, FL 32110

| | |
|-----------|-----------|
| Date | Quote No. |
| 4/14/2025 | PFS21758 |

| |
|---------------------------------------------------------------|
| Bill To |
| Timberwood Landing HOA PO Box 1987 Yulee, FL 32041-1987 |

| |
|-----------------------------------------------------------------------------------------------|
| Ship To |
| Timberwood Landing Hoa Wayne Fusco 235 Timberwood Dr Saint Augustine, FL 32084 US |

| | | |
|----------|-----|----------------|
| P.O. No. | Rep | Terms |
| | KC | 50%Deposit/Net |

| Item | Description | Qty | Cost | Total |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|-----------|
| . | ***** TOTAL SAVINGS \$181.30 ***** | | | |
| SR50 | Resort Sling Dining Chair with Powder Coated Aluminum Frame, Frame Color: Sling Color: List: \$184.95 | 14 | 172.00 | 2,408.00T |
| Estimated Lead Time | Estimated lead time (not including transit) is: 8-10 weeks **** THIS QUOTE IS VALID FOR 14 DAYS **** | | | |
| S&H | Shipping and Handling. Commercial Delivery - LTL - Delivery does not include offloading freight. Lift Gate and 24 hr Call Ahead are requested for all applicable orders but are not guaranteed. - The delivery address must have ample room for a 53' semi truck to enter and turn around or exit the property without incident or obstacle. Notify your Sales Rep if a smaller truck is required. - Certain products will ship unassembled. Delivery does not include assembly, installation, placement of furniture, or removal of packing materials. *** CALL BEFORE DELIVERY, LIFT GATE UNLOAD, RESIDENTIAL DELIVERY REQUESTED ON CHAISES. UMBRELLAS SHIP GROUND *** Contact: Wayne Fusco @ 727-430-7838 | | 423.00 | 423.00 |

Credit Card payments are subject to a 4% fee of the Total amount charged. All first time orders and orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

| |
|-------------------------|
| Subtotal |
| Sales Tax (6.5%) |
| Order Total |

Signature _____

Title _____ Date _____



Pool Furniture Supply

A Furniture Leisure Web Store

Phone: (877) 646-6320

Fax : (386) 437-6652

Quote

PO Box 2390
Bunnell, FL 32110

| | |
|-----------|-----------|
| Date | Quote No. |
| 4/14/2025 | PFS21758 |

| |
|---------------------------------------------------------------|
| Bill To |
| Timberwood Landing HOA PO Box 1987 Yulee, FL 32041-1987 |

| |
|-----------------------------------------------------------------------------------------------|
| Ship To |
| Timberwood Landing Hoa Wayne Fusco 235 Timberwood Dr Saint Augustine, FL 32084 US |

| | | |
|----------|-----|----------------|
| P.O. No. | Rep | Terms |
| | KC | 50%Deposit/Net |

| Item | Description | Qty | Cost | Total |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|-------|
| Inspection by Cust... | <p>**Customer MUST INSPECT all products in the Driver's presence during the Time of Delivery.</p> <p>*Take pictures of the package as it arrives.</p> <p>*Accept the delivery even if damaged. Note any observed damages of the packaging or products on the Bill of Lading before signing. If B.O.L is electronic, request an Exception Number from the driver.</p> <p>*If the driver cannot wait for inspection & there are damages to the packaging, note "Subject to Inspection" on the B.O.L. or request the Exception Number before they leave.</p> <p>**CONTACT Your Sales Rep WITHIN 48 HOURS of DELIVERY with pictures, the number of products affected, any missing pieces, and/or damage details for further assistance on Freight Claims and resolutions.</p> <p>--- PLEASE NOTE: FREIGHT DAMAGE & MISSING PARTS Discovered After The Carrier Has Left Will Be The Responsibility of the Receiving Party. ---</p> | | 0.00 | 0.00T |
| Credit Card Usage Fee | <p>A 4% Credit Card Fee (\$113.24 + Tax)</p> <p>** Fee Will Not Apply to Payments Made by Paper CHECK or ACH.</p> <p>**Please Advise if payment will be made other than Credit/Debit Card.</p> <p>** Credit Card Fees Are NON-Refundable**</p> | | 0.00 | 0.00T |

Credit Card payments are subject to a 4% fee of the Total amount charged. All first time orders and orders up to \$24,999.99 require a 50% deposit, all orders \$25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a "Return Authorization" from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer's responsibility and is not included in the above price.

| | |
|-------------------------|------------|
| Subtotal | \$2,831.00 |
| Sales Tax (6.5%) | \$156.52 |
| Order Total | \$2,987.52 |

Signature _____ Title _____ Date _____

ACCENTS PLUS STYLE, INC
 DENISE BECKER
 16 BRISTOL LN
 PALM COAST, FL 32137
 PH: 386-569-1703
 Denbek3584@aol.com

Estimate

Number E166

Date 4/16/2025

Bill To

Wayne Fusco
 Timberwood Landings
 235 Timberwood Drive
 St. Augustine, FL, 32084
 Phone # to follow

Ship To

Wayne Fusco
 Timberwood Landings
 235 Timberwood Drive
 St. Augustine, FL, 32084
 Phone # to follow

| PO Number | Terms | Customer # | Ship | Via | Project |
|-----------------|-----------------|------------|------------------|----------------|-----------|
| 50% Deposit Bal | Before Delivery | | Approx 8-10 Week | Common Carrier | Pool Area |

| Item # | Description | Quantity | Price Each | Tax1 | Amount |
|---------------|----------------------------------------------------------------------|----------|------------|------|------------|
| 00609 | Aruba High Back Stacking Arm Chair w/Sling & Flat Arm Frame | 14 | \$202.83 | ✓ | \$2,839.62 |
| * | | | | | |
| Powder Coated | Aluminum Frame Color to Be Determined | | | | |
| Sling Color | To Be Determined | | | | |

Amount Paid \$0.00

Amount Due \$3,524.20

Shipping Cost \$500.00

Sub Total \$3,339.62

Sales Tax 6.50% on \$2,839.6 \$184.58

Total \$3,524.20

Please be advised that the Shipping Cost is Based on Todays Prices and is not Guaranteed

Please be advised that all Outdoor Furniture is CUSTOM MADE TO ORDER. The shipping date above is estimated. Even though every effort is made to ship your order ASAP delays are out of our control and deposits are not refundable. Quote Valid 15 days,



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

Total \$1,456.00



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

Total \$1,456.00



Goode Brothers Seamless Gutters

1093 A1A Beach Boulevard | #218 | St. Augustine Beach, Florida 32080
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: _____