MAJESTIC ISLES
Thursday, Jan 16th, 2025
10:30am – BALLROOM/ZOOM MEETING

BOARD OF DIRECTORS MEETING

10:30 **AGENDA**

1) Call to Order

2) Establish a quorum – Roll Call

Approval of Minutes

) Meeting of November 21st,2024

Meeting of November 12th , 2024 Special Meeting Documents

4) Officer Reports

a) President's Report

b) Treasurer's Report

5) Management Report

6) Committee Reports

a) COBWRA

b) Security

c) Grounds

d) Clubhouse

e) ARC

f) Recreation

g) New Neighbors

h) Entertainment

7) Old Business-N/A

8) New Business

Water color class and food event

Pickle ball

Entertainment Committee 5-7 members

Roof cleaning quotes 2025:

Fiddler on roof-78,500

R and B cleaning-62,000

Hartzell-66,000

Steve Barey - R-R-

Point Of Interest

9) Good and Welfare

10) Adjournment

MAJESTIC Isles

MAJESTIC ISLES
November 12th , 2024

BOARD OF DIRECTOR MEETING MINUTES

CALL TO ORDER:

Ellen Nelson called the meeting to order at 10:35AM

BOARD MEMBERS PRESENT:

Ellen Nelson – President
Mark Jaffie– 1st Vice President
Irene Weinstein– 2nd Vice President /Treasurer
Abby Polin- Member at Large-Not present
Al Stevens- Secretary

Charlie Senders-N/A
Arline Rutsky- Member at Large
-Not present

Roll Call & Certification of Quorum: Present

REPRESENTING CASTLE MANAGEMENT:
Jay Peskoff, LCAM - Property Manager
Priscilla Nieves-Not available

Approval of Minutes-

Old Business-

N/A

New Business-

A motion was made by Mark J. to approve the proposed Second Amended and Restated Declaration of Protective Covenants, Restrictions and Easements for Majestic Isles as well as the proposed Amended and Restated Bylaws and Articles of Incorporation of Majestic Isles Association, Inc.. Seconded by Ellen. **This motion was approved 5 to 0.**

Residents approved 150 yes to 29 no

A motion was made by Ellen to approve Landscaping estimate 3221 for 3534.00. Seconded by Mark J. **This motion was approved 6 to 0.**

A motion was made by Ellen to approve Landscaping estimate 3227 for 1330.00 ficus hedges. Seconded by Mark J. **This motion was approved 6 to 0.**

A motion was made by Mark J. to approve Violation in the amount of for lot 307 . Seconded by Mark J.. **This motion was Tabled.**

Ratify-

Points of Interest

ADJOURNMENT:

With no further business to address, Ellen Nelson made a motion to adjourn the meeting at 11:00 am

Motion was seconded by Mark. Meeting Adjourned.

Approved by _____ Date 1/17/25

Respectfully submitted by,
Jay Peskoff ,LCAM
Property Manager
Majestic Isles

MAJESTIC Isles

MAJESTIC ISLES
November 21st, 2024

BOARD OF DIRECTOR MEETING MINUTES

CALL TO ORDER:

Ellen Nelson called the meeting to order at 10:35AM

BOARD MEMBERS PRESENT:

Ellen Nelson – President
Mark Jaffie– 1st Vice President
Irene Weinstein– 2nd Vice President /Treasurer (ONLINE)
Al Stevens- Secretary

Abby Polin- Member at Large N/A
Charlie Senders-Member at Large
Arline Rutsky- Member at Large

Roll Call & Certification of Quorum: Present

REPRESENTING CASTLE MANAGEMENT:
Jay Peskoff, LCAM - Property Manager
Priscilla Nieves-Not available

Approval of Minutes-

Board Meeting of November12th- Special Meeting
Board Meeting of October 16th

Old Business-

N/A

New Business-

A motion was made by Charlie S. to approve Landscaping estimate 3220 for 1330.00. Seconded by AL Stevens. **This motion was approved 6 to 0.**

Ratify-

Points of Interest

ADJOURNMENT:

With no further business to address, Ellen Nelson made a motion to adjourn the meeting at 11:20 am

Motion was seconded by Mark. Meeting Adjourned.

