

# **Myerlee Circle Condominium Association**

6945 Dog Leg Way Fort Myers FL 33919

## ***BOARD AGENDA***

August 26, 2025 at 3:00 pm at the Clubhouse and via Zoom

**CALL TO ORDER:** Board President

### **MINUTES**

- Minutes from July 2025 Board Meeting
- Minutes from Special Board Meeting held on August 6, 2025

### **PRESIDENT REPORT:**

- Revise January 28, 2025 motion
- Occupants of a residence
- Moving of association office
- Treasurer job description

### **SECRETARY REPORT:**

- New Owner Document Committee recommendations
  - New Owner Application
  - New Renter Application
- Electronic Voting
- Newsletter

### **TREASURER REPORT:**

- Financial report

### **VICE-PRESIDENT REPORT:**

### **UNIT DIRECTOR REPORT:**

- Bids for concrete repair/replacement
- Funding amount for gutters
- Clubhouse parking

### **GROUNDS DIRECTOR REPORT:**

- Preferred plantings draft
- COA responsibilities re: dead, dying, and misplaced plantings.

### **POOL/CLUBHOUSE DIRECTOR REPORT:**

### **OLD BUSINESS:**

- Updated Treasurer job description

### **NEW BUSINESS:**

**OWNER QUESTIONS/COMMENTS:**

**ADJOURNMENT**

# Myerlee Circle Condominium Association

6945 Dog Leg Way Fort Myers FL 33919

## Application for Purchase or Transfer of Ownership

I intend to purchase Unit Number \_\_\_\_\_, located at \_\_\_\_\_.

### ***Applicant:***

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Phone \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Email \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Birth Date \_\_\_\_\_ SSN \_\_\_\_\_

### ***Co-Applicant:***

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Phone \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Email \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Birth Date \_\_\_\_\_ SSN \_\_\_\_\_

Current Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Will there be any other residents in this unit? ☐ Yes ☐ No (List any other residents below)

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Relationship \_\_\_\_\_ Birth Date : \_\_\_\_\_ SSN: \_\_\_\_\_

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Relationship \_\_\_\_\_ Birth Date : \_\_\_\_\_ SSN: \_\_\_\_\_

\_\_\_\_\_ (Initial): I (we) hereby acknowledge that Myerlee Circle Condominium is a community specifically intended to meet housing needs for older persons as defined in the Housing for Older Persons Act of 1995. I (we) understand and agree that as a condition of the Association's Condominium's Declaration of Condominium, concerning age 55 or over occupancy, which complies with the Housing for Older Persons act of 1995.

**Emergency Contact Information:**

1. Name \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

2. Name \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Residency Information:**

I am purchasing this unit with the intention to: (choose one):

☐ personally reside here fulltime ☐ personally reside here parttime ☐ lease the unit

**Vehicle Information:** (Two vehicles allowed)

**Vehicle 1**

Plate Number \_\_\_\_\_ State of Issue \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

**Vehicle 2**

Plate Number \_\_\_\_\_ State of Issue \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

**Pets:**

Unit Owners will be allowed to own one (1) cat. The cat must be kept inside the Unit at all times, except when being transported off premises. Cat owners must dispose of soiled kitty litter, in a sealed, leak-proof plastic bag. All other pets or animals of any kind or description are prohibited, except service or support animals, as may be required by local, state, or federal laws and if approved, in writing, by the Board. If service or support animals are kept at the Condominium, the owners of such animals shall be responsible to ensure that the animal does not create a nuisance, and that all waste is immediately picked up, and that such service or support animal is kept on a leash when outside of the Unit.

**Do you agree to abide by this rule about pets?**      ☐ yes      ☐ no      **Initial here** \_\_\_\_\_

I (we) am aware of and agree to abide by the Declaration of Myerlee Circle Condominium Association, Inc., the Articles of Incorporation, By-Laws and any and all properly promulgated rules and regulations in effect within the terms of my ownership. I acknowledge receipt of a copy of the Association rules. I (we) authorize Myerlee Circle Condominium Association or their agent Florida Sunset Association Management to verify all information including obtaining a background check.

