

Agenda for June 19, 2023, Board Meeting: 7:15 PM @ Pines Presbyterian

Approval of minutes – Katie Eisterhold (2 minutes)

Treasurer report – Ladd Williams (8 minutes)

Update on splitting the Association's funds between two institutions

ACC and ASC reports – Josh Nix (5 minutes)

Discuss the engagement with Beacon, our DRV enforcement company: what is important for them to watch for, and update them on our guidelines.

Advisory committee reports

Security - Michael Ferrier (10 minutes)

General discussion about security and evaluating the installation of Flock cameras: cost/benefit analysis, paying for the service, how will it fit in the overall security posture in Fonn Villas

TIRZ 17 – Fletcher Dunson (5 minutes)

Memorial Super Neighborhood – Andy Bonnin (5 minutes)

Pool Executive Committee - Andy Bonnin

Discuss the feasibility of installing a pool heater, evaluating bids, and tentatively approving the pool rental during the off-season to Dad's Club

Capital Improvement Committee Updates - Dan Zoch

Revisit the planning and proposals for future improvements - the deck project (10 minutes)

Other Business - nominate and elect a new board member

Attendees: Alex Rosca, Kyle Hill, Ladd Williams, Katie Eosterhold, Cezar Andrei, Tim Mattingly, Michael Ferrier, Dan Zoch, Fletcher Dunson, Nat Sosienski with Sweetwater Pools

Call to Order: 7:20PM, 6/19/2023 called to order

Approval of Minutes: Michael Ferrier makes a motion to approve May 2023 meeting minutes, Alex Rosca seconds, all approve.

Treasurer Report:

Swim team related update: Williams now that swim team has wrapped up he will get their books in order and it looks like they should have a little bit in revenue; Williams working on what money is owed to swim team that they earned from sales during meets, want them to net the remaining balance after paying for trash disposal.

Outstanding annual dues update: Williams advised there are 4 final households to pay their annual dues which will be done through attorney: Rosca makes a motion to do this as a route to get final outstanding payments, Ferrier seconds, all approve.

ACC/ASC Reports: no update/report this evening.

Advisory Committee Reports:

Security: other neighborhood that wanted to join in the constable contract has been non-responsive; outstanding payment from participating members did finally pay the balance.

TIRZ: no development updates from last month's meeting.

Memorial Super Neighborhood: no update for this meeting.

Pool Executive Committee: Kyle Hill advised pool is ok, had to pay \$500 to have excessive trash hauled off from 3 meets last week that was left outside the gates. \$500 to be a swim team expense.

Nat Sosienski with Sweetwater offered insights regarding pool heaters:

- the operating cost of a pool heater depends on the heater you choose: a larger one will have lower run time and lower gas cost and smaller ones run more often and have a higher gas cost)
- Added that pool covers/blankets keep the heat in (\$9k or \$10k with 5- and 7-year warranties with them; rollers for the blankets would be about \$14,000, most pools don't go with the equipment to put down and take up the covers).

A pool heater would be for the lap pool only, no other pools would be heated; Rosca makes a motion to spend up to \$50,000 for a heater contingent upon Dad's Club contract being executed that brings in \$25,000+ each year for three years and they absorb fuel costs; Williams seconds, all approve. 6/22/2023 NOTE: *This item will have to be brought forth again for a vote at a different meeting (special or regular) since it was not specifically included in the agenda as an item to vote on as posted on the neighborhood website prior to the meeting.*

Capital Improvement Committee Update:

Nat with Sweetwater Pools offered insights from his experience on everything that we are considering:

- any action taken will need to have a warranty included with it
- an overlay can have cracks in it so you can choose to follow the existing cracks with a flagstone pattern so you can go fix specific sections rather than entire sections more easily;
- the pools themselves are in good (but not great) shape and have probably 5-7 years left on plaster.

Tim Mattingly offered his insights on what worked when he oversaw the pool for 2 years in the 1990s as we look to do major projects—challenged FVCA to keep everything around the pool cool and to make it a place where neighbors would want to come.

