



Marsh Landing Townhouse Condominium I Association, Inc.

c/o NextGen Community Management
Attention: Alexandra Segarra
alex@nextgcm.com

This Proposal is Presented by:

EB ELIAS BROTHERS GROUPSM
Painting and Contracting, Inc.

September 4, 2025

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Marsh Landing Townhouse Condominium I Association, Inc.
C/O NextGen Community Management
9410 Corkscrew Palms Circle, Suite 201
Estero, Florida 33928
Attn: Alexandra Segarra
alex@nextgcm.com

Dear Alexandra,

Over the years, our firm has grown into a well-respected industry leader in contracting services who stands behind a guarantee of top-quality craftsmanship and prompt delivery of service at a reasonable price.

"A company is only as good as the people who work in it." Elias Brothers Group has assembled a highly experienced core group of people who are second to none. Ninety percent of the production on our scheduled projects is done in house. Most of our foremen and technicians average 10 to 13 years with our family thus learning and growing along with the company. Celebrating over 30 years of service, we have completed over 1,000 projects, and still, our goal has remained the same... giving you, our customer, the satisfaction of knowing you will receive a **job well done**.

Our company's philosophy is built on the values of **dedication, hard work, high quality, unsurpassed customer service, integrity, and innovation**. "We all believe in treating each other and our customers as we would want to be treated." Initially starting with a handful of employees, we have emerged into one of the largest contracting companies in Southwest Florida and continually strive to be the best. Elias Brothers Group, Painting and Contracting, Inc.'s experience is in waterproofing, painting, specialty coatings, joint sealants, replacing impact windows, and concrete restoration. We have serviced some of the finest high-rise and mid-rise condominiums, apartments, villas, and homes in many Southwest Florida communities. Elias Brothers Group has also developed six communities, totaling over one thousand homes here in Naples, Florida. These communities are: TUSCANY COVE, IBIS COVE, VILLAS AT GREENWOOD LAKE, CROWN POINTE VILLAS, ROYAL VILLAS AT CROWN POINTE and VICTORIA SHORES.

Our values remain unchanged from the first days of Elias Brothers. The goal is to provide you with the best experience in each step of the process – from your first meeting with our sales estimator, to your finished product, the final walk-through and warranty work. Letters of recommendation from satisfied clients can be provided at customer's request. If you have any questions concerning our Company, we are confident they will be more than happy to speak with you.

Elias Brothers Group, Painting and Contracting, Inc. will enhance your community by providing the best value in terms of service, workmanship, and quality with fair and competitive pricing. We guarantee not only to meet, but to exceed your expectations.

Once again, we thank you for the opportunity to present this proposal. Your consideration is greatly appreciated.

Respectfully,

 ELIAS BROTHERS GROUPSM

September 4, 2025

Marsh Landing Townhouse Condominium I Association, Inc.
C/O NextGen Community Management
9410 Corkscrew Palms Circle, Suite 201
Estero, Florida 33928
Attn: Alexandra Segarra
alex@nextgcm.com

RE: Marsh Landing Townhouse Condominium I Association, Inc.
DEV: Marsh Landings
REF: 25841
REP: Cassie Williams

Dear Alexandra,

Thank you for the opportunity to bid **Marsh Landing Townhouse Condominium I Association, Inc.** located at **22992/22994/22996/22998, 22982/22984/22986/22988, 22972/22974/22976/22978, 22962/22964/22966/22968, 22952/22954/22956/22958, 22963/22965/22967/22969, 22973/22975/22977/22979, 22983/22985/22987/22989, and 22993/22995/22997/22999 Lone Oak Drive, Estero, Florida 33928.** Elias Brothers Group Painting and Contracting, Inc. has been in business since 1989, and our employees are well-qualified to provide you with professional workmanship.

This is a Proposal for the repainting work that will be performed on **(9) 2-Story 4-Unit Buildings for a Total of (36) Units.** We will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make all required re-painting preparations before actual painting begins. The following items are available upon request:

1. Reference Pages
2. Product Description of Materials
3. Copy of License
4. Sample of Current Certificate of Insurance
5. Example of Warranty
6. Pre-Inspection Report (Pre-existing Conditions)

Please let us know if there is any other information that will be needed to assist you with your decision.

