



**CAPTAIN'S KEY
DEPENDENT DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 9, 2025
6:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.captainskeydd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CAPTAIN’S KEY DEPENDENT DISTRICT
The Oaks Center
2501A Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
September 9, 2025
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. August 12, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Discussion Regarding Road Repaving, Drainage, and other Capital Item Projects.....Page 6
 - 2. Consider Approval of Callaway Concrete Pumping Proposal.....Page 14
- H. New Business
 - 1. Consider Approval of Swing Gate Operators Replacement Proposal.....Page 15
- I. Administrative Matters
 - 1. Financial Report.....Page 17
- J. Board Member Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Captain's Key Dependent District
2501 Burns RD
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$255.38

Tax Amount: \$0.00

Payment Cost: \$255.38

Order No: 10583908

Customer No: 1461896

PO #: fiscal meeting sched

of Copies:

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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

CAPTAIN'S KEY DEPENDENT DISTRICT
FISCAL YEAR 2024/2024 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Captain's Key Community Dependent District will hold Regular Meetings at The Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 6:00 p.m. on the following dates:

October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

The purpose of the meetings is to conduct any and all business coming before the Board. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. Said meetings may be continued from time to time to a time and date certain as stated on the record.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CAPTAIN'S KEY DEPENDENT DISTRICT

www.captainskeydd.org

No. Sept. 24, 2024

**CAPTAIN’S KEY DEPENDENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 12, 2025**

A. CALL TO ORDER

District Manager Jason Pierman called the August 12, 2025, Regular Board Meeting of the Captain’s Key Dependent District (the “District”) to order at 6:01 p.m. at The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 24, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairman Russell Jones, Vice Chairman Judge Moss and Supervisors Trey Mahoney and Nader Salour constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and District residents Karen Noga and Christine Jones.

D. ADDITIONS OR DELETIONS TO AGENDA

Mr. Pierman noted that a discussions regarding the mangroves at the Jenkins’ property and the stormwater drain at the Mann’s residence had been added to the agenda. Ms. Noga requested that a discussion regarding Amazon deliveries be added, as well.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 10, 2025, Regular Board Meeting

Mr. Pierman presented the minutes of the June 10, 2025, Regular Board Meeting for consideration.

A **motion** was made by Mr. Mahoney, seconded by Mr. Salour and passed unanimously approving the minutes of the June 10, 2025, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on July 23, 2025, and July 30, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

Mr. Pierman presented the budget. Ms. Jones questioned if the 2023/2024 actuals were correct. Mr. Pierman explained that the actuals were different from the amended budget numbers, which are estimates to ensure expenses are covered for the audit.

3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget

Mr. Pierman presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE CAPTAIN'S KEY DEPENDENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

A **motion** was made by Mr. Mahoney, seconded by Mr. Jones and passed unanimously adopting Resolution No. 2025-02, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Discussion Regarding Road Repaving, Drainage and Other Capital Item Projects

Mr. Pierman presented the updated proposal from All County Paving. Following discussion, the Board requested a new proposal that includes removing the pavers and paving under the gate and a smaller portion of the entrance road being widened. The Board also requested a line-item expense for items so they could evaluate each item separately.

I. NEW BUSINESS

1. Discussion Regarding Painting Pole and Lights

Mr. Pierman explained that he had received a request from Skyline Management to have the pole and lights painted. Following discussion, a **motion** was made by Mr. Moss, seconded by Mr. Jones and unanimously passed to have them painted.

2. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mr. Pierman presented Resolution No. 2025-03, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPTAIN'S KEY DEPENDENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND

SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Pierman noted that the November date fell on Veteran's Day. Following discussion there was a Board consensus to move the November meeting to the 13th.

A **motion** was made by Mr. Salour, seconded by Mr. Moss and passed unanimously adopting Resolution No. 2025-03, as amended.