Dan Zoch presents Capital Improvement Committee ("CIC") report on their top 3 bids along with the CIC's recommendation to use Progressive Aquatics (attached at the end of the minutes); Alex Rosca presented 2 proposals from Blue Ocean Concrete (attached at the end of the minutes) one to refinish the deck for \$56,657 and another for a complete deck overhaul for \$96,635; capital improvement committee walked through the difference in their proposals and this additional bid as it pertains to scope and cost and ultimately recommending Progressive since it is the cheapest of the 3 bids they are presenting out of over 5 companies they solicited bids from during the process; Rosca asks capital improvement committee and rest of board to review the proposals he received before calling whether to move forward with major repairs to the pool to a vote in a special meeting.

Other Business: Kelly Lawson has resigned from the FVCA board of directors; Rosca makes motion to nominate and add Cezar Andrei to board, Ferrier seconds; all approve.

Meeting adjourned: 8:53PM

FONN VILLAS HOA

Memorandum

To: Fonn Villas Board of Directors

From: Capital Improvement Committee

Date: June 19, 2023

Subject: Re-deck Recommendation – Fonn Villas Swim Club

The existing deck overlay at the FVSC is beyond its useful life as evidenced by the cracking, fading, drain failure and exposed joints. The Capital Improvement Committee has met with at least 5 pool contractors to solicit recommendations and proposals to repair and/or replace the existing overlay.

The bids are summarized as follows:

Bidder	Amount
Progressive Commercial Aquatics, Inc.	\$130,791
Sundeck of Houston	\$150,441
Platinum Pools	\$161,333

All of the reputable commercial contractors we talked to recommended grinding off the existing overlay and replacing with new. None of the contractors recommended jackhammering out the existing deck and concrete subgrade and replacing as it could cause structural damage to the pools. In addition to the deck the drains need to be completely rebuilt to provide positive drainage so the new deck will last. After reviewing the proposals and soliciting references, we recommend engaging Progressive for the job. Progressive (www.proaquatic.com) specializes in commercial pools and has been in business for 40 years. They recently renovated another pool in Spring Valley (Dad's Club) and it turned out very well. We spoke with the General Manager of the Dad's Club and she highly recommended Progressive and said they would use them again.

If approved, Progressive could start work immediately after Labor Day and the project duration would be about 3 weeks. The \$131,000 project would be funded from our Reserve Maintenance Fund. The CIC recommends proceeding with Progressive.



Spray Deck Info Sheet

- What is lifespan of spray deck? Specifically complete re-do?
 - If owner keeps up with re-color the every 3 to 5 years, there is no reason why it shouldn't last 15+ years. Re-color estimate \$12-14K
- What is warranty?
 - Two (2) year guarantee against defective materials or workmanship (i.e. bond failure). Including chipping, flaking or peeling of the application.
- How long will Fonn Villa project take?
 - 2-3 weeks weather dependent.
- What types of decking are other commercial pools using?
 - The most common is spray decking.
 - Some new builds chose to just do brushed concrete, due to budgeting. But we tend to see them apply spray decking later on due to keep look and it's a slip deterrent.
 - Indoor pools also use tile, but this is very expensensive.
- How do we care for our decking/maintain?
 - After application is finished:
 - Walking on your surface is permitted after one full day of sunlight.
 - Personal touches such as: a grill, pottery or furniture, etc., can be added 48 hours after completion. Be aware that before any furniture can be placed upon your surface, you need to add plastic protectors to the bottom to avoid scrapes or indentations.
 - All Automobiles can be driven on your driveway 5-7 days (weather permitting) after completion.
 - Surfaces take 21 days to harden, so please avoid pushing or pulling heavy objects over your surface during this time.
 - Please be cautious not to spill pool chemicals on your surface such as: undiluted muriatic acid or chlorine, as it could possibly discolor your deck.
 - No fertilizing or watering of any kind can be done near or around your freshly applied to surface. It is advised that you wait 12 hours before resuming lawn care or pool surface.