Approved by _____ Date 6/17/25

Respectfully submitted by,
Jay Peskoff ,LCAM
Property Manager
Majestic Isles

David L Amrani, MD, PhD

101916 Royal Caribbean Circle

Boynton Beach, Fl 33437

To: Jay Peskoff, Manager – Majestic Isles

From: Dr David Amrani

Captain, Majestic Isles Pickleball team

Re: Our Registration in Boomer League – Winter Session

The majority of the current Majestic Isles players made a collective decision to join a recreational pickleball league for the regular Winter session starting Jan 9 through March 17 and playoffs. We currently have 16 people registered and may have a few more. Matches will only be on Thursdays at either 1230, 230 or 4 PM. I do not have the schedule at this time but if you require it once I get it, I will gladly forward it to you.

I spoke to the current board President Mark Jaffe and informed him, and he indicated that this letter of our decision needed to be made to you.

Enclosed is also a copy of our registration to the Boomer league.

Any questions, please address directly to me, 414-344-8685 as I am representing the group.

Sincerely yours,

David

Registration

✓ Registration Sent

Your registration application was successfully sent for the Boomer Pickleball League, Winter 2025 Team Registration.

MY ACCOUNT

REGISTRATIONS

SETTINGS

MORE

← MENU

HELP

SIGN OUT

Payment Details:

Payment Date	Amount	Invoice ID	Payr ID
12/15/24 07:00 PM	156.00	349381030	887C

⮌ My Account Home

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initial roster,

Fiddler
ROOF CLEANING

Proposal/Contract:	25445
Page number:	1
Date:	11/7/2024
Client Liaison:	Wilmer Andrade
Client Liaison Phone:	(561) 303-8659
Client Liaison Email:	wilmer@fiddlerroofcleaning.com
Association Name:	Majestic Isles Association, Inc.
Association Address:	10860 Majestic Seas Blvd. Boynton Beach, FL 33437
Management Name:	Castle Group
Property Manager:	Mr. Jay Peskoff
Telephone:	(561) 424-0952
Email Address:	jpeskoff@castlegroup.com

GENERAL SCOPE OF WORK:

In consideration for the price(s) quoted herein, Fiddler Roof Cleaning, Inc., proposes to furnish all supervision, labor, equipment and specified materials necessary to perform the:

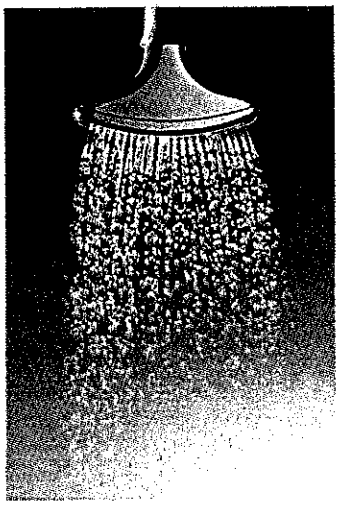
Low pressure roof cleaning of one hundred fifty (150) single family homes and three hundred (300) attached units totaling (450 units) in the community known as Majestic Isles Association, Inc. located in Boynton Beach, Florida.

CONTRACT SCOPE OF WORK:

The price for the general work is: **$78,750.00**.

Please note that the above figure may not be the exact contract price. Please see enclosed for additional and/or option prices.

A. LOW PRESSURE ROOF CLEANING:



1. A bleach base solution (bleach, water, soap/degreaser) will be applied to all designated roofs with low pressure, approx. 35 PSI which is equal to that of a garden sprayer. The solution foams on the roof tiles and there is no run-off to the walls or landscaping. Within minutes the solution dries, the bleach evaporates turning into salt, and the roof becomes clean. This solution will remove all stains due to growth of mildew, mold and algae.

2. For extra precaution, all surrounding plants are rinsed with water before, during and after the application.

3. An overspray could occur as a result of wind (for example) causing some minor foliage damage to some of the plants. That does not mean that the plant is dead and in a couple of weeks there should be a new re-growth. In any case, if there is any damage to the landscaping, **Fiddler Roof Cleaning** will replace any plants that are "killed" from the chemical cleaning process. Please allow 4-6 weeks for any foliage damage to re-grow before requesting replacement.

4. **Fiddler Roof Cleaning** will inspect the roofs before any work starts. Any major problem visible to the naked eye will be reported to the Management/Association then.

Very Important Note: When cleaning roof surfaces, the workers must be covered by a roofing workers compensation code #5551 (not painters or power washing codes). Code #5551 is 5 times greater than the power washing workers compensation code. If a worker falls from the roof and he's not covered by code #5551, the claim will not be covered by the contractor's insurance and the homeowner and/or Association might be liable. All Fiddler Roof Cleaning employees are covered with workers compensation code #5551.