3. Discussion Regarding Mangroves

Ms. Jones explained that the Jenkins had their mangroves cut back for navigational purposes but did not cut around the stormwater drain. The POA is requesting that they cut around the drain, but the Jenkins advised that Only Trees said they cannot do so under the permit, as it is only for a navigational cut. Following discussion, a **motion** was made by Mr. Salour, seconded by Mr. Moss and unanimously passed requesting that the POA determine if the existing permit allows for trimming near the drain, and if not, to request that the POA obtain a permit for that work, and for the District to contribute a not-to-exceed amount of \$1,000 for the work.

4. Discussion Regarding Stormwater Drain at Mann's Property

Mr. Pierman explained that Mr. Mann had contacted him regarding cracks in the stormwater drain header on his property that were allowing seawater to encroach, which was causing erosion issues. Following discussion, Mr. Moss stated that he had a vendor who could do the work. A **motion** was made by Mr. Salour, seconded by Mr. Jones and unanimously passed authorizing a not-to-exceed amount of \$2,000 to fix the issue.

5. Discussion Regarding Amazon Deliveries

Ms. Noga explained that overnight Amazon delivery drivers were either calling whoever would pick up from the gate to gain entry or leaving packages at the gate. Following discussion, Mr. Candela suggested that the POA advise the community to set their Amazon accounts to disallow late night deliveries.

J. ADMINISTRATIVE MATTERS

- 1. Financial Report**
- 2. Consider Invoices**

K. BOARD MEMBER COMMENTS

Mr. Pierman noted that the next meeting was scheduled for September 9, 2025.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Jones, seconded by Mr. Salour and unanimously passed adjourning the Regular Board Meeting at 7:15 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

PROJECT INFORMATION:

Captains Key HOA
Captains Key
North Palm Beach, Florida 33408
06 / 10 / 2025

SCOPE OF WORK:

Certified MOT:

1. Set up standard MOT to include signage, barricades and/or cones.
2. (3) Flag Man crew during the duration of the milling/paving operations

MILL ENTIRE SECTION: Up to 54,876 Sq. Yds.

1. Mill the existing asphalt average 1.25" inches
2. Pick up and stock pile car stops. Any broken car stops will be replaced at an additional cost of \$85.00 each.
3. Any risers needed for underground utilities will be billed in addition to the contract amount.
4. Thoroughly clean off the existing surface prior to overlay.
5. Haul away all debris.

ASPHALT PAVING: Up to 54,816 Sq. Yds.

1. Tack areas with DOT approved primer tack.
2. Level any depressed areas prior to overlay.
3. Install 1.5" average hot plant mixed asphalt type S-III
4. Roll and compact areas using a steel drum and rubber tire roller.
5. Remove any related debris from site

EXISTING PAVEMENT MARKINGS

1. Stripe to existing layout using DOT approved latex white, yellow, and/or blue paints to match what was previously existing.

*Project bid with typical industry and municipal standards. City specifications, permit and code requirements are subject to change without notice.

\$100,688.00

CONCRETE HEADER CURB REPAIR:

1. Remove existing curb where required for new curb to be installed.
2. Place forms for new 12" x 12" concrete header curbing, as required.
3. Install new header curb using 3000 PSI concrete at edge of pavement at the Captains Landing Intersection.
4. Apply a broom finish to new concrete surfaces.
5. Strip and remove forms after new concrete has set.
6. Haul away any related debris.