- **Cleaning of Stains & Dirt:**
 - To stop stains and dirt from being ground into your surface, be sure and clean bi-weekly with a water hose.
 - For harder stains, you can use a firm brush with a citrus-based detergent. Apply detergent, scrub and then hose off.
- **Tougher Stains:**
 - Water puddles can sometimes leave behind white stains. In cases like this, just pick up “Lime Away” at your local grocery store. Apply to surface, let sit for 10 minutes and then rinse.
 - Rust stains can also be removed by buying “Iron Out” (white bottle with red lettering) at your local Lowes or Home Depot.
 - For tough stains use “GoJo Orange” (rub on and hose off).
- **Effects of Salt:**
 - Efflorescence appears as a white crystalline deposit of salts, lime and/or other minerals that surface on concrete, grout, and tile. These water-soluble salts and minerals typically come from the ground or where cementitious or alkali substances exist. Salts and minerals travel to the surface, using moisture as their carrier; when the moisture evaporates, the salts and minerals are left over. Efflorescence is like the white powder left on the surface of a pool or any concrete surface once the water evaporates. This can be removed by using a mixture of 25% Muriatic Acid mixed with 75% water.
- **What should I avoid/cause damage to my decking?**
 - Power Washer with a PSI over 2000
 - Metal or wire brushes
 - Full strength acids
 - Metal scouring pads

Proquatics Notes

Erica Peace

erica@proquatic.com

832-425-4196 (Cell)

Q&A

How should we think about underground plumbing and electrical issues?

- If you suspect a leak spend \$2k on a leak detection survey and repair as necessary
- Replacement of majority or all of plumbing on old pool generally doesn't make sense because you have to bring to current code which requires you replace from main drain to pump house which is cost prohibitive
- Same with electrical. If you can't pull pool lights and chase from there it's cost prohibitive to chase and you're better off installing overhead lights
- For these reasons with old pools it often makes sense to ride them out rather than do major preventive repairs/replacement
- Dad's Club went through similar analysis and is riding it out

How much would it cost to rip out all deck and replace?

- \$1 M+. Better off replacing with modern pool at total cost of \$1.5-2 M.

How do we go about pricing new pool?

- Spend \$5-8K to go through Progressive Aquatics Design & Budget Process. Resultant plans will be owned by POA and can be bid to other pool contractors. Would involve aquatic engineer and landscape architect. Work can be sequenced over a couple years.
- Total cost magnitude of all new pools is \$1.5-2 M. Would not build what we have now (inefficient, wasted space, etc.). New Pools design have shallow areas, slides, splash pads, etc.

Can we "poor boy" and recolor existing deck, fix drains, etc.?

- Perhaps but existing decking was installed in 2012, is delaminating and is at the end of its useful life. So you might be throwing good money after bad.

BID #1

Progressive Commercial Aquatics, Inc.



2510 Farrell Rd
Houston TX 77073
281-982-0212

Quote

Quote #: Q6698
Date: 3/6/2023
Shipping Method:
Salesperson: Erica
Exp Date: 5/5/2023

Bill To

Cash Counter Account (CASHCT)
Decking - Fonn Villas
FONN VILLAS
613 HAILLE DRIVE
HOUSTON TX 77029

Ship To

Cash Counter Account (CASHCT)
Decking - Fonn Villas
FON VILLAS
613 HAILLE DRIVE
HOUSTON TX 77029

Item	Description	Qty	UOM	Unit Price	Tax	Total
NONSTOCK	Complete Refurb of Current Deck *See details	1	EA	\$99,675.00	\$0.00	\$99,675.00
NONSTOCK	Drain Re-do	1	EA	\$22,816.00	\$0.00	\$22,816.00
NONSTOCK	Refurb of Concrete Under Pavillion *See Details	1	EA	\$8,300.00	\$0.00	\$8,300.00