Again, thank you, and we look forward to hearing from you soon.

Scope of Work to Include

1. High Pressure Clean
2. Application of a Coat of Surface Conditioner (Primer/Sealer) on Exposed Exterior Stucco
3. Patching of Cracks on Exterior Stucco
4. Application of Caulk
5. **OPTION:** Exterior Stucco Repair, If Necessary
6. **OPTION:** Repair Existing or Installation of New PVC Corner Bead, if Necessary
7. Application of a Top-Coat of Paint on Exterior Stucco
8. Application of Paint on Exterior Miscellaneous Metal (Aluminum/Galvanized)
9. Application of Paint on the Exterior Side of Doors/Cases
10. Application of Paint on the Exterior Side of Overhead Garage Doors (Face Off Only)
11. **OPTION:** Application of Paint on Screened in Lanai Walls and Ceilings
12. Application of Coating on Previously Painted/Stained Floors
13. Warranty
14. Commencement of Project
15. Notes
16. Owners Responsibilities
17. Total Prices

Scope of Work

1. HIGH PRESSURE CLEAN

- 1.1 Prior to pressure cleaning, plants around the building will be rinsed with clean potable water to protect them from overspray.
- 1.2 Surface contaminants will be removed using appropriate chemicals. A sodium hypochlorite solution and water mixture will be used, where necessary, (Amount determined by Elias Brothers Group), to allow it to kill existing mold and fungus as well as remove dirt, chalked paint, and debris from surfaces. Some staining may still be evident on areas such as soffit, fascia, etc. We will remove as much as possible.
- 1.3 Surfaces will be washed with a high-volume, high-pressure, commercial-grade pressure washer capable of sustaining a continuous pressure (1,800 to 3,000 psi, and from 3 to 7 gallons/minute capacity). The tips used will produce a cone or flat fan pattern that will allow us to clean a variety of surfaces.
- 1.4 Stucco surfaces displaying signs of efflorescence will be treated with a 25% muriatic solution, wire brushed and then rinsed thoroughly.
- 1.5 Rust stains derived from the sprinklers will be chemically treated to remove as much staining as possible.
- 1.6 Work of this section will be performed on:
 - Fascia
 - Drip Edge
 - Gutters
 - Soffit
 - Downspouts
 - Stucco Body
 - Decorative Bands
 - Columns
 - Overhead Garage Doors
 - Entry Pads and Steps
 - Garages

2. APPLICATION OF A COAT OF SURFACE CONDITIONER (PRIMER/SEALER) ON EXPOSED EXTERIOR STUCCO

- 2.1 One (1) coat of **SHERWIN-WILLIAMS A24 SERIES LOXON CONDITIONER A24 SERIES** is applied to the sun exposed vertical stucco surfaces. The surface conditioner will be applied to the shaded/covered areas, where chalking has occurred.
- 2.2 The sealer will be applied to the existing paint. We will follow the Manufacturer's recommendations of materials specified.

3. PATCHING OF CRACKS ON EXTERIOR STUCCO

- 3.1 Hairline cracks less than 1/16" are to be detailed with patching compound and bridged approximately 2" on both sides and center-crowned directly over the crack to allow for thermal movement. Loose or spalling stucco adjacent to crack will be removed.
- 3.2 Cracks greater than 1/16" are to be routed open to form a "U" or "V" channel, dusted clean and caulked with Sonneborn Sonolastic NP-1, Gun-Grade Polyurethane Sealant. After Sealant has cured, a detailed coat of Sherwin-Williams ConSeal Smooth/Textured Elastomeric Patching Compound will be applied over the repair. The cracks will be bridged approximately two (2") inches on both sides and center-crowned directly over the crack, approximately 1/16", to allow for thermal movement. Backer rod will be installed in cracks greater than 5/8", where necessary (determined by Elias Brothers Group). This work will be performed at an additional charge on a linear foot basis.
- 3.3 Surfaces will be patched with Sherwin-Williams ConSeal Smooth/Textured Elastomeric Patching Compound to achieve a surface, closely resembling uniform. Patching may still be slightly visible in certain angles, shades of light, or it may depend on the curing time.
- 3.4 Rust spots on stucco will be chipped out, primed with Kem Kromik Universal Primer B50NZ6/B50WZ1/B50AZ6 and properly patched.