I understand that any violation of the terms, provision, conditions, and covenants of the Myerlee Circle Condominium documents provides cause for pursuit of remedies therein provided.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Co-Applicant Signature

I (we) herewith attach:

- ☐ \$100 Non-refundable Application to Purchase fee, payable to Myerlee Circle Condominium Association, Inc.
- ☐ \$40 Non-refundable fee for each background check for applicants and residents 18 or older, payable to Myerlee Circle Condominium Association, Inc.
- ☐ \$75 Non-refundable Processing fee payable to Florida Sunset Management
- ☐ Copies of Color Photo ID - Driver's license (If non-US Citizen, copy of Passport)
- ☐ Fully Executed copy of the Sales Contract, including all Riders and Addendums

NOTE: In accordance with the governing document of the Association, please submit this form with ALL required enclosure at least 14 FOURTEEN days prior to the closing to allow for processing and to schedule an orientation interview. The (14) fourteen days will not begin until all of the above items are received by the Managing agent.

**Submit this completed application to the following:**

Florida Sunset Management  
ATTN: Kim Burchette  
1520 Royal Palm Square Blvd Suite 360  
Fort Myers, FL 33919  
(239) 454-3525, ext. 804  
kim@sunsetmgmt.com

# Myerlee Circle Condominium Association

6945 Dog Leg Way Fort Myers FL 33919

## Application for Rental/Lease of Condominium

I intend to rent/lease Unit Number \_\_\_\_\_, located at \_\_\_\_\_.

### *Unit Owner Information:*

Name \_\_\_\_\_ Phone \_\_\_\_\_

### *Applicant (Renter/Lessee):*

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Phone \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Email \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Birth Date \_\_\_\_\_ SSN \_\_\_\_\_

### *Co-Applicant (Co-Renter/Lessee):*

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Phone \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Email \_\_\_\_\_ Include in Directory? ☐ Yes ☐ No

Birth Date \_\_\_\_\_ SSN \_\_\_\_\_

Current Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Will there be any other residents in this unit? ☐ Yes ☐ No (List any other residents below)

Last Name _____ First Name _____		
Relationship _____	Birth Date : _____	SSN: _____
Last Name _____ First Name _____		
Relationship _____	Birth Date : _____	SSN: _____

\_\_\_\_\_ (Initial): I (we) hereby acknowledge that Myerlee Circle Condominium is a community specifically intended to meet housing needs for older persons as defined in the Housing for Older Persons Act of 1995. I (we) understand and agree that as a condition of the Association's Condominium's Declaration of Condominium, concerning age 55 or over occupancy, which complies with the Housing for Older Persons act of 1995.

**Emergency Contact Information:**

1. Name _____ Relationship: _____		
Phone: _____	Email: _____	
2. Name _____ Relationship: _____		
Phone: _____	Email: _____	

**Vehicle Information:** (Two vehicles allowed)

<b>Vehicle 1</b>		
Plate Number _____	State of Issue _____	
Make _____	Model _____	Year _____

<b>Vehicle 2</b>		
Plate Number _____	State of Issue _____	
Make _____	Model _____	Year _____

### **Pets:**

Unit residents will be allowed to own one (1) cat. The cat must be kept inside the Unit at all times, except when being transported off premises. Cat owners must dispose of soiled kitty litter, in a sealed, leak-proof plastic bag. All other pets or animals of any kind or description are prohibited, except service or support animals, as may be required by local, state, or federal laws and if approved, in writing, by the Board. If service or support animals are kept at the Condominium, the owners of such animals shall be responsible to ensure that the animal does not create a nuisance, and that all waste is immediately picked up, and that such service or support animal is kept on a leash when outside of the Unit.

**Do you agree to abide by this rule about pets?**      ☐ yes      ☐ no      **Initial here** \_\_\_\_\_

I (we) am aware of and agree to abide by the Declaration of Myerlee Circle Condominium Association, Inc., the Articles of Incorporation, By-Laws and any and all properly promulgated rules and regulations in effect within the terms of my ownership. I acknowledge receipt of a copy of the Association rules. I (we) authorize Myerlee Circle Condominium Association or their agent Florida Sunset Association Management to verify all information including obtaining a background check.