TX \$0.00
HIMTA \$0.00
Har#24 \$0.00

Total Weight of Items 0 lbs

Total \$130,791.00
Tax Total \$0.00
Grand Total \$130,791.00

There will be a 25% restocking fee on all returned items.
Credit Card Purchases will include a 2% Service Fee
Due to Material Shortages, Quotes are only valid for 60 days

Thank you for your business



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Item	Description	Qty	UOM	Unit Price	Tax	Total
PROJECT TO INCLUDE:						
LINE 1:	REFURB OF EXISTING DECK - Removal of existing deck coating, application of new spray deck, removal and replacement of all expansion joints, new expansion joints between decking and pool coping, and new deck markers around all pools. Includes area inside gates and sidewalks outside - all currently decked areas. No new concrete added. Customer to pick color.					
LINE 2:	DRAIN CLEANING - Cleaning of all drains. PLEASE NOTE - drains appear to be installed incorrectly. They may NOT drain properly after cleaning. Drains can be re-done - approximately \$92/linear ft. With 248 linear ft that would be \$22,816					
LINE 3:	NEW DECK - Demo of current poly decking. Addition of new concrete would be added to entire area. Spray deck to match other decking would be applied.					
LINE 4:	REFURB OF PAVILLION DECK - Removal of epoxy paint and application of spray deck.					
LINE 5-7:	Install of new back stroke flag stanchion post. Flags not include, but can be quoted.					

TX \$0.00
HMTA \$0.00
Har#24 \$0.00

Total Weight of Items 0 lbs

Total \$130,791.00
Tax Total \$0.00
Grand Total \$130,791.00

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Thank you for your business



Proposal & Contract (Detail)

Sundek of Houston
 5070 Ashley Ct., Houston, TX, 77041
 Phone (281) 859-4696 CSC • Fax (281) 859-4698 CSC



Opp S221101-112802
 Job P221128-175963

Owner: Fonn Villas Swim Club
 Address: 631 Hallie Dr, Houston, TX, 77024
 Phone: (281) 702-0704
 Sales Rep: Vincent Penne, Mobile: (281) 739-0351
 Go Ahead Date:

Referral Partner:
 Address:
 Referral Contact:

BID #2

GENERAL DESCRIPTION OF WORK

Scope of work includes mobilization of crews, material, and equipment to the job site. Removal of all furniture, potted plants, grills, and any customer belongings are to be moved by the customer prior to the arrival of the Sundek of Houston installation crew. Homeowners are responsible to make sure no people or pets walk on the surface of the work area during the installation process. Homeowners are to make sure to shut off any sprinkler or irrigation systems on or around work areas. Any damage caused by the before mentioned will be repaired at the homeowners expense.

**Customer must provide access to water and electricity.

*** COPING- NO WORK TO BE DONE. IN THIS PROPOSAL, THE SCOPE OF WORK DOES NOT INCLUDE THE COPING (REMOVAL OF EXISTING LIMESTONE OVERLAY AND APPLICATION OF NEW OVERLAY) *****

*****OPTIONAL ITEM 191***** APPLY SUNDEK MASONRY EFFECT (PATTERN) TO CLASSIC TEXTURE. CUSTOMER SELECTION IS A (DESIGN TBD)*****