B. PRICES:

Low pressure roof cleaning of one hundred fifty (150) single family homes and three hundred (300) attached units totaling (450 units) in the community known as Majestic Isles Association, Inc. located in Boynton Beach, Florida.

1. Price for the above scope of work: **$78,750.00**.

2. Option – Low pressure roof cleaning of all common area roofs: **$2,885.00** Initial ___

Note: Option item pricing is only valid when taken in conjunction with and performed under the same proposal/contract as the base proposal/contract unless otherwise noted.

Note: **Fiddler Roof Cleaning** will issue a **24 month Warranty** against excessive growth of mildew on the roofs. This warranty does not cover any type of non-mildew related dirt such as spiral whitefly, other insects, animals.

C. TERMS:

1. **No downpayment is necessary.**

2. A payment will be due upon completion of work.

3. **Fiddler Roof Cleaning** maintains a DRUG-FREE work place and SAFETY PROGRAM which complies with OSHA regulations.

4. **Fiddler Roof Cleaning** is bonded, carries workmen's compensation insurances on all of its employees and a $2,000,000 general liability policy.

5. **Fiddler Roof Cleaning** is a member of the Better Business Bureaus (BBB). Our rating with the Better Business Bureaus is **A**.

6. **Fiddler Roof Cleaning** licenses numbers are: Palm Beach: 2011-39848, Broward: 329-238440, Martin: CCC1330008.

D. GENERAL CONDITIONS:

1. Customer refers to the owner, association and/or management company. Any and all decisions made by the Customer shall be binding and cannot be subsequently changed or superseded by reason of a change in Customer Board Members.

2. Contractor refers to Fiddler Roof Cleaning, Inc., their agents and/or subcontractors. Contractor shall furnish all Supervision, Labor, Specified Material and Equipment necessary to complete the agreed upon work for the named property per this proposal.

3. Customer shall grant the contractor permission to work in the areas to be cleaned and shall be required to prepare all work areas so as to be safely accessible and acceptable for Contractor. Access shall include trimming or tie back of landscaping and/or removal of impediments to areas to be cleaned such as screens or other accessories and appurtenances. Contractor will not be called upon to commence work until it deems sufficient areas are ready to allow logical, continued and efficient progress of work until completion. Removal and re-installing of screens will be the responsibility of the Customer. However, Contractor will remove the screens at no extra charge but installation of new screens will be Customer responsibility.

4. Customer shall designate one individual to represent the owner(s) in all matters pertaining to the work as it progresses. Any situations or problems shall be negotiated between the designated representative and contractor. When working for an Association, Corporation or other business entity Contractor will not negotiate directly with any homeowner, resident or tenant at any time. Customer will ensure interference by unauthorized individuals will be controlled so as not to impede the smooth progression of the work.

5. Customer and/or association must provide water (for the common area power washing, contractor will provide a water meter), electricity and all the necessary hook ups, at no cost to the Contractor as Contractor deems necessary to perform the work.

6. Customer shall be responsible to ensure all windows and doors shall be tightly closed during all exterior operations. Contractor assumes no liability or responsibility for damage to the interior surfaces or contents of the building caused by our operation. Customer shall remove and protect miscellaneous items and loose objects within the designated work area such as, but not limited to potted plants, furniture, wind chimes, temperature clocks, ornaments. Customer shall arrange for vehicles of any type including but not limited to automobiles, campers, bicycles, trailers or boats to be moved from areas adjacent to building where work is in progress to safeguard against possible damage.

7. Customer understands and agrees that areas of unforeseen damaged or delaminated coatings and/or substrates/surfaces may be removed during the cleaning operation and agrees to hold harmless Contractor from any and all liability in the event existing coatings, caulking, sealants, substrates or surfaces shall peel, flake, delaminate or otherwise be removed. Furthermore, areas of aesthetic, profile or texture differences will remain or may become more obvious with the removal of stains, dirt, debris, existing coatings, caulking, sealants or substrates.

8. Contractor shall submit requirements for a staging area (shop and/or storage area) and the owner will make every effort to provide such an area. At the end of each day all equipment, supplies, vehicles, etc. must be returned to that area and the working area left clean. Protection of this storage area is the sole responsibility of the contractor and shall be left in a clean, safe, orderly and acceptable manner.