I understand that any violation of the terms, provision, conditions, and covenants of the Myerlee Circle Condominium documents provides cause for pursuit of remedies therein provided.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Co-Applicant Signature

I (we) herewith attach:

- ☐ \$100 Non-refundable Application to Rent/Lease fee, payable to Myerlee Circle Condominium Association, Inc.
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- ☐ Copies of Color Photo ID - Driver's license (If non-US Citizen, copy of Passport)
- ☐ Fully Executed copy of the Sales Contract, including all Riders and Addendums

NOTE: In accordance with the governing document of the Association, please submit this form with ALL required enclosure at least 14 FOURTEEN days prior to your move-in date to allow for processing and to schedule an orientation interview. The (14) fourteen days will not begin until all of the above items are received by the Managing agent.

### **Submit this completed application to the following:**

Florida Sunset Management  
ATTN: Kim Burchette  
1520 Royal Palm Square Blvd Suite 360  
Fort Myers, FL 33919  
(239) 454-3525, ext. 804  
kim@sunsetmgmt.com



MYERLEE CIRCLE CONDO ASSOCIATION  
CEMENT BID- 4 DRIVEWAYS

Vendor	Price	Description
Seaton Paving & Site work	\$38,260	Had to go back to vendor to add the fiber in the cement and sealer. Very professional and detailed.
CHC Concrete	\$39,495.00	Estimate matched the spec the first time it was bid, very professional seemed to know what they were doing. **
Cecil Edmonds, LLC	\$30,000	Did not include Fiber or sealer in bid. Mom and Pop vendor but does good work per referances. Will need to ask about fiber and concrete pouring process.

Cecil Edmonds, LLC  
239-240-3945

990756

Invoice

SOLD TO		SHIPPED TO		VIA
Tom Kaiser / Myerlee				
ADDRESS		ADDRESS		
6929 Birdie Way				
CITY, STATE, ZIP		CITY, STATE, ZIP		DATE
Ft. Myers				
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	

Removal of 17x27 driveway  
& curbing

Replacement of driveway &  
curbing 17x27 with  
reinforced rebar 3/8 steel  
expansion joints / fiber  
mesh concrete

\* - crack joints every 10'

All labor & materials  
included

\$ 7500 per driveway

7500  
x 4

Total \$30,000





7861 Mainline Parkway, Fort Myers, FL 33912

PHONE 239-985-9860

FAX 239-985-987

Submitted To: Myerlee Condo. HOA.	Date 07-23-2025
Address: 6929 Birdie Way	Phone: 309-550-0404
Ft Myers FL. 33919	Email: kaisertomlisa@gmail.com
Contact: Tom Kaiser	Job Name: Myerlee
	Job Location Ft Myers

Standard construction practice.

- 1- OPTION 2 - PER NORMAL INSTALLATION: REMOVE AND REPLACE 3000 PSI CONCRETE DRIVEWAY, 4" THICK, SAWCUT JOINTS, BROOM FINISH WITH N REINFORCEMENT. (UNIT PRICE QUOTE - (1) MOBILIZATION - MINIMUM BIL BE 1800 SF)

Total: \$21,920

- 2- REMOVE AND REPLACE 2' VALLEY GUTTER - HANDWORK - SAWCUT JOINTS, BROOM FINISH W/ NO REINFORCEMENT. 3000 PSI CONCRETE. (UNIT PRICE QUOTE - (1) MOBILIZATION - MINIMUM BILLING TO BE 100 LF)

Total: \$6,310.00

REMOVE AND REPLACE 3000 PSI CONCRETE SIDEWALK (4' WIDE), 4" THICK, SAWCUT JOINTS, BROOM FINISH WITH NO REINFORCEMENT. (UNIT PRICE QUOTE - (1) MOBILIZATION - MINIMUM BILLING TO BE 200 LF)

Total: \$10,020.00

Please note: Does not include repair to sod, landscape or irrigation if needed. Any asphalt repair needed will be billed at \$6.50 per square foot.

Total Price

Estim

38,260  
MEDICAL MANAGEMENT INNOVATIONS, INC.  
Susan Baxter-Pfleiderer, CCM Owner  
(309) 673-5699 or (357) 757-9860  
Fax (309) 676-5771

Fiber in Cement  
How much more?

~~29,260~~

Total

Permits

Sealer

For your Workers' Compensation/Medical Case Management Needs.