SYSTEM, CLASSIC TEXTURE NO PATTERN ON POOL DECK + COVERED SECTION + WALKWAY (STREET SIDE)
 INCLUSIONS AND SCOPE OF WORK

- Remove existing urethane mastic in the expansion joints
- Cover pool with sheets of plastic during topping removal to protect pool and plaster from dust and debris from the removal process
- Remove existing flagstones by us of commercial concrete planner, chipping hammers, chisels, sledge hammers, commercial grinders, and commercial vacuum. Once slate/ is removed, grinders may have to be used to smooth out or remove existing thin set mortar. Bubble wrap and/or plastic wrap adjacent windows and pool for protection against flying debris. Additional labor hours are approximate and may change once topping removal is started or unknown variables are discovered
- ***** Remove to Sundek specification. Upon completion of topping removal any and all unforeseen issues will be addressed (ie additional cracks, blending, additional expansion joint work)*****
- ***** Dust, Virtually all construction work creates dust. SUNDEK OF HOUSTON crew will do their best to minimize and confine the dust to the project area. It is the owners responsibility to have any and all non-project and surrounding areas thoroughly cleaned once the project is completed if necessary. The term "Area" includes but is not limited to Pool, grass, house, solar panels, roofs, balcony, plants, furniture, fence and windows and/or ANY area not described in contracted scope of work *****
- Clean up job site
- Powerwash surface to Sundek specification to remove all dirt and debris to prepare for the chosen Sundek product
- Paper and mask surrounding areas to protect property during the application process
- Apply epoxy weld crack treatment to cracks ***No Warranty on crack treatment*****
- Apply 2 base coat for a proper bonding interface and to make a uniform surface profile
- Float bubble pack around pool perimeter to help protect the pool interior from debris
- Blending/Concrete repairs will only occur in the identified areas, Sundek is not responsible for water drainage in other areas not specifically identified in this contract. Blending pricing is an estimate, Sundek will blend up to the specified amount of material quoted only. If after this amount of material is used, and the Owner is not satisfied with the result, additional material will be used per Owner request and accepted change order.
- *****OPTIONAL***** Apply Sundek Masonry Effect to Classic Texture, Customer selection is a (TBD) design in color of customers selection *****
- Apply Sundek Classic Texture spray coat for the desired decorative look while also providing a slip-resistant surface (1 Color TBD)
- Fill with sand and install self-leveling urethane mastic to Sundek Spec in open expansion joints + coping joints ****No Warranty***
- Clean up the job site of all materials, equipment or other Sundek related debris

EXCLUSIONS

- Removal of furniture and/or personal belongings
- Work on coping (Remove existing limestone or apply new overlay)
- Urethane mastic
- Warranty on Epoxy crack treatment
- Urethane crack treatment
- Leveling of concrete
- Adding new concrete
- Remove or replace existing depth markers
- Remove or replace channel drains
- Any work not specified in this proposal

Classic Texture

Helpful Links

- Product Brochure - <https://www.sundek.com/wp-content/uploads/630-Classic-Texture-Brochure-Current.pdf>
- Color Chart - <https://www.sundek.com/wp-content/uploads/421-Final-Signature-Color-Chart-PDF-1.pdf>
- Photo Gallery - https://www.sundek.com/photo-gallery/classic-texture_21/

- *Pricing good for 30 days Subject to change after 30 days
- **2/3 weeks after signing the contract as of 11/28/2022 Subject to change depending on actual sign date and upcoming weather (inclement weather)
- ***Deposit to be paid 2-3 weeks prior to start date

Upon completion the customer agrees to inspect workmanship of completed project with installation crew leader. Crew shall make any necessary touch ups or corrections at this time. Once work is deemed fully satisfactory/accepted, Customer shall release crew from project by Signature of crews acceptance form. Should the crew not present this form for signature please contact Alexis Raygoza operations manager @ 281-301-5921

Proposal is valid until 12/28/2022. A 4.5% increase shall be applied on 12/29/2022 and every calendar year thereafter.

Payment terms, A 50% mobilization deposit is required no less than 2-3 weeks prior to installation. Deposits can be made online @ <http://www.sundekhouston.com/payments/>. Final project balance is full net due at time of completion and customers acceptance of the work performed after install in crew/customer joint inspection.

For the Contract Amount, SUNDEK OF HOUSTON "Contractor" agrees to furnish necessary materials and labor and to complete the construction on the property in a good, workmanlike manner according to the above specifications.