Scope of Work Continued**4. APPLICATION OF CAULK**

- 4.1 Surfaces will be inspected for proper adhesion, adequate bead size and/or any absence of caulk. Deteriorated existing materials will be removed with putty knife or power method, as determined by Elias Brothers Group.
- 4.2 Surfaces requiring new caulk will be cleaned, prepared and a proper bead size of SONNEBORN SONOLASTIC NP-1, GUN-GRADE POLYURETHANE SEALANT (one-part flexible sealant) or SHERWIN-WILLIAMS A24 series LOXON S1 POLYURETHANE SEALANT will be applied, where necessary (determined by Elias Brothers Group). Bead will be tooled to ensure proper adhesion and aesthetic appearance.
- 4.3 New caulk will be applied between the connection stucco joints to metal window frames, windowsills, door jambs and around the top and sides of decorative bands where necessary, (determined by Elias Brothers Group).

5. OPTION: EXTERIOR STUCCO REPAIR, IF NECESSARY

- 5.1 Stucco that has lost adhesion or delaminated will be removed. Surfaces will be cleaned, link bonded and repaired with ConSeal Vinyl Concrete Patch to match existing texture as closely as possible.
- 5.2 Work on this section will be performed at an additional charge on a square foot basis, under the direction of the Association's Representative.

NOTE: Although all efforts will be made to match the existing stucco texture as closely as possible, an exact match cannot be guaranteed. Patching may still be slightly visible in certain angles, shades of light, or it may depend on the curing time.

6. OPTION: REPAIR EXISTING OR INSTALLATION OF NEW PVC CORNER BEAD, IF NECESSARY

- 6.1 Repair: We will remove deteriorated stucco and rust from and around corner bead, as much as possible, apply prime coat of Sherwin-Williams Kem Kromik Universal Primer B50NZ6 (Brown), B50WZ1 (Off White), or B50AZ6 (Gray), and patch with ConSeal Elastomeric Textured/Smooth Patching Compound or stucco cement.
- 6.2 Replace (if repair is not possible): We will remove existing rusted corner bead. Surface will be cleaned, link-bonded and new PVC corner bead will be applied. We will repair stucco using a Portland Cement mixture of one (1) coat smooth and one (1) coat textured, to match existing as closely as possible where necessary (determined by Elias Brothers Group).
- 6.3 We will perform the work of this section at an additional charge on a lineal foot basis under the direction of the Association's Representative.

NOTE: Although all efforts will be made to match the existing stucco texture as closely as possible, an exact match cannot be guaranteed.

7. Application of A TOP-COAT OF PAINT ON EXTERIOR STUCCO

- 7.1 One (1) coat of **SHERWIN-WILLIAMS SUPERPAINT EXTERIOR LATEX SATIN, A89 SERIES OR LATITUDE K-62 SERIES** will be applied to the exterior stucco surfaces. We will follow the Manufacturer's recommendations of materials specified.
- 7.2 Work of this section will be performed on:
 - Stucco Walls
 - Facing of Decorative Bands
 - Drywall Ceilings
 - Garages

Scope of Work Continued**8. APPLICATION OF PAINT ON EXTERIOR MISCELLANEOUS METAL (ALUMINUM/GALVANIZED)**

- 8.1 Surfaces will be scarified, and solvent wiped. Bare/affected areas will be spot primed, where necessary (determined by Elias Brothers Group).
- 8.2 One (1) coat of **SHERWIN-WILLIAMS A24 series LOXON SURFACE CONDITIONER**, will be applied.
- 8.3 One (1) coat of **SHERWIN-WILLIAMS SUPERPAINT EXTERIOR LATEX SATIN, A89 SERIES OR LATITUDE K-62 SERIES** will be applied.
- 8.4 Work of this section will be performed on:
- Previously Painted Pipes attached to Walls
 - Previously Painted Electrical Boxes
 - Downspouts
 - Gutters
 - Roof Flashing
 - Fascia
 - Soffit
 - Drip Edge

NOTE: No warranty against rust or mildew.