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.  Buyer  Signature  Date of Acceptance	<b>CONFIRMED:</b> Jim Seaton Seaton Paving & Sitework, Inc. 7861 Mainline Parkway, Ft. Myers, FL 33912  Signature  Title
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7861 Mainline Parkway, Fort Myers, FL 33912

PHONE 239-985-9860

FAX 239-985-9870

Estimate #: 25-126

Submitted To: Myerlee Condo. HOA.	Date 07-23-2025
Address: 6929 Birdie Way Ft Myers FL. 33919	Phone: 309-550-0404 Email: kaisertomlisa@gmail.com
Contact: Tom Kaiser	Job Name: Myerlee Job Location Ft Myers

**Special Notes:**

1. It is the owner's responsibility to have all utilities removed from the area where we will be digging in and or to repair same.
  2. Contract does not include repair to damaged irrigation or utilities.
  3. This price does not include charges for site plan, permit fees, or rock excavation. These will be charged if done as an extra.
  4. Customer and Contractor both agree & understand specifications & conditions of contract.
  5. All measurements are considered working guidelines, not rigid specifications.
  6. All thicknesses are before compaction and are trade terms and not intended to mislead the customer.
  7. This contractor is not responsible for grass growing through new asphalt, overlays, or when asphalt is applied on existing limerock.
  8. This contractor is not responsible for existing cracks in old asphalt that may transfer through new overlay.
  9. This contractor is not responsible for standing water problems which transfer through new overlay.
- WARRANTY:** There will be a one year warranty on the material and workmanship if all above conditions are met.
- \* Any increase in the scope of work performed will result in a proportional increase in the price for this contract.
  - \* Schedules may be delayed due to weather conditions.
  - \* This contract includes an asphalt price escalation clause in the case where asphalt raw material costs increase prior to contract completion. Seaton Paving reserves the right to increase this contract price accordingly.
  - \* Breach of contract fee: 25% of signed contracts total bid price will be charged to customer.
  - \* During resurfacing projects, Seaton Paving cannot guarantee 100 % drainage.
  - \* Seaton Paving will take all precautions when near existing concrete but cannot guarantee existing concrete will not crack or break.
  - \* Seaton Paving will not be held responsible for damages caused from sprinkler systems; irrigation needs to be off during the sealcoating & striping process.
  - \* New pavement will tend to scuff or mark within the first twelve (12) months after placement due to the curing process of asphalt.
  - \* This contract shall not be effective until it is executed by an executive officer of the seller. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and they will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.
  - \* **ACCEPTANCE OF PROPOSAL:** Payment will be made as outlined above. If it becomes necessary to enforce or interpret the provisions of this agreement, or to effect collection, the purchaser hereby agrees to pay any and all reasonable court costs and attorney's fees which are incurred by the Seller in such action, including all necessary costs of collection. In consideration of the Seller extending credit to the Purchaser, the undersigned jointly, severally, and unconditionally personally guarantees payment when due of any and all indebtedness by the above name firm or individual and owed to Seaton Paving & Sitework Inc., if default in the payment hereto occurs.
- TERMS:** Net cash upon completion and receipt of final notice, no retainage to be held. A 25% deposit is required prior to commencement of work.
- ESTIMATE EXPIRATION:** This estimate is valid for 30 days.
- MOBILIZATIONS:** Price based on 1 mobilization.
- Unless otherwise indicated, the prices on this proposal apply only to work completed before the end of the 2025 paving season, as determined by Seaton Paving & Sitework Inc., 7861 Mainline Parkway, Ft. Myers, FL 33912. Any work performed in succeeding years will require new agreements.

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.	<b>CONFIRMED:</b> <b>Jim Seaton</b> Seaton Paving & Sitework, Inc. 7861 Mainline Parkway, Ft. Myers, FL 33912
<b>Buyer</b>	<b>Signature</b> _____
<b>Signature</b> _____	<b>Title</b> _____
<b>Date of Acceptance</b> _____	



7861 Mainline Parkway, Fort Myers, FL 33912

PHONE 239-985-9860

FAX 239-985-9870

Estimate #: 25-125

Submitted To: Myerlee Condo. HOA.	Date 07-23-2025
Address: 6929 Birdie Way	Phone: 309-550-0404
Ft Myers FL. 33919	Email: kaisertomlisa@gmail.com
Contact: Tom Kaiser	Job Name: Myerlee
	Job Location Ft Myers

HOA spec.

