



### Hold Harmless Agreement

Office E-mail: frontdeskcbcmarco@gmail.com

X Steve & Shari Mientus, the owner(s) of Unit X 306

Crescent Beach Condominiums of Marco Island, ask permission to (describe type of work):

*Shutter Color Ivory  
Screen Color Charcoal  
Alum Ivory*

Complete rehab. of unit. Including Shutters,  
Sliders windows & roll-down screens. Per Shari M.

to indemnify and Hold Harmless Crescent Beach Condominium Association, Inc. for any loss, costs or damage to the common elements, including attorney's fees, incurred by the Association as a result of the owner's performing the permitted work, including work performed by contractors and subcontractors, both of which are required to submit their license & liability insurance, prior to starting.

\*Owner(s)

Signature: X Steve M. Mientus

Date X \_\_\_\_\_

Signature: X Shari M. Mientus

Date X \_\_\_\_\_

A \$500.00 Deposit will be required by contractors doing major renovations in units. Contractors may start renovations May 1st and finish no later than September 30th, or forfeit their deposit at a \$100 fine for each day after the September 30th. Work hours: MON-FRI ONLY: 8:00 A.M. TO 4:00 P.M.

X SM (Owner Initial) X SM (Owner Initial)

Name of Contractors Performing Work: X 1st Choice Hurricane Protection LLC

ATTACH A COPY OF ALL SUBS WITH THEIR LICENSE & INSURANCE TO THIS FORM LISTING CRESCENT BEACH & OWNER AS CERTIFICATE HOLDER

Company: X 1st Choice Hurricane Protection, LLC Tele: ( ) X 239-325-3400

Street: X 25241 Bernwood Dr. #6 City: X Bonita Springs St: X FL Zip: X 34135

Estimated Date to Begin Work: X TBD Estimated Date to Complete Work: X TBD

CONTRACTORS SIGNATURE X [Signature] DATE X 6-7-2022

**"NO LOCK BOXES" ARE PERMITTED ON OWNERS DOOR"  
DO NOT REMOVE/TOUCH FIRE SPEAKERS**

ALL WATER SUPPLY LINES UNDER VANITY SINKS & TOILETS MUST BE HARD PIPE, NO STAINLESS-STEEL FLEXIBLE WATER SUPPLY LINES ARE PERMITTED

**ATTACH A SHEET EXPLAINING DETAILS WITH BLUEPRINT, LICENSE & INSURANCE LISTING ASSOCIATION & HOMEOWNER AS CERTIFICATE HOLDER**

X [Signature]  
Approve by Director

X [Signature]  
Approved Manager

X \_\_\_\_\_  
Disapprove by Director



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/6/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Arthur J. Gallagher Risk Management Services, Inc.  
1395 Panther Lane Suite 100  
Naples FL 34109

CONTACT NAME: Teresa Brown  
PHONE (A/C, No, Ext): 239-262-7171 FAX (A/C, No): 239-262-5360  
E-MAIL ADDRESS: Teresa\_Brown1@ajg.com

INSURED  
1st Choice Hurricane Protection LLC. &  
1st Choice Windows & Shutters, LLC.  
25241 Bernwood Dr, #6  
Bonita Springs FL 34145

1STCH-4

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Auto-Owners Insurance Company	18988
INSURER B : Southern-Owners Insurance Company	10190
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

### COVERAGES

CERTIFICATE NUMBER: 110307630

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B X	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:		20136310	12/1/2021	12/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		4967381001	12/1/2021	12/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 1,000,000 \$
B X	UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$		4967381002	12/1/2021	12/1/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

### CERTIFICATE HOLDER

Crescent Beach Condominium Association, Inc.  
100 N Collier Blvd  
Marco Island FL 34145  
USA

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

Date  
12/7/2021

**Producer:** Plymouth Insurance Agency  
2739 U.S. Highway 19 N.  
Holiday, FL 34691  
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

