

NOTICE TO HOMEOWNERS

**IRONWOOD VILLAS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, JANUARY 27, 2025
6:00 P.M.
602 IRONWOOD CIRCLE
VENICE, FL 34292**

AGENDA

CALL MEETING TO ORDER AND ESTABLISH QUORUM

PROOF OF NOTICE OF MEETING

UNFINISHED BUSINESS

Discussion of Landscaping Vendor Issues

NEW BUSINESS

Review and Approval of Landscaping Vendor Contract

Review and Approval of Paver Maintenance Contract

OWNER COMMENTS

ADJOURNMENT

KBB Landscapes
 130 Sunset Beach Dr
 Venice, FL 34293-2634
 9414513490

ESTIMATE



Ironwood villas & Condominium
 602 Ironwood Circle
 Venice, FL 34292

Service Address
 602 Ironwood Circle
 Ironwood villas & Condominium
 602 Ironwood Circle
 Venice, FL 34292

Estimate # 5186
Estimate Date 05/09/24
Estimate Total **\$3,500.00**

Item	Description	Cost	Quantity	Total
	Full Service property maintenance	\$3,500.00	1	\$3,500.00

Full service property maintenance includes mowing all grass areas within Ironwood Villas & Condominium property, Blowing, edging and string trimming around road, driveways, garden beds, and parking garages. All loose debris such as palm fronds, leaves and fallen fruit and or branches shall be removed and taken away prior to mowing. Mower blades are Sharpened prior to day of service.

During the growing season service will be weekly and during the non-growing season mowing will be as-needed. Typically weekly mowing starts between April-October and bi-weekly typically November-March but weather will be the determining factor.

Due to certain weather conditions, mowing schedule may be slightly altered. In the event of more than 2 consecutive days of rain the service will be completed on next applicable day deemed good enough to service property by either a designated member of Ironwood Villas or KBB Landscapes. No unit homeowner is permitted to contact the contractor or employees directly. All questions or concerns will be brought to the designated board member of Ironwood Villas and reported to KBB Landscapes.

Trimming shall be done 1-2 times per month to help maintain appearance and health. All hedges and shrubs will be kept away from touching any buildings or over growing any walkways, entrances, or any other areas that are not a landscape bed. All shrubs and bushes will be kept at heights of 4 feet or current size unless instructed otherwise. Trimming of shrubs and plants will be kept off of buildings and under twelve (12) feet will be done one to two times a month to maintain shape, size and health of shrubs and plants. Once a year, between March through April KBB Landscapes will trim down certain plants down a minimum of 3/4 of current size or if decided by a designated board member of Ironwood Villas or KBB Landscapes as to keep the continuation of health and proper growth of plants to comply with Ironwood Villas & Condo Association specifications and guidelines. All Pygmy palms (approximately x40) are included in monthly service and will be hard trimmed once a year and periodically pruned to keep dead branches and seed pods from developing.

KBB Landscapes will remove All debris from trimming and any equipment/vehicles of contractor will be cleaned up and removed from property at end of every service. KBB Landscapes will identify any plants, shrubs, trees that need to be removed and replaced. KBB Landscapes will submit a total cost estimate for removal, disposal and replacement of all listed items.

Weed control will be included in the monthly service. Weed control includes, but not limited to, roads, driveways and garden beds, pool house and any other hard surfaces or areas that weeds have grown.

Tree Trimming: All trees over 12 feet will be billed separate. All Palm trees will be trimmed once a year and will be separate from monthly service. All trees are priced subject to per tree basis and is billed and approved by the board Ironwood Villas.

Not included in the monthly service and is extra upon request: rock installation, tree and palm trimming (exempt pygmy palms that are included in monthly service fee), planting, removal of plants, shrubs or trees, Mulch installation and major storm cleanup.

Any damage done by KBB Landscapes to buildings, downspouts, private property, drives, walks, lights, irrigation systems, lawns and plants will be reported and repaired.

KBB Landscapes will furnish all labor, materials, equipment, machinery, tools, transportation, material data and samples as necessary to complete the monthly service contract.

All services listed above will not be performed behind any back or side yard that is fenced in. All work done in listed areas will be a separate per job charge.

In the event it becomes necessary to enforce any covenants and agreements of this Landscape Maintenance Agreement through legal proceedings, the prevailing party shall be reimbursed for any and all attorney fees, including attorney fees on appeal and other court costs incurred in any proceedings.

Ironwood Villas & Condominium Association will be invoiced every month by KBB Landscapes. The monthly amount per month is \$3500.00.

Invoices submitted by KBB Landscapes to Casey Management, c/o Teresa Bradley-cox 4370 s. Tamiami Trail, suite 102, Sarasota, FL 34231 are due within thirty (30) days of receipt of invoice.