- 1- OPTION 1 - PER HOME OWNERS ASSOCIATION SPECS.: REMOVE AND REPLACE 3500 PSI CONCRETE DRIVEWAY, 4" THICK, SAWCUT JOINTS, BROOM FINISH WITH 6X6/10X10 W.W.M.. (PER HOME OWNERS ASSOCIATION SPECS.) (UNIT PRICE QUOTE - (1) MOBILIZATION - MINIMUM BILLING TO BE 1800 SF)

Total: \$28,095.00

- 2- REMOVE AND REPLACE 2' VALLEY GUTTER - HANDWORK - SAWCUT JOINTS, BROOM FINISH W/ (2) #4 REBAR CONTINUOUS. 3500 PSI CONCRETE. (PER HOME OWNERS ASSOCIATION SPECS.) (UNIT PRICE QUOTE - (1) MOBILIZATION - MINIMUM BILLING TO BE 100 LF)

Total:

\$7,270.00

- 3- REMOVE AND REPLACE 3500 PSI CONCRETE SIDEWALK (4' WIDE), 4" THICK, SAWCUT JOINTS, BROOM FINISH WITH 6X6-10X10 WWM. (PER HOME OWNERS ASSOCIATION SPECS.) (UNIT PRICE QUOTE - (1) MOBILIZATION - MINIMUM BILLING TO BE 200 LF)

Total:

\$13,369.00

Please note: Does not include repair to sod, landscape or irrigation if needed. Any asphalt repair needed will be billed at \$6.50 per square foot.

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.  <b>Buyer</b>	<b>CONFIRMED:</b> <b>Jim Seaton</b> Seaton Paving & Sitework, Inc. 7861 Mainline Parkway, Ft. Myers, FL 33912
<b>Signature</b>	<b>Signature</b>
	<b>Title</b>



Date of Acceptance



7861 Mainline Parkway, Fort Myers, FL 33912

PHONE 239-985-9860

FAX 239-985-9870

Estimate #: 25-125

Submitted To: Myerlee Condo. HOA.	Date 07-23-2025
Address: 6929 Birdie Way	Phone: 309-550-0404
Ft Myers FL. 33919	Email: kaisertomlisa@gmail.com
Contact: Tom Kaiser	Job Name: Myerlee
	Job Location Ft Myers

**Special Notes:**

1. It is the owner's responsibility to have all utilities removed from the area where we will be digging in and or to repair same.
  2. Contract does not include repair to damaged irrigation or utilities.
  3. This price does not include charges for site plan, permit fees, or rock excavation. These will be charged if done as an extra.
  4. Customer and Contractor both agree & understand specifications & conditions of contract.
  5. All measurements are considered working guidelines, not rigid specifications.
  6. All thicknesses are before compaction and are trade terms and not intended to mislead the customer.
  7. This contractor is not responsible for grass growing through new asphalt, overlays, or when asphalt is applied on existing limerock.
  8. This contractor is not responsible for existing cracks in old asphalt that may transfer through new overlay.
  9. This contractor is not responsible for standing water problems which transfer through new overlay.
- WARRANTY: There will be a one year warranty on the material and workmanship if all above conditions are met.
- \* Any increase in the scope of work performed will result in a proportional increase in the price for this contract.
  - \* Schedules may be delayed due to weather conditions.
  - \* This contract includes an asphalt price escalation clause in the case where asphalt raw material costs increase prior to contract completion. Seaton Paving reserves the right to increase this contract price accordingly.
  - \* Breach of contract fee: 25% of signed contracts total bid price will be charged to customer.
  - \* During resurfacing projects, Seaton Paving cannot guarantee 100 % drainage.
  - \* Seaton Paving will take all precautions when near existing concrete but cannot guarantee existing concrete will not crack or break.
  - \* Seaton Paving will not be held responsible for damages caused from sprinkler systems; irrigation needs to be off during the sealcoating & striping process.
  - \* New pavement will tend to scuff or mark within the first twelve (12) months after placement due to the curing process of asphalt.
  - \* This contract shall not be effective until it is executed by an executive officer of the seller. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and they will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.
- \*ACCEPTANCE OF PROPOSAL:** Payment will be made as outlined above. If it becomes necessary to enforce or interpret the provisions of this agreement, or to effect collection, the purchaser hereby agrees to pay any and all reasonable court costs and attorney's fees which are incurred by the Seller in such action, including all necessary costs of collection. In consideration of the Seller extending credit to the Purchaser, the undersigned jointly, severally, and unconditionally personally guarantees payment when due of any and all indebtedness by the above name firm or individual and owed to Seaton Paving & Sitework Inc., if default in the payment hereto occurs.
- TERMS:** Net cash upon completion and receipt of final notice, no retainage to be held. A 25% deposit is required prior to commencement of work.
- ESTIMATE EXPIRATION:** This estimate is valid for 30 days.
- MOBILIZATIONS:** Price based on 1 mobilization.
- Unless otherwise indicated, the prices on this proposal apply only to work completed before the end of the 2025 paving season, as determined by Seaton Paving & Sitework Inc., 7861 Mainline Parkway, Ft. Myers, FL 33912. Any work performed in succeeding years will require new agreements.