\$4,994.00

PRE-JOB PHOTOS & SITE MAPS



11/15/2022
11/15/2022
11/15/2022

CUL-DE-SAC DRAINAGE IMPROVEMENTS:

STANDARD MOT:

1. Mobilize the crew onsite.
2. Set up standard MOT to include signage, barricades and/or cones.

BRICK PAVERS INSTALLATION AT DRIVEWAYS:

1. Remove and Reset 200 SF of existing standard Brick Pavers.
2. Haul away any debris.

INSTALLATION OF CONCRETE FLUME:

1. Install (1) Concrete Flume at inlet.

SWALE GRADING AND SOD INSTALLATION:

1. Survey and Layout.
2. Strip SOD & grade swale
3. Haul away debris

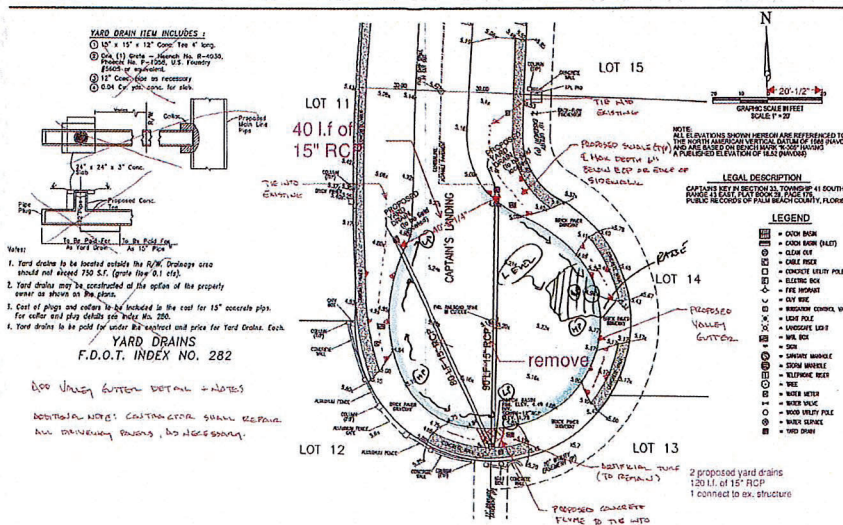
\$11,997.00

OPTIONS:

Option 1:

Remove Asphalt and Replace with Valley Gutter 1 location up to 225 LF. Please add **\$12,000.00** to the contract total.

PRE-JOB PHOTOS & SITE MAPS



OPTIONS:

OPTION 2:

STATE IMPROVEMENTS:

STANDARD MOT:

1. Set up standard MOT to include signage, barricades and/or cones.
2. Mobilize crew onsite.

CONCRETE HEADER CURB REPAIR: in (1) location(s) up to 85 LF

1. Remove existing curb at brick pavers at guardhouse.
2. Install row base up to 8".
3. Haul away any related debris.

BRICK PAVERS AT GUARD HOUSE:

1. Remove 120 SF of existing Brick Pavers.
2. Install up to 4" new limerock base and compact
3. Install 1.5" asphalt flush with existing
4. Haul away debris.

\$11,610.00

OPTION 3:

NEW CONSTRUCTION WIDENING AT ENTRANCE GATE TO CAPTAIN LANDING:

Approximately 200 SF widening at existing taper

1. Excavate grass/dirt in area of new construction to a depth of 7.5" below grade.
2. Compact excavated area.
3. Supply and install 6" of new limerock base material.
4. Roll and compact new limerock base using a 3-5 ton roller.
5. Tack area with a DOT approved primer tack coat.
6. Supply and install 1.5" average of hot plant mixed asphalt, type S-9.5.
7. Roll and compact using a 3-5 ton steel drum and 9-wheel rubber tire roller.
8. Haul away any related debris.

*This contractor will not be responsible for meeting any specific height, grade or elevation.

\$7,900.00

OPTION 4: US1 (Jimmy Buffet Memorial Hwy) Crosswalk: 400 SF

New Crosswalk At Entrance Walk: Sawcut & Remove Existing Asphalt, Excavate, Grade And Compact Existing Rock Base, Install New Header Curb, Install Standard Brick Pavers. Please add **\$12,976.00** to the total of contract.

OPTION 5: Interior 1st Intersection Crosswalk: 140 SF

New Brick Paver Crosswalk At Interior 1st Intersection: Sawcut & Remove Existing Asphalt, Excavate, Grade And Compact Existing Rock Base, Install New Header Curb, Install Standard Brick Pavers. Please add **\$8,243.20** to the total of contract.