**Insured:** South East Personnel Leasing, Inc. & Subsidiaries  
2739 U.S. Highway 19 N.  
Holiday, FL 34691

Insurers Affording Coverage		NAIC #
Insurer A:	Lion Insurance Company	11075
Insurer B:		
Insurer C:		
Insurer D:		
Insurer E:		

**Coverages**

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

INSR LTR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date (MM/DD/YY)	Limits	
		<b>GENERAL LIABILITY</b> <input type="checkbox"/> Commercial General Liability <input type="checkbox"/> Claims Made <input type="checkbox"/> Occur <hr/> General aggregate limit applies per: <input type="checkbox"/> Policy <input type="checkbox"/> Project <input type="checkbox"/> LOC				Each Occurrence	\$
						Damage to rented premises (EA occurrence)	\$
						Med Exp	\$
						Personal Adv Injury	\$
						General Aggregate	\$
						Products - Comp/Op Agg	\$
		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> Any Auto <input type="checkbox"/> All Owned Autos <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Combined Single Limit (EA Accident)	\$
						Bodily Injury (Per Person)	\$
						Bodily Injury (Per Accident)	\$
						Property Damage (Per Accident)	\$
		<b>EXCESS/UMBRELLA LIABILITY</b> <input type="checkbox"/> Occur <input type="checkbox"/> Claims Made <input type="checkbox"/> Deductible				Each Occurrence	
						Aggregate	
A		<b>Workers Compensation and Employers' Liability</b> Any proprietor/partner/exocutive officer/member excluded? <b>NO</b> If Yes, describe under special provisions below.	WC 71949	01/01/2022	01/01/2023	X WC Statutory Limits	OTH-ER
						E.L. Each Accident	\$1,000,000
						E.L. Disease - Ea Employee	\$1,000,000
						E.L. Disease - Policy Limits	\$1,000,000

Other

**Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616**

**Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions:** Client ID: 90-67-576  
 Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

**1st Choice Hurricane Protection LLC**

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s), while working in: FL  
 Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.  
 A list of the active employee(s) leased to the Client Company can be obtained by faxing a request to (727) 937-2138 or email certificates@lioninsurancecompany.com

**Project Name:**  
ISSUE 01-04-21 (SS)

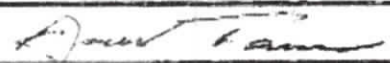
Begin Date: 4/22/2019

**CERTIFICATE HOLDER**

CRESCENT BEACH  
CONDOMINIUM ASSOCIATION INC  
100 N COLLIER BLVD  
MARCO ISLAND, FL 34145

**CANCELLATION**

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.



Ron DeSantis, Governor



Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**LUSTIK, LANCE WILLIAM**

1ST CHOICE HURRICANE PROTECTION LLC  
25241.BERNWOOD DR SUITE 6  
BONITA SPRINGS FL 34135

**LICENSE NUMBER: CGC1522106**

**EXPIRATION DATE: AUGUST 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

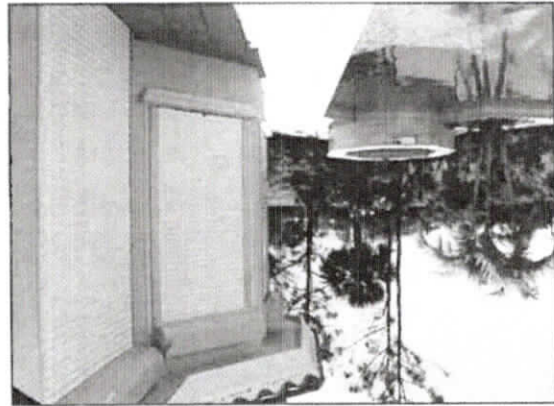
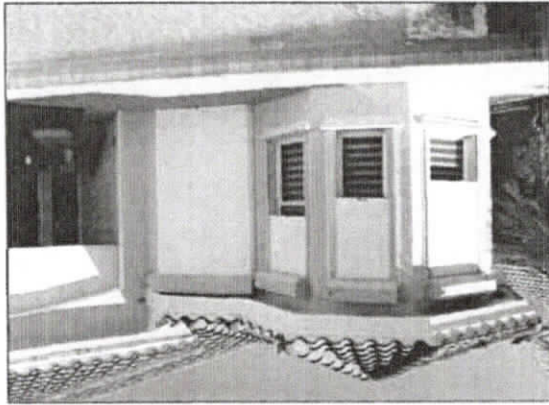
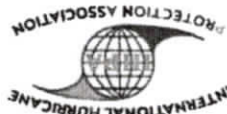


Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Eastern Metal Supply www.easternmetal.com • info@easternmetal.com  
 FL: 800-432-2204 • NC: 800-343-8154 • TX: 800-996-6061 • MO: 888-822-6061 v03/18



- Options Include:**
- Spring loaded system/fingertip control
  - Operate with your smartphone • Storm bars
  - See out with View Ports • Motorization
  - Colors: White, Ivory, Beige, Bronze
- Specifications:**
- Up to 286 1/2" wide
  - Approvals: FBC-HVHZ, Non-HVHZ, IBC/IRC, TDI - Pending
  - Hurricane tested and approved
- Product Features:**
- End Retention
  - Vented slats let the light in
  - Block the sun, wind, and rain
  - Protect your patio, windows and doors
  - Offers comfort and security
  - Double wall slat for wide spans and strength
  - Powder coated paint finish
- 55mm Bertha™ End Retention Roll Shutters**



**Eastern Metal Supply**  
**55mm Bertha™ End Retention Roll Shutters**

# Enhance your Lifestyle!

When making an outdoor living space decision, you want to make sure you are receiving all the conveniences you desire in one product. A Motorized Screen will provide you with a modern and sophisticated home décor, while turning your patio into a center piece of the home. In a matter of seconds, you and the family will be able to enjoy a relaxing evening doing the finer things in life from the comfort of your own home.

## Built Around Your Needs

No matter what your needs are, when you purchase a Motorized Screen, you have the piece of mind knowing we have the necessary components to satisfy them. Our system allows you, the homeowner, to completely customize each individual unit based on your LIFESTYLE.

From electronics to fabric density and color, to the frame color to remote controls, you will have the ability to adapt each screen to fit your home.

## Electronics

The Motorized Screen electronics will put the beauty of your outdoor screen into motion. Designed by Swedish and American engineers, these industry leading components are the perfect marriage of power, precision and integration. Our state of the art electronics support low data rates, low power consumption, security and reliability. With a multitude of programming options, you have the convenience of total control and the quality assurance, technical support, and innovation that is the cornerstone of every product we offer. Our motors and electronics are innovation at its best. With multiple configurations available, the agility of our motors and electronics puts them in a class of their own.