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.	<b>CONFIRMED:</b> <b>Jim Seaton</b> <b>Seaton Paving &amp; Sitework, Inc.</b> <b>7861 Mainline Parkway, Ft. Myers, FL 33912</b>
<b>Buyer</b>	<b>Signature</b> _____
<b>Signature</b> _____	<b>Title</b> _____
<b>Date of Acceptance</b> _____	

From: Jim Seaton [jim@seatonpaving.com](mailto:jim@seatonpaving.com)  
Subject: RE: Concrete repair  
Date: Aug 6, 2025 at 10:26:05 AM  
To: Tom Kaiser [kaisertomlisa@gmail.com](mailto:kaisertomlisa@gmail.com)

Here are the costs. Please let me know if you have any questions.

Add Fibermesh to concrete there are 2 options as follows:

1. 4" Sidewalk and driveways  $\frac{3}{4}$  lbs. fiber per cubic yard would be a \$0.30 per SF increase to the unit price quoted. \$448
2. 4" Sidewalk and driveways 1.5 lbs. fiber per cubic yard would be a \$0.60 per SF increase to the unit price quoted.
3. 2' Valley Gutter  $\frac{3}{4}$  lbs. fiber per cubic yard would be a \$0.25 per LF increase to the unit price quoted. \$62
4. 2' Valley Gutter 1.5 lbs. fiber per cubic yard would be a \$0.50 per LF increase to the unit price quoted.

Sealer would be as follows:

1. Sidewalk & Driveways an additional \$1.50 per SF add to the unit price quoted. \$2,241
2. 2' Valley Gutter \$2.00 per square foot add to the unit price quoted. \$496.  
248 sq ft

**From:** Tom Kaiser <[kaisertomlisa@gmail.com](mailto:kaisertomlisa@gmail.com)>  
**Sent:** Wednesday, August 6, 2025 7:47 AM  
**To:** Jim Seaton <[jim@seatonpaving.com](mailto:jim@seatonpaving.com)>  
**Subject:** Re: Concrete repair

Driveway SF	1178
Sidewalk SF	136
	180
	<hr/>
	1494

Great  
Sent from my iPhone

On Aug 6, 2025, at 7:14 AM, Jim Seaton <[jim@seatonpaving.com](mailto:jim@seatonpaving.com)> wrote:

I haven't forgot about you. I'm hoping to have your updated quote over to you later today. Sorry for the delay.

**From:** Jim Seaton  
**Sent:** Wednesday, July 23, 2025 7:31 AM  
**To:** [kaisertomlisa@gmail.com](mailto:kaisertomlisa@gmail.com)  
**Subject:** Concrete repair

I'm very sorry this took so long. Please let me know if you have any questions.