PAVEMENT
MAINTENANCE & RECONSTRUCTION

TOP CONTRACTOR

South FL. Corporate Office
1180 SW 10th St.
Delray Beach, FL 33444
561-588-0949

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Paving Advisor
Ken Goldberg
T: 561-588-0949
E: kgoldberg@allcountypaving.com

www.ALLCOUNTYPAVING.com

PRE-JOB PHOTOS & SITE MAPS



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PROPOSAL TOTAL:

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

\$ 116,628.00

** this price excludes any options, please add any options accepted to the contract total*

Option 1: \$12,000.00
Option 2: \$11,610.00
Option 3: \$7,900.00
Option 4: 12,976.00
Option 5: \$8,243.20

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

AUTHORIZATION TO PROCEED & CONTRACT:

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

ACCEPTED: Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between M&M Asphalt Maintenance, Inc. and the Customer. 100% Deposit 100% Upon Completion 100% Substantial Completion 100% Completion

A signed proposal and deposit are required prior to the scheduling of the work.

PAYMENT TERMS:

M&M ASPHALT MAINTENANCE, INC.
D/B/A ALL COUNTY PAVING

Special District Services Inc

Ken Goldberg

Signature of Approval by Customer

Ken Goldberg

Paving Advisor Printed Name

Printed Name & Title/Position

06 / 10 / 2025
Date

☐ Please select if billing information differs from above.

Date

PAVEMENT
MAINTENANCE & RECONSTRUCTION

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14-2015-2016-2017-2018-2019-2020-2021-2022-2023

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TERMS AND CONDITIONS

- Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
- The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
- 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities.
- For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees \$795.00 per application, plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract. If the Owner / Authorized Agent/ Customer directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner / Authorized Agent/ Customer.
- Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by authorized representative.
- It is understood and agreed that all work is performed "weather permitting".
- Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left in the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
- The customer is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
- All County Paving cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
- If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the customer's responsibility to inform All County Paving if this is desired prior to commencement of the project.
- Any broken car stops will be replaced at an additional cost of \$85.00 each.
- Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of \$10.00 each to the contract amount.
- Asphalt Repairs/Paving: If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, All County Paving will provide photo documentation showing the additional depth and a change order will be sent to customer the additional material.
- Additional mobilization(s) to be billed at \$2,000.00 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
- Additional mobilization(s) to be billed at \$2,000.00 each for **Sealcoating**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
- Additional mobilization(s) to be billed at \$2,400.00 each for **Concrete Services**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
- Additional mobilization(s) to be billed at \$7,200.00 each for **Paving**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. All County Paving will provide a schedule to be approved by Customer prior to any additional mobilizations.
- If All County Paving is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.
- All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
- All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
- This Proposal does not include asphalt leveling or asphalt overruns unless stated otherwise in the original scope of work. Customer agrees to pay to leveling and overruns at \$205.00 per ton.
- Crack Sealing: Hairline cracks, alligatored or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
- All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the customer and not All County Paving. If All County Paving needs to repair damages, the costs will be billed to the owner as a change order.
- All County Paving will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
- All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
- The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
- In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
- All accounts past due will incur a finance charge of 1.5% per month.

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TERMS AND CONDITIONS CONTINUED

SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$2,000.00.
2. Cleaning: Customer is responsible for any "heavy cleaning"; otherwise, All County Paving will bill for this additional cleaning.
3. Cracking: cracks in pavement will still be noticeable after Sealcoating
4. Lawn Fertilization: should not be installed seven days before or after service.
5. Rain: If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Newly sealcoated areas will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. Sealer: will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. Driving on Surface: Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. Overspray on Grass: where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. Weeds: It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$7,200.00
2. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. Sprinklers should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. Drainage: All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. De-mucking and removal of unsuitable materials not included.
8. Driving on Surface: Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$995.00
2. Line striping will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of \$47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.