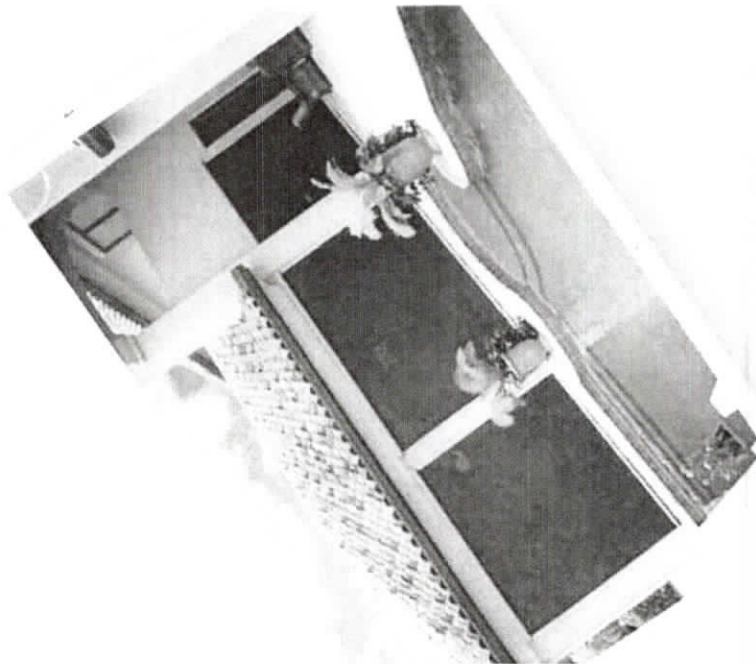
## Expanded Outdoor Living Space

It's no secret all of us wish to utilize our outdoor living space more often and effectively. By choosing a motorized exterior screen, you are making a lifestyle decision. Our Motorized Screen will immediately increase the size of your family's living space while keeping the bugs out during the warmer months, allowing the breeze through during the cooler ones, as well as blocking harmful UV Rays. With the click of a button, you can now move your dinner outside with a breezy bug-free environment.

### Questions to Answer:

- Which frame color do I want?
- Which bottom bar color do I want?
- What color and density screen would work best for my home?
- How would I like my unit mounted?
- Which electronic configuration would make operating my units easiest?

Enjoy the outdoors,  
From indoors.



**TCI**  
**Motorized Screens™**  
by **MaestroShield**  
Protection Like No Other

**Mounting Options**

- Flush Mount: Installed flush to the wall
- Trapped Mount: Installed in a restricted opening
- Recessed Mount: Installed with side rails or hood concealed in a wall, ceiling or other architectural feature.



Suntex 80 Premium Solar



**Fabric Choices:**  
17 x 20 Tuff Screen



Suntex 90 Premium Solar



**Frame Choices:**



**Warranties**

Powder Coating Warranty: AAMA 2603 (Interpon D1010 - 10-year inland; 1-year coastal (within 1 mile of coastal shoreline)).