# ESTIMATE

Christian Hernandez Concrete, Inc  
 309 Kingston Dr  
 Fort Myers, FL 33905, USA  
 Christian@chconcrete.net  
 (239) 357-2342

Estimate # 1587-1  
 Date Sat Jul 05, 2025  
 Total \$39,495.00

## Prepared For:

Tom Kaiser  
 6929 Birdie Way  
 Fort Myers, Florida 33919  
 (309) 550-0404  
 kaisertomlisa@gmail.com



Description	QTY	Price	Amount
<b>03 Removal</b> The job includes the removal and disposal of sod, dirt, and any existing concrete from the designated area to prepare for the new concrete installation.	3614.60	\$0.00	\$0.00
<b>04 Disposal</b> All removed materials, including sod, dirt, and concrete, will be hauled away and disposed of. UNLESS OTHERWISE SPECIFIED BY CONTRACTOR AND OWNER	3614.60	\$0.00	\$0.00
<b>05 Form</b> Installation of forms to shape and support the designated area for concrete placement, ensuring proper alignment, elevation, and dimensions. Concrete to be 4" thick. 1361 + 1360 Eagle Way 4' x 10' Sidewalk + 4' x 17' Sidewalk 19' x 31' Driveway Replacements (x2) 4' x 7' Section in middle 59 Ln ft of 2' valley gutter replacement (12" thick) 1347 + 1346 Bunker 20' x 4' + 4' x 18' sidewalk 31' x 19' driveway replacements (x2) 4' x 7' Middle section 65' Ln ft x 2' of valley gutter (12" thick)	1.00	\$0.00	\$0.00



<b>06 Compact</b> Compaction of the sub-grade to ensure a stable and level base, providing proper support and preventing settling for the concrete installation.	3614.60	\$0.00	\$0.00
<b>07 Install W.W.F 10 GA 6" x 6"</b> Supply and installation of wire mesh reinforcement as a secondary reinforcement. W.W.F 10 GA - 6" x 6" - 20' x 8' Sheets (Per Sheet of WIRE MESH)	23.00	\$25.00	\$575.00
<b>08 Drill</b> Drilling and installation of #5 steel rebar dowels into the existing concrete every 2-4 feet to ensure proper structural connection and reinforcement.	1.00	\$0.00	\$0.00
<b>09 Concrete Pump Service/Buggy Service</b> Concrete pump and/or buggy service to efficiently transport and place concrete in the designated area, ensuring smooth and timely installation.	3.00	\$400.00	\$1,200.00
<b>10 Pour Plain Concrete</b> Pour and finish plain concrete using 3,000 PSI concrete with fiber mesh reinforcement for added strength and durability as a primary reinforcement.	3614.60	\$10.44	\$37,720.00
<b>12 Finish Concrete</b> Concrete will be carefully leveled and finished with a broom texture to provide a uniform, slip-resistant surface, ensuring both durability and safety.	3614.60	\$0.00	\$0.00
<b>13 Remove Forms</b> Remove the forms and saw cut expansion joints at specified intervals to prevent and control cracking, ensuring the long-term integrity of the surface.	1.00	\$0.00	\$0.00
<b>Clean Up Jobsite</b> Clean Up Jobsite	1.00	\$0.00	\$0.00
<b>Subbase Removal and Fill Replacement</b> Remove 4" of existing subbase and backfill with compacted fill dirt in driveway and walkway areas — includes excavation, disposal, delivery of fill material, placement, and compaction.	3614.60	\$0.83	\$3,000.00 OPTIONAL
		Sub total	\$39,495.00
		Total	\$39,495.00

## NOTES:

# **1. SECTION 03 30 00 – CAST-IN-PLACE CONCRETE (SIDEWALKS, DRIVEWAYS, AND CURBS)**

## **PART 1 – GENERAL**

### **1.1 SUMMARY**

#### **A. Section Includes:**

- Sidewalks, sidewalk ramps, driveways, curbs, drive approaches
- Complete with concrete materials, curing compounds, joint materials, reinforcement, and installation

### **1.2 REFERENCES**

#### **A. Reference Standards – conform to the applicable portions of the following:**

1. ASTM – American Society for Testing and Materials
2. AASHTO – American Association of State Highway and Transportation Officials
3. FDOT – Florida Department of Transportation Standard Specifications for Road and Bridge Construction (latest edition)
4. FAC – Florida Accessibility Code (2020)
5. ADAAG – Americans with Disabilities Act Accessibility Guidelines (2010 Standards)
6. UFAS – Uniform Federal Accessibility Standards
7. Lee County Driveway Requirements and Permit Standards (attached)
8. Lee County Driveway Request Worksheet (attached)

### **1.3 DEFINITIONS**

A. Owner's Representative: Designated individual (e.g., Myerlee Circle Unit Manager) authorized to review and approve work.