9. APPLICATION OF PAINT ON THE EXTERIOR SIDE OF DOORS/CASES

- 9.1 Surfaces will be scarified, and solvent wiped.
- 9.2 Bare/affected areas will be spot primed with **SHERWIN-WILLIAMS KEM-KROMIK UNIVERSAL PRIMER, B50N2/B50W1/B50AZ6**, where necessary (determined by Elias Brothers Group).
- 9.3 One (1) coat of **SHERWIN WILLIAMS DTM SEMI-GLOSS OR WATERBASED ALKYD URETHANE SEMI-GLOSS** will be applied.
- 9.4 Work of this section will be performed on:
- Front Entry Doors/Cases

NOTE: The scope of work above is based on applying the coatings to a sound substrate. Peeling doors will require additional prep at an additional charge which will be performed under the direction of Association's Representative. Association will be responsible for removing door handles from the doors, should they require stripping. **NOTE:** No warranty against rust or mildew.

10. APPLICATION OF PAINT ON THE EXTERIOR SIDE OF THE OVERHEAD GARAGE DOORS (FACE OFF ONLY)

- 10.1 One (1) coat of **SHERWIN-WILLIAMS A24 series LOXON SURFACE CONDITIONER** will be applied to the face of the overhead garage door panels.
- 10.2 One (1) coat of **SHERWIN-WILLIAMS SUPERPAINT EXTERIOR LATEX SATIN, A89 SERIES OR LATITUDE K-62 SERIES** will be applied to the face of the overhead garage door panels.

NOTE: The sides/edges of the door panels will not be painted.

NOTE: No warranty against rust or mildew.

NOTE: The scope of work above is based on applying the coatings to a sound substrate. Peeling doors will require additional prep at an additional charge which will be performed under the direction of Association's Representative.

Scope of Work Continued**11. APPLICATION OF PAINT ON SCREENED IN LANAI WALLS AND CEILINGS**

- 11.1 Protective foot covering will be worn. Owners must provide access to units. Owners of the ground floor units may leave screen doors unlocked.
- 11.2 Walls and ceilings will be wiped, where necessary (determined by Elias Brothers Group).
- 11.3 One (1) coat of **SHERWIN-WILLIAMS SUPERPAINT EXTERIOR LATEX SATIN, A89 SERIES OR LATITUDE K-62 SERIES** will be applied.

ELIAS BROTHERS GROUP DOES NOT PRESSURE CLEAN LANAIS.

NOTE: EXCLUDES FLORIDA ROOMS/GLASS ENCLOSED LANAIS

12. APPLICATION OF COATING ON PREVIOUSLY PAINTED/STAINED FLOORS

- 12.1 Bare areas will be spot primed with **100% ACRYLIC CONCRETE FLOOR/DECK COATING OR EQUIVALENT MATERIAL** will be applied.
- 12.2 One (1) coat of **100% ACRYLIC CONCRETE FLOOR/DECK COATING OR EQUIVALENT MATERIAL mixed with H&C SHARKGRIP SLIP RESISTANT ADDITIVE** will be applied.
- 12.3 Work of this Section will be performed on:
 - Entry Pads and Steps

NOTE: The scope of work above is based on applying the coatings to a sound substrate. Peeling paint will require additional prep at an additional charge which will be performed under the direction of Association's Representative.

13. WARRANTY

- 13.1 Following the completion of the project, **SHERWIN-WILLIAMS** will provide a Factory Warranty on the stucco portions of this project for a period of seven (7) years for Superpaint of ten (10) years for Latitude. There is no manufacturer warranty on floors, wood, or metal surfaces, unless specified. No warranty against reoccurring rust, mildew, mold, and wood rot.

14. COMMENCEMENT OF PROJECT

- 14.1 Commencement of Project will be determined by the Owner/Association's Representative and Elias Brothers Group.