PAVEMENT
MAINTENANCE & RECONSTRUCTION

TOP CONTRACTOR

14-2015-2016-2017-2018-2019-2020-2021-2022-2023

South FL. Corporate Office
1180 SW 10th St.
Delray Beach, FL 33444
561-588-0949

GIVING CUSTOMERS
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Paving Advisor
Ken Goldberg
T: 561-588-0949
E: kgoldberg@allcountypaving.com

www.ALLCOUNTYPAVING.com

ESTIMATE

Callaway Concrete Pumping, LLC
12808 158th Ct N
Jupiter, FL 33478-6653

callawaycp@yahoo.com
+1 (561) 236-7494
CallawayConcretePumping.com



Bill to

Captains Key
Jason 561 818 8066
1236 Oyster
North Palm Beach, FL
jpierman@sdsinc.org

Estimate details

Estimate no.: 549
Estimate date: 08/22/2025
Expiration date: 02/22/2026

Service	Description	Amount
Scope of Work	Culvert Repair Cap 5-8'x3-4' -Cut out and repair	\$4,250.00
Scope of Work	Remove and haul away existing section, dowel and epoxy rebar in to existing, forms, labor, materials, equipment, concrete 5000psi w/fiber mesh	\$0.00
Disclaimer	Not responsible for irrigation, landscaping or acts of God but we use absolute care in everything we do	\$0.00
Total		\$4,250.00

Note to customer

Thank you for the opportunity to present this estimate. We look forward to working with you.

Expiry date 02/22/2026

Accepted date

Accepted by

Victory Access Control, LLC



342 Toney Penna Dr. Suite 3
Jupiter, FL 33458
561-748-0088
EC13006057

Date: August 29, 2025
Proposal #: 082925-6
Proposal Submitted to: Captain's Key
Attn: Jason
Work to be performed at: Entry
Project: Replace Swing Gate Operators
Proposal valid until: September 20, 2025

Scope of Work

Replace the rusted entry swing gate operators. The right OLI is badly rusted and only one side of frame is holding it and eventually it will fall over. The left OLI is badly rusted, also. Installed will be Liftmaster CSW24UL-MC (5-year manufacturer's warranty) operators with BBU and monitored UL photo beams. All existing wires and sensors will be re-used. This brand operator has been chosen with the possibility of future upgrade of the access control with Liftmaster.

Price:

\$ 12,162.00 This includes known tariff surcharges. Prices subject to change without notice.

Acceptance of Proposal

Lead Times: 4-14 weeks after receipt of signed proposal, deposit and or permits if applicable. Victory Access is not responsible for circumstances beyond our control that may affect lead and completion times.

This Proposal Includes: Supply and installation of proposed new equipment, system basic configuration and setup, pre-programming, testing, miscellaneous materials and freight. Any changes, additions or alterations will be at an additional charge.

This Proposal Does Not Include: Power to equipment, conduits, trenching, concrete work, modems /routers (unless specified), internet feed, union labor, permits (engineered stamped drawings). If existing conduits are being used, and found blocked, we will advise the customer of a cost overrun. Any vegetation removal / damage, sprinkler line repairs.

Wireless Transmission: If wireless transmission devices are being used in this proposal the following applies: FCC regulation states that any wireless or RF device must allow interference even if undesirable. We at Victory Access are not responsible for any RF, wireless, or EMF interference. This interference could be intermittent throughout the day. We are also not responsible for any internet outages.

Warranty: VAC warranties their workmanship for a period of one year including any manufacturers' defects, unless otherwise stated above. The equipment is covered under the manufacturer's warranty from the date of shipment to us.

Terms: 50% deposit, balance upon completion. *If a contract is provided, this proposal must be signed and be included as an attachment. We may cancel and return the deposit if provided for any reason.* We accept check, cash, online banking and credit cards (3.5% fee for credit card, and or on-line banking).