### **1.4 JOB CONDITIONS**

#### **A. Temperature:**

- Do not place concrete if ambient air temperature is below 40°F or above 90°F without approved measures.
- Comply with Lee County Article 3.3.I on temperature restrictions.

#### **B. Protection Against Rain:**

- Stop work and protect freshly placed concrete when rain is imminent.
- Resume work only when conditions allow. Comply with Article 3.3.I.
- Maintain materials (burlap or 6-mil polyethylene) on site for emergency coverage.

## **PART 2 – PRODUCTS**

### **2.1 MATERIALS**

#### **A. Concrete:**

- Minimum 3,500 psi at 28 days
- Air-entrained and fiber-reinforced (ASTM C1116)
- Glass, natural, or synthetic fibers allowed with approval

#### **B. Ready-Mix Concrete:**

- ASTM C94, Alternate 2
- Provide delivery ticket to Myerlee Circle Unit Manager

#### **C. Water:**

- Clean, potable or per AASHTO T-26
- No deleterious substances (oil, salt, sugar, acid, etc.)

#### **D. Curing Compound:**

- White-pigmented membrane
- ASTM C309 or AASHTO M148 Type 2
- FDOT Section 925 compliant

#### **E. Joint Filler:**

- 1/2" thick preformed fiber (ASTM D1751)

#### **F. Joint Sealant:**

- Hot-poured sealant (ASTM D6690 or D1190)

#### **G. Reinforcement:**

- Welded wire mesh or ASTM A615 Grade 60 steel bar
- ASTM A706 or A615/616/617 for hook bolts
- 5/8" diameter self-tapping steel hook bolts

#### **H. Subbase:**

- 4" min. compacted granular base (FDOT No. 57 stone or approved equivalent)

### **I. Joints:**

Construct transverse and longitudinal expansion and plane-of-weakness joints at the locations specified herein, or as indicated on the Plans or as directed by the Myerlee Circle Unit Manager.

- Place the transverse expansion joints for the full width and depth of the new work. Use transverse expansion joints placed against an existing pavement a minimum of six (6) inches deep but no less than the thickness of the concrete being placed.
- Place expansion joints, 1/2-inch thick, between the sidewalk and back of abutting parallel curb, buildings or other rigid structures, concrete driveways and driveway approaches. When directed by the Myerlee Circle Unit Manager, place the expansion joint between sidewalks and buildings 1-foot from the property line and parallel to it.
- Form plane-of-weakness joints every five (5) feet. Form joints by use of slab divisions forms extending to the full depth of the concrete or by cutting joints in the concrete, after floating, to a depth equal to 1/4 the thickness on the sidewalk. Construct cut joints not less than 1/8-inch or more than 1/4-inch in width and finish smooth and at right angles to the centerline on the sidewalk.

### **J. Placing and Finishing Concrete:**

Place all concrete on a prepared unfrozen, smooth, leveled, rolled and properly compacted base. Place concrete on a moist surface with no visible water present.

- Deposit the concrete, in a single layer to the depth specified. Spade or vibrate and compact the concrete to fill in all voids along the forms and joints. Strike off the concrete with a strike board until all voids are removed and the surface has the required grade and cross section as indicated on the Plans, or as directed by the Myerlee Circle Unit Manager.
- Float the surface of the concrete just enough to produce a smooth surface free from irregularities. Round all edges and joints with an edger having a 1/4-inch radius.
- Broom the surface of sidewalks, driveways and approaches to slightly roughen the surface.
- Texture the surface of the sidewalk ramps with a coarse broom transversely to the ramp slope, and coarser roughen than the remainder of the sidewalk.

### **K. Curing:**

-After finishing operations have been completed and immediately after the free water has left the surface, completely coat and seal the surface of the concrete (and sides if slip-forming is used) with a uniform layer of white membrane curing compound. Do not thin the curing compound. Apply the curing compound at the rate of one gallon per 200 square feet of surface.