Scope of Work Continued**15. NOTES**

- 15.1 Elias Brothers Group will provide a **Supervisor** who will be at the jobsite daily, and who will cooperate with the Association's Representative.
- 15.2 The work of this project will commence at 7:15 a.m., Monday-Friday and at 8:00 a.m. on Saturdays.
- 15.3 Music will not be allowed at the jobsite.
- 15.4 Elias Brothers Group will remain at the jobsite until the project is completed.
- 15.5 Painters will wear proper attire (shirt, white pants, and work shoes).
- 15.6 Areas will be cleaned at the completion of each working day using trash receptacles owned by Elias Brothers Group at no time using the Association's dumpsters.
- 15.7 Precautions will be taken to ensure against possible paint drips, residue, etc. Sidewalks, driveways, and landscaping will be protected with drop cloths and visqueen. Areas which may have received contaminants from the work of this project are to be cleaned. Some leaf damage may occur but will naturally grow back.
- 15.8 Due to the nature of this project, glass will become contaminated from the pressure cleaning. Elias Brothers Group will not be responsible for detailing glass. Paint drips that may have accumulated on glass will be cleaned by our cleanup crew.
- 15.9 Elias Brothers Group is a qualified applicator of premium-quality painting products as provided by Sherwin-Williams, Benjamin Moore, PPG Paints, and Florida Paints.
- 15.10 Products shall be applied based on the Scope of Work provided by Elias Brothers Group Painting and Contracting, Inc. and the material data sheet for Manufacturer's product recommendation (i.e.: number of coats required to achieve the dry thickness specified).
- 15.11 Elias Brothers Group will perform the necessary prep to ensure the newly applied coating will adhere to the existing coating, however, we cannot be held responsible for inner coating failure.
- 15.12 Elias Brothers Group **does not** use subcontractors.
- 15.13 Means and methods of work performance will be under the discretion of Elias Brothers Group. (i.e., use of equipment, method of application, etc.)
- 15.14 Elias Brothers Group will substitute an equivalent product when necessary to keep on schedule when dealing with material shortages, etc.
- 15.15 Elias Brothers Group will supply a quantity of the finish coat material for use in touch-ups.
- 15.16 **Elias Brothers Group may have to walk on some portions of the roof to reach areas that are not accessible by ladder or lift. EBG will not be held responsible for broken roof tiles.**
- 15.17 In the event we should need to demobilize due to Third Party Contractors, weather, natural catastrophes, or any other cause beyond Elias Brothers Groups control and then remobilize, a Change Order will be issued in the amount of 3% of total contract.

Scope of Work Continued**16. OWNER RESPONSIBILITIES**

- 16.1 The Association will need to provide a space at the jobsite for a port-a-let and a trailer for storage of materials.
- 16.2 **The Association is responsible for having the landscaping and trees trimmed back at least 12 to 18 INCHES from the buildings before painting preparations begin.**
- 16.3 The Association will need to ensure that sprinkler systems are flagged, prior to commencement of work.
- 16.4 The Association will need to coordinate the removal of all cars from driveways, parking garages, carports and around buildings, prior to commencement of work.
- 16.5 The Association will provide electricity and water for this project.
- 16.6 The Association will need to coordinate the removal of window screens from units, prior to commencement of work and for duration of project, if possible.
- 16.7 The Association will need to coordinate in having the irrigation from the sprinklers reduced to avoid overly saturated grounds should heavy equipment be necessary.
- 16.8 If Elias Brothers Group will need to remove landscaping due to limited access, there will be an additional cost to the Association/Owner(s).
- 16.9 The Association's representative should inform Elias Brothers Group of any of the specifications that are found to be contradictory to this Scope of Work. Necessary changes will be made, and proposal will be resubmitted.
- 16.10 **Before** a Contract is signed, the Association's representative will advise Elias Brothers Group of any color change. **Additional charge may be applied.**
- 16.11 **Owners are responsible for removing water hose from spicket (if attached) prior to the commencement of work and store it in the garage until the project is completed.**
- 16.12 **Vinyl Stickers on Doors:** If vinyl address stickers have been placed on the doors, Elias Brothers Group will remove them when the doors are prepped. The Association will be responsible for purchasing replacements. Elias Brothers Group will not paint around the vinyl stickers.
- 16.13 **Hurricane Storm Shutters:** If the Association/Owner is having their screen enclosures painted or having their screens replaced, it is their responsibility to have the storm shutters removed at their expense, if necessary. (EBG will not be responsible if the shutters have not been removed.)
- 16.14 **Hurricane Shutter Bolts:** It is the Association's responsibility to remove the hurricane shutter bolts prior to painting. If the bolts are not removed, Elias Brothers Group will paint the bolts along with the stucco.
- 16.15 **Owners will be responsible for removal of furniture, plants, rugs, or articles on lanais. Owners also responsible for cleaning heavily soiled lanais.**