Before you choose!

Victory Access Control is a state-licensed electrical contractor; our license number is above as required by law; additionally, you may find us on the link below, or any company you wish to check on.

<https://www.myfloridalicense.com/wl111.asp?mode=1&SID=&brd=&typ=>

Notes: Standard Warranty service is only available during our regular business hours, which are Monday through Friday 7:30 AM to 4:00 PM excluding holidays. If the customer requests a warranty service after regular business hours, the service call will be handled the next business day. Surge protection is a recommendation, but not a guaranteed protection. Standard insurance forms will be provided upon request. **If an "additional insured" and or "waivers of subrogation", on liability or workers comp, we will advise of additional costs.**

If the job has not started, we have the right to cancel the job and return the customer's deposit. If drawings were provided, 10% will not be refunded.

Proposed by:

Customer Acceptance:

Tammy Lobota

X _____

Date: _____

Captain's Key Dependent District

Financial Report For August 2025

Captain's Key Dependent District
Budget vs. Actual
October 2024 through August 2025

	Oct 24 - Aug 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	101,754.85	101,500.00	254.85	100.25%
363.830 · Assessment Fees	-1,305.46	-2,030.00	724.54	64.31%
363.831 · Assessment Discounts	-3,453.77	-4,060.00	606.23	85.07%
369.400 · Other Revenue	80.00	0.00	80.00	100.0%
369.401 · Interest Income	5,498.27	960.00	4,538.27	572.74%
Total Income	102,573.89	96,370.00	6,203.89	106.44%
Expense				
511.310 · Engineering	3,380.00	1,000.00	2,380.00	338.0%
511.311 · Management Fees	17,435.00	19,020.00	-1,585.00	91.67%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
511.315 · Legal Fees	0.00	2,000.00	-2,000.00	0.0%
511.318 · Assessment/Tax Roll	0.00	2,500.00	-2,500.00	0.0%
511.320 · Audit Fees	3,600.00	4,000.00	-400.00	90.0%
511.410 · Telephone/Cable	7,188.62	6,800.00	388.62	105.72%
511.431 · Power	699.02	750.00	-50.98	93.2%
511.432 · Irrigation Maintenance	1,376.00	1,350.00	26.00	101.93%
511.433 · Landscaping Maintenance	14,850.00	14,500.00	350.00	102.41%
511.435 · Gate Maintenance	11,697.29	9,000.00	2,697.29	129.97%
511.437 · Water Service	4,014.86	5,350.00	-1,335.14	75.04%
511.439 · Gate Access Cards	985.00	1,000.00	-15.00	98.5%
511.440 · Security Camera	0.00	500.00	-500.00	0.0%
511.450 · Insurance	6,608.00	6,800.00	-192.00	97.18%
511.480 · Legal Advertisements	764.14	650.00	114.14	117.56%
511.512 · Miscellaneous	0.00	225.00	-225.00	0.0%
511.513 · Postage and Delivery	59.58	100.00	-40.42	59.58%
511.514 · Office Supplies	431.75	400.00	31.75	107.94%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,375.00	1,500.00	-125.00	91.67%
512.513 · Major Trimming & New Planting	1,360.00	2,000.00	-640.00	68.0%
513.001 · Reserves	0.00	12,550.00	-12,550.00	0.0%
Total Expense	79,849.26	96,370.00	-16,520.74	82.86%
Net Income	22,724.63	0.00	22,724.63	100.0%