9. Contractor shall be responsible for the protection of the occupant's property, such as: screens, windows, walkways and all other areas from damage. Damaged claimed more than 45 days after work is completed in that area shall be considered invalid. Any plant, trees, shrubbery, foliage or sod that will be damaged by Contractor's operations shall be given up to 6 weeks to show signs of recovery and/or new growth. Any plant, tree, shrubbery, foliage or sod that shows signs of recovery and/or new growth shall be deemed undamaged.

10. Contractor will use most care to protect Customer and/or occupant's property from damage.

11. Contractor has the first right of repairing or replacing a damaged article caused by the contractor employee. If it is necessary Contractor will hire a licensed party to repair or replace such damage.

12. Customer should not 'hold' or 'subtract' monies of the Contract to repair or replace such damage.

13. If customer repairs or replaces such damage without a written Contractor approval, Contractor will not be liable to reimburse Customer for such repair or replacement.

14. Contractor insurance agent will notify the Association on any cancellation or renewal of any Contractor polices.

15. All work is to be performed in a workmanlike manner by skilled mechanics and carried out in such a manner as to minimize inconvenience to the occupants and tenants. Contractor shall determine the size of the work force, including a qualified foreman on the job at all times, as necessary for the means, methods and ongoing operations, and shall continuously and expeditiously proceed with the work until completion, weather permitting. Regular working hours are Monday through Friday from 8:00 am to 5:00 pm.

16. Contractor shall be responsible that their employees are fully and properly clothed in identifiable uniforms while working on premises or entering any part of the facility.

17. Contractor shall be responsible for safety administration on the job and must be in compliance with all OSHA safety regulations.

18. Contractor will provide the customer current certificates of insurance and licenses. Those certificates should be always valid throughout the project.

19. The removal of certain stains such as but not limited to rust stains caused by corrosion of imbedded ferrous materials or rust stains from irrigation systems, insects/pest, automotive fluids, under-laying conditions (such as milky stains under sealed pavers) and other stains are beyond our control.

20. Contractor shall not be liable for damages, which are pre-existing as of the date of commencement of the work to be performed under the contract. To this end, Contractor will inspect each area prior to commencement of work in that area. Existing damages, if any, will be noted and documented by photographs, videotape and/or written form.

21. Contractor will not be responsible for any damages resulting from excessive rain, lighting, windstorms, hurricanes and/or any other acts of nature. Areas damaged by acts of God, vandalism, preexisting construction defects, prior coat delamination, hydro-static pressure, missing or damaged vapor barrier, moisture intrusion, abuse and/or negligence will not be the responsibility or liability of Contractor.

22. Roof leaks are a normal event in South Florida and are due to many reasons (flashings, flanges, joints, weakened spots, expansion and contraction of the roof structure and more). Fiddler Roof Cleaning's method for cleaning roofs is 'Low Pressure Roof Cleaning', similar to a garden sprayer at 30 PSI. No damage or roof leaks will occur from this method and unlike high-pressure devices (3000 PSI). Fiddler Roof Cleaning will not be responsible for roof leaks.

23. In case of non-payment (an invoice not paid within thirty (30) days), an interest rate of 1.25% shall be added to the unpaid balance due, per month. Contractor also reserves the right to lien any property that has not fulfilled their contractual payment. Lien and legal fees will be added to the contract price, and paid by the customer.

24. After sixty (60) days of non-payment, the account will be considered 'A Delinquent Account'. It will be sent to a legal collections agency and will require the Association/Owner(s) to pay legal fees in addition to the amount due and interest.

25. If it becomes necessary to hire an attorney to enforce any provision of the contract, the prevailing party shall be entitled to recover their costs and attorney's fees incurred prior to suit, as well as in litigation, appeal and any bankruptcy or administrative proceedings.

26. Whether attributable to contract, warranty, tort (including negligence), strict liability or otherwise, Contractor's responsibility for any claims, damages, losses or liabilities arising out of or related to its performance of this contract, including but not limited to any correction of defects under the Warranty, shall not exceed the contract price. In no event shall Contractor be liable for any special, indirect, incidental, consequential, or punitive damages of any character, including but not limited to damages claimed for loss of use of productive facilities or equipment, lost profits, governmental fines or penalties, lost production, or non-operation or increased expense of operation, irrespective of whether claims or actions for such damages are based upon contract, warranty, negligence, strict liability or otherwise.