System Type: Classic Texture, Option Detail: *****OPTIONAL ITEM 191***** Apply Sundek Masonry Effect to Classic Texture, Customer selection is a (TBD) design in color of customers selection, Years of Warranty: 2

Product	Unit	Quantity	Rate/Color	Grout	Patterns	Notes	Price
212 Topping Removal - Level 3	SF	8137.00	\$3.03			Top Removal existing limestone around pool #1, pool #2, pool #3, covered section and walkway (street side) ****Does not include removal on coping****	\$24,655.11
1 Remodel Classic Texture (2 base coats, 1 color)	SF	8137.00	\$5.51			Remodel Classic Texture (2 base coats, 1 color)	\$44,834.87
227 Epoxy Weld Crack Repair	LIN FT	265.00	\$6.07			Epoxy weld crack repair *****No Warranty on crack treatment***	\$1,608.55
223 Blending - Per Bag	BAG	6.00	\$220.50			Concrete repairs in different areas around pool #1 and pool #2, and pool #3. Apply Epoxy 54 Primer. Apply Epoxy 54 Primer	\$1,323.00

300 Remove Joint Sealant	L N FT	572.00	\$2.21		Remove existing mastic in expansion joints	\$1,264.12	Contract Amount	\$119,325.70
301 Replace Joint Sealant - <1/2	L N FT	1851.00	\$4.41		Install new urethane mastic in all expansion joints + Coping joint****No Warranty on urethane mastic****	\$8,162.91	Tax (4%)	\$0.00
408 Fuel Charges	DOLLAR	4.00	\$75.00		Fuel + Travel time	\$300.00	Total Due	\$119,325.70
407 Supplies & Disposables	SF	8137.00	\$0.45		Supplies and disposables required during installation. Paper, plastic, tape, bubble pack, brushes, etc.	\$3,661.65	Deposit (50%)	\$59,662.85
251 Cover Pool	L N FT	474.00	\$2.87		Cover pools with plastic sheets during top removal	\$1,360.38	At Completion (50%)	\$59,662.85
386 Equipment Rental	DOLLAR	4000.00	\$1.00		Equipment rental. Commercial concrete planer, commercial grinders, and commercial vacuum required for top removal process	\$4,000.00	* 3% Credit Card Surcharge Fee	\$3,579.77
191 Masonry Effects - Level 1	SF	8137.00	\$3.03		*****OPTIONAL***** Apply Sundek Masonry Effect to Classic Texture. Customer selection is a (TBD) design in color of customers selection	\$24,655.11		
409 Prep & Mobilization	EACH	3500.00	\$1.00		Labor required for the protection of the work area from damage/debris (protection of the work area, clean up and any debris haul-off)	\$3,500.00		
	SF	8137.00				\$119,325.70		

\$119,325
 + 22816 Drains
 + 8300 partition
 150,441

Please Note: A Surcharge Fee of 3% will be applied on payments made via credit cards to cover the cost of our secure and convenient payment service.

NO COMPLETION DATE PROVIDED: Because of numerous factors beyond the control of Contractor such as weather, strikes, availability of material etc., a specific completion date cannot be guaranteed. SUNDEK OF HOUSTON will attempt to start project on approximate [redacted]

Owner's Warranties and Rights:

1. If Owner and Contractor agree in writing to alter plans or specifications for the construction, on completion Owner will pay for all extra work done and material furnished as a result of the alterations, and the sum shall be a part of the consideration and the debt secured by this Contract.
2. If Owner might become liable for a lien or claim for labor or materials furnished to Contractor and primarily chargeable to Contractor, Owner may retain from payment on the Contract an amount to completely indemnify Owner against the lien or claim.

Owner's Obligations:

1. Furnish at Owner's expense, all water and electricity necessary and required by Contractor for construction and installation of SUNDEK on the property.
2. Promptly pay to Contractor, when due, all of the Contract Amount in accordance with the foregoing payment terms.
3. Remove and/or protect any and all personal Property in or about the area where Contractor will be constructing or installing improvements.
4. Protect the improvements and working area during the application stage, from water damage from sprinklers and from damage or disturbance by other tradesmen and others.
5. Pay interest on any past due amount under this Contract to the rate of 1.5% per month beginning 60 days after such amount comes due, until paid in full.