**CAPTAIN'S KEY DEPENDENT DISTRICT
MONTHLY FINANCIAL REPORT
AUGUST 2025**

	Annual Budget 10/1/24- 9/30/25	Actual Aug-25	Year To Date Actual 10/1/24 - 8/31/25
REVENUES			
O & M ASSESSMENTS	101,500	8	101,755
OTHER REVENUES	0	0	80
INTEREST INCOME	960	0	5,498
REVENUES	\$ 102,460	\$ 8	\$ 107,333
EXPENDITURES			
ENGINEERING	1,000	0	3,380
MANAGEMENT	19,020	1,585	17,435
SECRETARIAL	4,200	350	3,850
LEGAL	2,000	0	0
ASSESSMENT ROLL	2,500	0	0
AUDIT FEES	4,000	0	3,600
TELEPHONE/CABLE	6,800	365	7,189
POWER	750	61	699
IRRIGATION MAINTENANCE	1,350	0	1,376
LANDSCAPE MAINTENANCE	14,500	1,350	14,850
MAJOR TRIMMING & NEW PLANTING	2,000	0	1,360
GATE MAINTENANCE	9,000	0	11,697
WATER SERVICE	5,350	379	4,015
SECURITY CAMERA	500	0	0
INSURANCE	6,800	0	6,608
LEGAL ADVERTISING	650	0	764
MISCELLANEOUS	225	0	0
POSTAGE	100	41	60
OFFICE SUPPLIES	400	61	432
DUES & SUBSCRIPTIONS	175	0	175
GATE ACCESS CARDS	1,000	0	985
WEBSITE MANAGEMENT	1,500	126	1,374
RESERVES (MISCELLANEOUS MAINTENANCE-DRAINAGE)	12,550	0	0
TOTAL EXPENDITURES	\$ 96,370	\$ 4,318	\$ 79,849
EXCESS OR (SHORTFALL)	\$ 6,090	\$ (4,310)	\$ 27,484
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,030)	0	(1,305)
DISCOUNTS FOR EARLY PAYMENTS	(4,060)	0	(3,454)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (4,310)	\$ 22,725

Bank Balance As Of 8/31/25	\$ 226,414.09
Accounts Payable As Of 8/31/25	\$ 4,752.86
Accounts Receivable As Of 8/31/25	\$ 1,227.12
Reserve Funds As Of 8/31/25	\$ 106,260.00
Available Funds As Of 8/31/25	\$ 116,628.35

Captain's Key Dependent District
Balance Sheet
As of August 31, 2025

	Operating Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS				
Current Assets				
Checking/Savings	226,414.09	0.00	0.00	226,414.09
Bank Account	226,414.09	0.00	0.00	226,414.09
Total Checking/Savings				
Total Current Assets	226,414.09	0.00	0.00	226,414.09
Other Assets				
Accounts Receivable	1,227.12	0.00	0.00	1,227.12
Roadways	0.00	67,400.00	0.00	67,400.00
Gate System	0.00	164,326.00	0.00	164,326.00
Gate System Improvements	0.00	36,577.00	0.00	36,577.00
Depreciation - Roadways	0.00	-41,569.00	0.00	-41,569.00
Depreciation - Gate System	0.00	-171,640.00	0.00	-171,640.00
Amount To Be Provided	0.00	0.00	0.00	0.00
Total Other Assets	1,227.12	55,094.00	0.00	56,321.12
TOTAL ASSETS	227,641.21	55,094.00	0.00	282,735.21
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	4,752.86	0.00	0.00	4,752.86
Accounts Payable	4,752.86	0.00	0.00	4,752.86
Total Accounts Payable				
Total Current Liabilities	4,752.86	0.00	0.00	4,752.86
Long Term Liabilities				
Due To Captain's Key HOA	0.00	0.00	0.00	0.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00
Total Liabilities	4,752.86	0.00	0.00	4,752.86
Equity				
Retained Earnings	93,903.72	-213,209.00	0.00	-119,305.28
Net Income	22,724.63	0.00	0.00	22,724.63
Reserve Funds	106,260.00	0.00	0.00	106,260.00
Current Year Depreciation	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	268,303.00	0.00	268,303.00
Total Equity	222,888.35	55,094.00	0.00	277,982.35
TOTAL LIABILITIES & EQUITY	227,641.21	55,094.00	0.00	282,735.21