27. To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the Customer and employees from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by negligent acts or omissions of Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable.

28. No shareholder, member, officer, director, employee or agent of the Customer or the Contractor shall be personally liable, directly or indirectly, under or in connection with this agreement, or any document, instrument or certificate securing or otherwise executed in connection with this agreement, or any amendments or modifications to any of the foregoing, made at any time or times, hereto or hereafter, and the Customer and the Contractor and each of their successors and assigns, do hereby waive any such personal liability.

E. ACCEPTANCE OF PROPOSAL:

The above (inclusive of pages 1 to 9 prices, specifications, terms and conditions are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Majestic Isles Association, Inc. (Customer):

Name:_____ Signature:_____ Date:_____

Fiddler Roof Cleaning Inc. (Contractor):

Name:_____ Signature:_____ Date:_____

Note: This proposal supersedes any and all prior proposals and/or prices for these work items in whole or any part of, and may be withdrawn if not accepted with 30 calendar days.

END OF PROPOSAL #25445

ESTIMATE

R&B Pressure Cleaning, LLC
16245 Orchard Dr
Westlake, FL 33470-7044

pressurcleaningr@gmail.com
+1 (561) 410-2982

Bill to
Jay Peskoff
Imperial Seas
10860 Imperial Seas Blvd
Boynton Beach, Fl 33437 US

Ship to
Jay Peskoff
Imperial Seas
10860 Imperial Seas Blvd
Boynton Beach, Fl 33437 US

Estimate details
Estimate no.: 1017
Estimate date: 01/05/2025
Expiration date: 01/19/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Soft wash roof cleaning**	Soft wash roof cleaning on all community residential homes. This service will involve introducing a neutralizer product that will assist in protecting from any potential damage to property landscaping. *****2K will be held for two weeks for funds of any possible damage. Videos/pics will be taken before service. After two weeks, the 2k shall be paid to vender immediately******	1	$62,000.00	$62,000.00

Accepted date **Accepted by**

O: 954-957-9761 F: 954-957-9766
Hartzell Painting
3195 N Powerline Rd Suite 101
Pompano Beach, FL. 33069

December 6, 2024

PROFESSIONAL ROOF CLEANING

Majestic Isles Association, Inc.
C/O Castle Group
10860 Imperial Seas Blvd
Boynton Beach, FL 33437
Phone: (561) 427-0952
Email: jpeskoff@castlegroup.com
Attn: Jay Peskoff

INCLUDED AREAS/STRUCTURES

Pressure cleaning of 300 roofs.

- Duplexes will be considered One (1) roof.

SCOPE OF WORK IN SUMMARY:

➢ **Pressure Cleaning Roof Tiles:**

a. Inspect roof for broken tile (NOTE) all tiles. Check skylights integrity. Report any damage to homeowners.
b. Apply HTH and commercial detergent injected into our storage tank and sprayed on roof.
c. Lightly pressure clean roofs with HTH injected into water system and rinse clean.
d. Upon completion, if during the process HARTZELL damages any roof tile, we will repair them at NO CHARGE to homeowner.

HARTZELL WILL NOT BE RESPONSIBLE FOR ROOF LEAK

NOTES:

- ***If there any damage to the landscaping, Hartzell will replace any plants "killed" from the cleaning process. Please allow 45 days for all minor foliage damage to re-grow before any request is made for replacement.***

- ***Above-described work will not remove stubborn stains such as black olive tree stains, rust, sprinkler, penetrating or discolorations in the natural concrete.***

CONDITIONS

General. Hartzell will supply all materials, tools, and equipment necessary for the Scope of Work. It is understood by all parties to this Proposal/Agreement that Hartzell, its agents, etc. are not employees of the Client. Hartzell complies with the OSHA and the Construction Safety Act and is a drug-free workplace.

Insurance & Licensing. Upon request, Hartzell will furnish suitable insurance certificates covering liability and property damage. Further upon request, for the additional sum of $250.00, the Client will be named as an additionally insured for those policies – Proof of Workman's Compensation coverage will be available. Policies shall be kept in force during the service period. Hartzell shall further provide valid and required licenses necessary to operate in the appropriate county of work being performed.

CONTRACT VALUE

Please Initial Accept/Decline

Pressure Cleaning of 300 Roofs: **$ 220.00 per roof x _____ = $ _____** **Accept _____ Decline _____**

PAYMENT DUE UPON COMPLETION OF WORK

Please note that a 3.5% convenience fee will be applied to all payments made using a credit card.