Contractor's warranties:

1. Contractor guarantees all work to be free of defects in material and workmanship (bond failure, chipping, flaking, or peeling), excluding bond failure adjacent to substrate cracking, for period stipulated above when subject to normal use and care. SUNDEK OF HOUSTON shall, upon written notice within that period, remedy any breach of the Guarantee without charge, by repair or replacement, at the option of the Contractor, provided Owner has complied in full with terms and payments in full of this Contract.
2. Due to the inherent movement in concrete, soil and wooden structures, and possible lack of structural integrity of these substrate, no guarantee, either expressed or implied, is granted concerning cracks in coating or bond failure adjacent to substrate cracking.
3. Saw Cutting - SUNDEK OF HOUSTON is not responsible for damage to electrical lines, plumbing, irrigation, pool ground wire, or any other utilities during saw cutting of concrete. Saw cutting here refers to a complete cut of concrete slab to perform specified work. SUNDEK OF HOUSTON will only cut in removal or installation of deck drains or other instances specifically requested by Owner. Owner agrees to identify any buried utilities prior to the start of the project. Normal prep, grinding, scoring of cracks, scoring for decorative effect, and scoring for coping or joint relief do not require saw cutting by Sundek.
4. SUNDEK OF HOUSTON assumes no obligation or responsibility for deck drainage. SUNDEK OF HOUSTON will blend identified low areas in attempt to alleviate water drainage. The blending will only occur in the identified areas. SUNDEK OF HOUSTON is not responsible for water drainage in other areas not specifically identified in this contract. Blending pricing is an estimate. SUNDEK OF HOUSTON will blend up to the specified amount of material quoted only. If Owner is not satisfied with the result, additional material will be used per Owner request and acceptance of change order. Additional charges apply for water testing. (The blending installation carries a limited 1 Yr warranty).
5. Defects or failures caused by obvious mistreatment, neglect, or improper maintenance shall be repaired at the Owners expense.
6. All guarantees connected with this Contract and the work performed and the materials provided shall be void if, during the life of said guarantee, any work is done on the SUNDEK OF HOUSTON coating by others.
7. Dust: Virtually all construction work creates dust. SUNDEK OF HOUSTON crew will do their best to minimize and confine the dust to the project area. It is the owners responsibility to have the area thoroughly cleaned once the project is completed if necessary.

ENTIRE CONTRACT: Contractor and Owner are not bound by any oral representation by any agent of either party or any purported commitment not specified herein. No other work will be done without prior written authorization of Owner. If any dispute arises between the Contractor and Owner involving this Contract, the dispute MUST BE REFERRED to the Better Business Bureau for non-binding arbitration before any legal proceedings are instituted.

By signing below you, the owner, agree to all of the terms, conditions, covenants and warranties contained above and on the reverse and following pages of this agreement.

You, the owner, may cancel this transaction at any time prior to midnight of the third (3) business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

*Proposed contract valid until: 12/28/2022

Owner's Signature _____ Date _____

CONTRACTOR: SUNDEK OF HOUSTON

Vincent Penne
Digitally signed by Vincent Penne, 1/28/2022 10:20 AM

Date 11/28/2022

Vincent Penne
 (Design Consultant)

IMPORTANT NOTICE: You and your contractor are responsible for meeting the terms and conditions of this Contract. If you sign this Contract and you fail to meet the terms and conditions of this Contract, you may lose your legal ownership rights in your home. **KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.**

Color Choice Agreement

I, Fonn Villas Swim Club, the Property Owner or Property Owner's Designee, choose and take full responsibility for the choice of Sundek color. My choice of color(s) is/are

Systems:	Primary Colors	Grout Colors:
Classic Texture		

I accept the fact that all colors are as specified. A slight differentiation will be seen in transition to textured material. Colors may also vary slightly by being a shade lighter or darker, from natural coloring.

If, after the application of the color (stain, dye, finish coat, epoxy, etc), I am displeased for whatever reason, I accept full responsibility for my choice and will pay all necessary charges to change the color.

I, further hold Sundek of Houston completely harmless for the choice of and / or the acceptance of the color of my Sundek of Houston surface.