17. TOTAL PRICES

Elias Brothers Group Painting and Contracting, Inc. will follow the scope of work provided in this proposal **Marsh Landing Townhouse Condominium I Association, Inc.** located at **22992/22994/22996/22998, 22982/22984/22986/22988, 22972/22974/22976/22978, 22962/22964/22966/22968, 22952/22954/22956/22958, 22963/22965/22967/22969, 22973/22975/22977/22979, 22983/22985/22987/22989, and 22993/22995/22997/22999** Lone Oak Drive, Estero, Florida 33928 for the following amounts:

BASE BID	PRICE
THE FOLLOWING WORK IS TO BE PERFORMED ON (9) 2-Story 4-Unit Buildings for a Total of (36) Units:	
PRESSURE CLEAN: AREAS TO INCLUDE:	
- Fascia - Drip Edge - Gutters - Soffit - Downspouts - Stucco Body	- Decorative Bands - Columns - Overhead Garage Doors - Entry Pads and Steps - Garages
PAINT STUCCO: PREP, APPLY ONE (1) COAT OF SURFACE CONDITIONER/PRIMER, AND APPLY ONE (1) COAT OF PAINT TO INCLUDE:	
- Stucco Walls - Drywall Ceilings	- Facing of Decorative Bands - Garages
PAINT MISCELLANEOUS METAL: PREP, PRIME AND APPLY ONE (1) COAT TO INCLUDE:	
- Previously Painted Pipes attached to Walls - Previously Painted Electrical Boxes - Gutters - Downspouts	- Roof Flashing - Fascia - Soffit - Drip Edge
PAINT DOORS: SPOT PRIME AND APPLY ONE (1) COAT TO INCLUDE:	
Front Entry Doors/Cases	
PAINT OVERHEAD GARAGE DOORS (FACE OFF ONLY): PREP, APPLY ONE (1) COAT OF SURFACE CONDITIONER/PRIMER, AND APPLY ONE (1) COAT OF PAINT.	
APPLICATION OF PAINT ON PREVIOUSLY PAINTED FLOORS: PREP, SPOT PRIME AND APPLY (1) COAT TO INCLUDE:	
Entry Pads and Steps	

BASE BID WITH SLIGHT COLOR CHANGE AND UPGRADE TO LATITUDE 10-YEAR: \$71,820.00

APPLICATION OF PAINT ON (36) SCREENED IN LANAI WALLS/CEILINGS (COLOR CHANGE):

PREP AND PAINT:

\$6,840.00

NOTE: EXCLUDES FLORIDA ROOMS/GLASS ENCLOSED LANAIS

GRAND TOTAL WITH LANAIS: \$78,660.00

INCLUDES \$5,000.00-\$6,000.00 IN REPAIRS (PEELING PAINT REMOVAL, STUCCO REPAIR, STUCCO CRACK REPAIR, CORNER BEAD REPLACEMENT, ETC.) AT NO CHARGE. NO CREDIT FOR THE EXTENT NOT PERFORMED.

Prices presented will be valid for a period of 90 days following the date on this Proposal (**September 4, 2025**). An updated price list may be requested any time after that date. Upon review, I would be more than happy to meet with you and/or the community leaders to answer any questions that may arise. Should the Association want to proceed with the work, please notify us and **TOTAL PRICES AND TERMS WILL BE SET FORTH IN THE "CONTRACT"**. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,


ELIAS BROTHERS GROUPSM
Cassie Williams, Sales/Estimating


ELIAS BROTHERS GROUPSM
Roni Elias, Principal