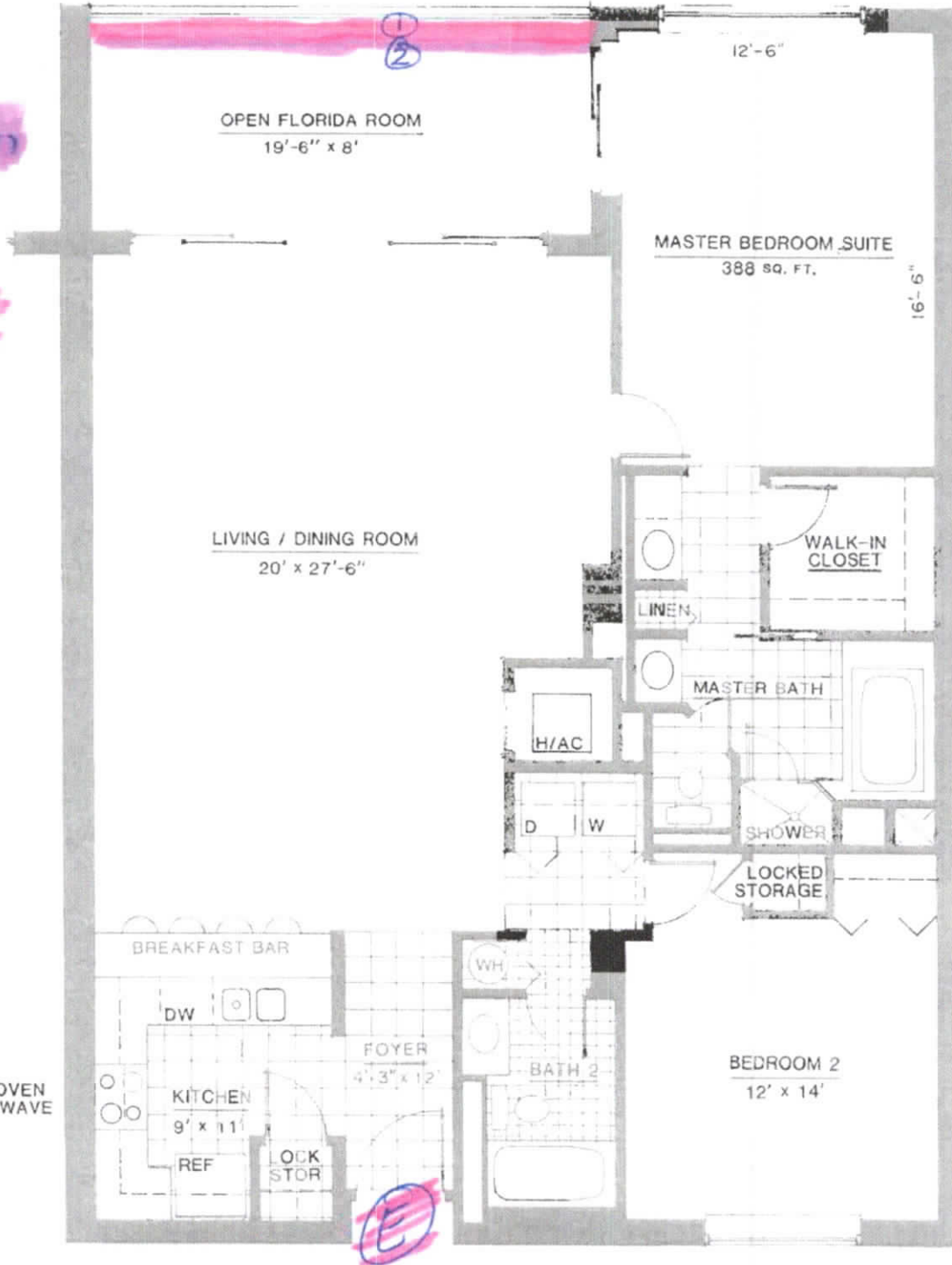
20-50NM Override Motors are supported by a 5-year replacement warranty. 20-50NMSmart Motors are supported by a 3-year replacement warranty.

Electronics are supported by a 2-year replacement warranty.

100 N. Collier Blvd #306  
 Marco Island FL 34145

Big Screen

Roll down



1st Choice Hurricane Protection LLC  
 25241 Barnwood Dr. #6 239-325-3400  
 Pomona Springs FL 34135

**TWO BEDROOM - TWO & ONE THIRD BATHS**  
**'A' FLOOR PLAN**

TOTAL LIVING AREA: 1601 SQ. FT.  
 A/C AREA: 1445 SQ. FT.  
 DIMENSIONS & CALCULATIONS ARE APPROXIMATE





6/2/2022 - Emailed 1st Choice



### Hold Harmless Agreement

Office E-mail: frontdeskcbcmarco@gmail.com

X Steve & Shari Mientus, the owner(s) of Unit X 306

Crescent Beach Condominiums of Marco Island, ask permission to (describe type of work):

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Signature: X Steve M. Mientus Date X \_\_\_\_\_  
Signature: X Shari Mientus Date X \_\_\_\_\_

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X SM (Owner Initial) X SM (Owner Initial)

Name of Contractors Performing Work: :X \_\_\_\_\_

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Street: X \_\_\_\_\_ City: X \_\_\_\_\_ St: X \_\_\_\_\_ Zip: X \_\_\_\_\_

Estimated Date to Begin Work: X \_\_\_\_\_ Estimated Date to Complete Work: X \_\_\_\_\_

CONTRACTORS SIGNATURE X \_\_\_\_\_ DATE X \_\_\_\_\_

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X \_\_\_\_\_  
Approve by Director

X Paul Carey  
Approved Manager

X \_\_\_\_\_  
Disapprove by Director

Rev 06/23/2021