Color mottling and variations together with texture irregularities are intended to enhance the finished SunStamp/SunStain/SunAcid/SunDye/SunStone/SunCanvas products. Each SunStamp/SunStain/SunAcid/SunDye/SunStone/SunCanvas project is a custom creation and is unique in its color and texture characteristics.

BID #43

Platinum Pools
(281) 870-1600
4500 Blalock Rd
Houston, TX 77041



ESTIMATE #44916

Customer #25689

3/20/2023
EXPIRES: 4/8/2023

BILLED TO FVSC		SHIP TO FVSC	
ID	DESCRIPTION	QTY	
#11761	Deck Special Bid: <i>mastic around 3 pools and deck joints throughout deck.</i>	1	
#1684	Deck-O-Drain - Concrete Decking	430 In.ft.	
#11766	Excavation Special Bid: <i>demo existing wood deck</i>	1	
#14091	Houston - Remodel: <i>City Permits</i>	1	
#13347	Platinum Pools Remodel Price Book	1	
PROGRESS PAYMENTS SCHEDULE			
#14059	Major Remodel Payment Schedule	1	
DECKING AND DRAINAGE			
#2941	Brush Concrete per sq.ft.: <i>for area where wooden deck is now</i>	800 sq.ft.	
#23587	Extra Prep Work For Applying Deck Coating To Pea-Gravel: <i>deck float and fill</i>	10870 sq ft	
#9372	Deck Coating Topping per sq.ft.	10870 sq.ft.	
		Subtotal	120,253.53
		Tax 0%	0.00
		Grand Total	\$120,253.53

PHASE	COMPLETED	AMT PAID	DATE PAID	DUE NOW
Major Remodel Deposit - 25%		30,063.38		
After Demo Completion Payment - 50%		60,126.77		
Tile & Coping Completion Payment - 20%		24,050.71		
Prior to Plaster Completion Payment - 5%		6,012.67		
		120,253.53	0.00	DUE NOW: 0.00

Current Job Balance \$120,253.53

I agree to pay the above total according to the card issuer agreement. I also agree to the terms as outlined below.

FVSC

= * 143,069

Sign Your Name Below Using Your Computer Mouse (or using your Finger on a Tablet or Phone):

[Signature box]

I accept the terms of this agreement.



18018 PLEASANTWOOD DR.
 SPRING, TEXAS 77379
 TEL: 832-202-7850
 FAX: 832-761-1474

ESTIMATE FOR: Alexander Rosca

DATE:

Fonn Villas Swimm Club (2)

3/29/2023

QUANTITY	DESCRIPTION	AMOUNT
8,095 SF	Sanding Stain And Sealer	\$8,095.00
8,095 SF	Base Coat	\$4,047.50
8,095 SF	Hand Tape Pattern Spray Deck	\$20,237.50
20	Leveling Bags	\$1,500.00
531 LF	Spray Deck On Coping	\$3,717.00
250 LF	Replace 4" Channel Drain	\$10,000.00
478 LF	Deck-O-Seal	\$1,434.00
1,824 LF	1" Mastic Joints	\$7,296.00
55 LF	2- 1/2" Mastic Joints	\$330.00
TOTAL		\$56,657.00



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 SPRING, TEXAS 77379
 TEL: 832-202-7850
 FAX: 832-761-1474

ESTIMATE FOR: Alexander Rosca

DATE:

Fonn Villas Swimm Club (4)

6/19/2023

QUANTITY	DESCRIPTION	AMOUNT
7,592 SF	Break 4" Concrete And Hauled Off	\$18,980.00
7,592 SF	Pour 4" Brushed Concrete	\$48,570.00
7,592 SF	Spray Deck	\$18,980.00
213 LF	4" Channel Drain	\$6,390.00
65	6"x 6" Depth Markers	\$975.00
18	6"x 12" Depth Markers	\$450.00
12	Handrail Anchors Installation	\$240.00
4 Lds	Bank Sand	\$1,800.00
2.5	Polivoids	\$250.00
TOTAL		\$96,635.00