This Contract start date April 1st 2025 through April 1st 2026

A thirty (30) day written notice by either party must be provided to terminate this contract. Agreed to and Accepted by Ironwood Villas & Condominium Association

Subtotal	\$3,500.00
Tax	\$0.00
Estimate Total	\$3,500.00

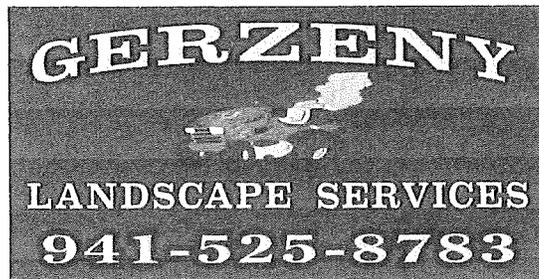
Estimate 42734 from Gerzeny Landscape Services,LLC

1 message

Gerzeny Landscape Services,LLC <quickbooks@notification.intuit.com>
Reply-To: Gerzenylsinfo@gmail.com
To: Carolsantelle@gmail.com

Fri, Jan 24, 2025 at 6:04 PM

ESTIMATE 42734 DETAILS



Gerzeny Landscape Services,LLC

\$6,760.00

Payment and amount

Powered by QuickBooks

Dear Carol Santelle,

Hi Carol Brandon Gerzeny. Here is your maintenance quote. I have separated our mowing from trimming and bed maintenance (with the exception of bed weed control which will be done as needed) to 6 times per year. This would cover trimming everything together as discussed This is an estimate of how many times a year. if you would like to modify the frequency or anything else please let me know. We really do our best to earn local business and we would love the opportunity to work with you. If there is anything we can negotiate on please let me know I would love to earn this business

Sincerely,

Venice Pavers & Landscape

509 Cypress Avenue (Ste 1)
Venice, Florida 34285
941-500-9492
Office@venicepavers.com | www.venicepavers.com



VENICE PAVERS
&
LANDSCAPE
Driveways, Walkways, Patios and more

RECIPIENT:

Ironwood villas

602 Ironwood Circle
Venice, FL 34292

Phone: 2034143727

Quote #24101

Sent on **Aug 20, 2024**

Total \$2,880.00

Product/Service	Description	Qty.	Total
Paver Sealing	1800 sqft Paver wash & sand as needed 2 part Urethane Water Based Sealer 2 Coat spray application	1	\$2,430.00*
Pavers	Pool Deck Repairs	1	\$450.00

A deposit of \$576.00 will be required to begin.

Total \$2,880.00

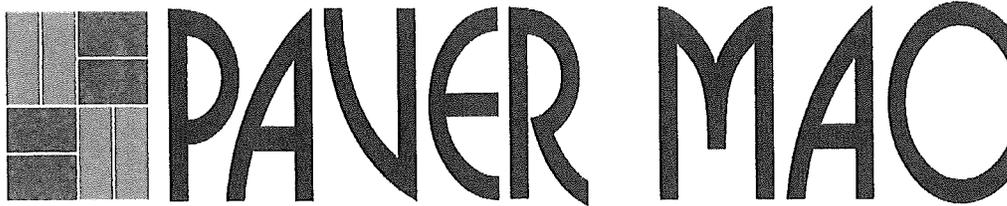
Please note if the optional line item is selected the quote (\$) total and deposit amount will reflect the change.

Quote valid for 30 days, after which may be subject to change.

Paver wash & seal is NOT included unless specifically selected in the Product/Service section above.

Payment Terms: 20% Deposit due at signing of estimate. Final payments will be due upon receipt of invoice at completion of project.

We look forward to helping with your outdoor living needs!
Venice Pavers offers paver driveways, walkways, patios, retaining walls, water



885 US 41 Bypass S, Venice, FL 34285 * Office: 941-497-4012

Established in 2007 Licensed & Insured

www.PaverMac.com

Proposal

Ironwood Villas
RE: Pool Deck
602 Ironwood Cir.
Venice, FL 34292

08/01/2024
Carol- 203-414-3727
carolsantelle@gmail.com

Paver Mac agrees to perform the work as follows: Pool Deck Repair

- Paver Mac will pull up the pavers from various areas of the pool deck
- We will re-grade as needed adding in base sand
- Fine sand will be washed in to ensure a tight finish
- We will chemically clean and re-sand the pool deck (approx. 867 SF)
- We will apply two coats of semi-gloss commercial grade water-based sealer
- Paver Mac cannot guarantee all stains will be removed or results of repair due to not knowing what will be under the pavers
- Paver Mac is not responsible for any damages that may occur to pavers, if customer has extra pavers we can change them out at no additional charge within our scope of work.

Total - \$3,101.00 This includes one day of repair, if additional time is needed the customer will be contacted to approve additional time and charges

- * Payment in full must be received for any warranty or punch out work to be done
- * Paver Mac is not responsible for any manufacture defects of any kind
- * Customer will be charged extra to remove any landscaping related items.
- * All labor, material and deliveries for the project are included
- * Removal and dumping of all job-related waste are included
- * Paver Mac cannot guarantee a color match
- * If a credit card is used a 3% transaction fee will be applied

Paver Mac recommends waiting 1 year before sealing new pavers, we would be happy to give you an estimate.

Proposal good for 30 days