

# R.M. COATS CONSTRUCTION, INC.

CERTIFIED GENERAL CONTRACTOR  
CGC 052065

CERTIFIED ROOFING CONTRACTOR  
CCC 1325731

**ANGELA SASSER**, COMMUNITY MANAGER

Tangerine Woods Owners Association, Inc.

756 Tangerine Woods Boulevard  
Englewood, Florida  
34223

6 February, 2023  
Page One Of Three

Via E-Mail To: [twmanager1@gmail.com](mailto:twmanager1@gmail.com)

## CLUBHOUSE UPPER SOFFIT REPLACEMENT TANGERINE WOODS, FLORIDA

# HURRICANE IAN DAMAGED CLUBHOUSE SOFFIT REPAIR P R O P O S A L & A G R E E M E N T

The Contractor will provide all the Materials, Labor, Tools, Equipment, Dumpster Disposal and the Sarasota County Commercial Repair Permit (if required) to accomplish the Upper Soffit Replacement & Repair Scope Of Work on the HURRICANE IAN DAMAGED TANGERINE WOODS OWNERS ASSOCIATION, INC. CLUBHOUSE at 756 TANGERINE WOODS BOULEVARD, TANGERINE WOODS, ENGLEWOOD, SARASOTA COUNTY, FLORIDA 34223 as follows:

### UPPER PEAK SOFFIT REPAIR SCOPE OF WORK:

1. Remove & dispose of the Hurricane Ian Damaged Upper Peak Soffit materials which includes all of the metal vented soffit panels & supporting elements (but leaving in-place the wall-adjacent approximately 8" wide exterior sheetrock board and the adjacent 4" metal venting U-channel);
2. Install to meet the 2020 Florida Building Code the necessary mid-span wood framed soffit blocking to carry the length of each new aluminum soffit panel;
3. Install a new Florida Code Approved Triple-4 vented aluminum soffit complete panel system from the peak fascia board to the adjacent existing metal vent channel completing the entire peak area soffit system;
4. Paint with white exterior soffit paint the adjacent remaining soffit board & metal vent channel;

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6 February, 2023  
Page Two Of Three

The Contractor will accomplish the above described Upper Soffit Repair & Replacement work and be paid by the Owner the amount of:

**\$3,050.00\***

**PAYMENTS:** Payment to made to the Contractor by the Association upon project completion (\* plus additional plywood, lumber or other materials for replacing any fascia, glass, glazing strips, windows, trim, etc. However, we do not see or anticipate any such addition work in this process).

**WARRANTY:** The Contractor will provide his 3 Year Professional Contractor's Complete Materials & Labor Warranty specifically for this project after completion of the replacement product installation and final payment (no warranty - labor or materials - will remain in effect for any damage sustained after any declared emergency storm, hurricane, tornado or other extraordinary extremely high-wind event – such events will void all stated warranties).

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Page Three Of Three

### PLEASE NOTE:

The Contractor's quoted price can be honored for 30 days beyond today's date, HOWEVER, with the current state of affairs in the State and Country regarding HURRICANE IAN disruptions, the Corona Virus scare, & other current crazy supply chain anomalies, it is understood that this price honoring may not be valid depending on market conditions both in labor costs, material costs & materials availability as well as overhead and scheduling.

The Owner and the Contractor enter into this agreement as set forth herein on the date as noted and signed below:

Contractor  
R.M. Coats Construction, Inc.  
A Florida Corporation  
By:

  
\_\_\_\_\_  
Robert Coats, President

Date: 6 February, 2023

Owner  
Tangerine Woods Owners Association, Inc.

\_\_\_\_\_  
Print Authorized Person's Name

\_\_\_\_\_  
Authorized Person's Signature

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