This proposal is subject to acceptance within thirty (30) days and is void thereafter at the option of Hartzell.

TERMS

The term "Final Completion" as used in this Agreement shall mean where the Association Client is satisfied that the work has been completed, any applicable municipality has given its final approval, and Hartzell's other obligations under the Agreement have been fulfilled.

All payments for goods, materials, equipment, costs, labor, services rendered and any other financial obligation of the Client, are due upon receipt of each invoice. Any invoice not paid within ten (10) days shall be subject to interest at 1.50% per month.

Attorney's Fees, Jurisdiction, and Venue: Hartzell, or the prevailing party if a lawsuit is filed, shall be entitled to recover all its attorney's fees, costs, expenses, and any other fees incurred in connection with collecting any amounts due and owing under this Proposal/Agreement. This provision includes invoices which remain outstanding for more than sixty (60) days. This entitlement shall include in pursuit, in litigation, in mediation, in arbitration, at all appellate levels, in bankruptcy, and for the collection and enforcement of any judgment. This also includes all attorney's fees and costs for litigating entitlement to attorney's fees and costs and determining the number of recoverable attorneys' fees and costs. Florida law shall apply to this Proposal/Agreement and the exclusive jurisdiction and venue for any dispute relating to, or arising out of, this Proposal/Agreement shall be instituted in the appropriate Circuit or County Court for the 17th Judicial Circuit in and for Broward County, Florida. Each party consents to personal jurisdiction, subject matter jurisdiction, and venue in Broward County, Florida.

Hartzell will, on occasion, take photos or videos of properties for the purpose of use in social media and/or marketing campaigns and materials. You herewith give consent for Hartzell to use any images or video that may be taken of said properties for these purposes.

GENERAL PROVISIONS

Delay/Damages: Hartzell shall not be responsible for delay caused by the Client, any owner, resident, or tenant, any other person or entity hired by the Client, any other entity or person over whom Hartzell has no control, an act of God, or force majeure. Force majeure shall mean, by way of example, and not in limitation, fire, governmental act, delay in government inspections, national emergency, strike, labor dispute, unusual delay in transportation, inability to procure materials, adverse weather, and unavoidable casualties, and other causes beyond Hartzell's control. To the extent the delay is caused by the Client, any owner, resident, or tenant, or any other person or entity hired by the Client, then Client shall be responsible to Hartzell for all Hartzell's actual costs caused by such a delay. Should the Client terminate Hartzell or otherwise cancel any proposal or agreement with Hartzell without good cause, the Client will be responsible to Hartzell for all service already provided, for all materials already provided or ordered, and any other actual costs that have been expended by Hartzell, including, but not limited to, for overhead, mobilization, and lost profits.

Acceptance, Understanding, and Benefit to Others: This Proposal/Agreement shall be deemed to have been fully accepted when executed by the Client. It shall be deemed to have set forth the entire understanding and agreement between the parties to this Proposal/Agreement and supersedes all previous understandings, written or oral, relating

to the subject matter of this Proposal/Agreement. This Proposal/Agreement, upon acceptance by the Client, may only be amended, modified, or supplemented by a written instrument signed by the Party against whom it is sought to be enforced. All the terms and provisions to this Proposal/Agreement shall be deemed to apply, and be incorporated therein, to any subsequent proposal or agreement between the parties to this Proposal/Agreement. This Proposal/Agreement shall not be deemed to benefit any party not a party to this Proposal/Agreement.
Authority to Bind: The persons executing this Proposal/Agreement represent and warrant that they have the full authority and power to sign, on behalf of the party for whom they are signing, and that their signature on this Proposal/Agreement shall be binding on such party. For Association Clients, said representation includes that no further action, such as the approval of a Board of Directors, is required.

Mutual Negotiations: This Proposal/Agreement was created through mutual negotiations with each party having consulted with, or having had the opportunity to consult with, counsel. As such, the doctrine of contra proferentem shall not apply against any party to this Proposal/Agreement.

This Agreement between **Majestic** Isles Association, Inc. and Hartzell Painting is accepted and agreed upon

this _____day of _____, 2024.

Majestic Isles Association, Inc.
By:

_____
(Signature)

_____
(Title)

Hartzell Painting

_____
Edward Holman, President