

Springwood Villas II Association Inc.

10440 Azalea Park Dr., Pinellas Park, FL 33782

Board of Directors Meeting

August 26, 2025, 7:00 PM

Agenda

1. Pledge of Allegiance
2. Request to Silence Phones
3. Proof of notice of meeting
4. Determination of quorum
5. Approve Minutes & Waive reading
6. Report by Property Manager – James Myrthil
7. Report from Treasurer
8. Reports from Committees
9. Business Completed:
 - A. Dead Palm Trees have been removed; trees have been trimmed. The lawn service's arborist is being contacted to evaluate the existing trees.
10. Business in Progress:
 - A. Roof Cleaning: Vote- Community questions
 - B. Rules 2024: Vote- Community questions
 - C. Fobs: Looking for an alternative to the system we have. No response from the current company.
 - D. Pool Room Doors have been installed. Waiting on the City of Pinellas Park to inspect.
 - E. Game Room-Mary
 - F. Automatic Front Doors / Handicap access.
 - G. Reserve Study
 - H. 2026 Budget- Workshop will be scheduled
11. Board of Directors open discussion
12. Community questions/concerns Agenda
13. Meeting Adjournment
14. Community Open discussion.

Approved by the Board of Directors: Posted 8/24/2025

ACCEPT

DECLINE

Proposal Expires: Sep 06, 2025



ClearView Surfaces

**2101 34th Way North #C
Largo, FL 33771
727-266-5848**

clean@clearviewsurfaces.com
www.ClearViewSurfaces.com

Issued

Mar 04, 2025

PROPOSAL FOR

Springwood Villas 2

**10440 Azalea Park Drive
Pinellas Park, FL 33782**

Introduction


Dear James ,

We would like to start by thanking you for the opportunity to present our service(s) to you. At ClearView Surfaces, we pride ourselves on providing an elite level of service and we look forward to demonstrating that same value to you. We offer something much more than a simple cleaning service; we are a partner!

Please take a moment to review the enclosed packet to get to know us a little better. You will find more information regarding the services we offer, the clients we service, our credentials, insurance and contact information, the scope of the work discussed and last but not least, a firm quote. At any time you can accept the quote by simply clicking the "Accept" button at the top of this page. Should you have any questions, we are happy to address them so do not hesitate to reach out.

Respectfully,

Kyle Poulain
ClearView Surfaces
727-266-5848



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/06/2024

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

Joseph D Walters Insurance
4552 Route 51 South

Rostraver Township PA 15012

CONTACT NAME: Joseph Walters Agency

PHONE (A/C, No, Ext): (800) 878-3808 FAX (A/C, No): (724) 929-3738

E-MAIL ADDRESS: tmarkland@acrisure.com

INSURER(S) AFFORDING COVERAGE

INSURER A : Southern-Owners Insurance Company

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED

Clear View Surfaces LLC
2995 Union St Apt C

Clearwater FL 33759-1601

NAIC #
10190

COVERAGES

CERTIFICATE NUMBER: 3/24-25 Master

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			68790843	03/25/2024	03/25/2025	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						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	
							\$	
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC							
	OTHER:							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$	
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$	
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$	
							\$	
	UMBRELLA LIAB						EACH OCCURRENCE \$	
	EXCESS LIAB						AGGREGATE \$	
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						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

CANCELLATION

For Bidding Purposes Only

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

Tamie Markland



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/14/2025

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.

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PRODUCER FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	CONTACT NAME: FrankCrum Certificate Department	
	PHONE (A/C, No, Ext): (800) 277-1620 X 4800	FAX (A/C, No): (727) 797-0704
INSURED FrankCrum L/C/F Clearview Surfaces LLC 100 South Missouri Avenue Clearwater, FL 33756	E-MAIL ADDRESS: certs@frankcrum.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Frank Winston Crum Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC# 11600		

COVERAGES CERTIFICATE NUMBER: 1406896 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 INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS-COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	WC202500000	01/01/2025	01/01/2026	X PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE-EA EMPLOYEE	\$1,000,000
							E.L. DISEASE-POLICY LIMIT	\$1,000,000

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

Effective 04/04/2019, coverage is for 100% of the employees of FrankCrum leased to Clearview Surfaces LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER

CANCELLATION

YMCA of the Suncoast Tim Ackerman-VP Properties 2469 Enterprise Rd. Clearwater, FL 33763	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

Before & After Photos



BEFORE & AFTER PHOTOS



TO SEE MORE PHOTOS VISIT [FACEBOOK.COM/CLEARVIEWSURFACES](https://www.facebook.com/clearviewsurfaces)

Customer Reviews



Team RC Design

1 review

★★★★★ a month ago

Positive: Punctuality, Quality, Responsiveness, Value

This company was awesome! We deal with a lot of Quality Customers And this company went above and beyond to make sure that they were treated with the utmost care. After they exceeded all expectations the homeowner came by to see the work and could not believe the change that it occurred at her house. We will definitely be using this company going forward for all of our pressure washing needs!



Like



Tom Pojeta

Local Guide · 24 reviews · 1 photo

★★★★★ a month ago

Positive: Punctuality, Quality, Responsiveness, Value

ClearView came out today and cleaned the pool cage, patio pavers and the sidewalk. Harold was very professional, explained everything in detail of what they were going to do and did an excellent job. Highly recommended!



Like



Heather Ball-Parks

Local Guide · 15 reviews · 80 photos

★★★★★ 4 months ago

I cannot say enough great things about ClearView Surfaces!! Very fast response to messages and questions. Extremely amicable and professional. Kyle himself and a couple of his workers came early to my house after having a cancellation that morning. They did an incredible job with my patio, side walks, and drive way. It had been years to say the least the last time I pressure washed them so Kyle definitely had his work cut out for him. After they were done everything looked so white and brand new! I am so happy! The house came out superb as well!! I would absolutely recommend Kyle to my friends and others in my neighborhood.



Like



Richard Ficca

29 reviews

★★★★★ 4 months ago

Positive: Punctuality, Quality, Responsiveness, Value

Kyle and his team are awesome! Calling him a pressure washer isn't correct, unlike most, his team doesn't try to just use heavy pressure to clean and actually damage your home. They are skilled and use the best ways to clean including low pressure and safe solutions.



1



O Carr

14 reviews

★★★★★ 3 months ago

Absolute transformation. Kyle and his crew do an incredible job. They are on time, responsive to emails/texts/calls and charge fair prices for all their work. I can't say enough about them and recommend them to everyone within earshot. Just take a look at the before and afters on the website. Not only is their work effective, it is gentle. We had very old awnings about to fall off the windows but they were cleaned BEAUTIFULLY without more damage to the awnings or the many plants below. Impeccable work. You won't go wrong choosing Clearview Surfaces - and I'm about as picky as you can get!



Like



Monique Morin-Suhweil

10 reviews · 1 photo

★★★★★ 8 months ago

A++ Company. If I could provide more stars, I would. Kyle & his team did an outstanding job prepping our home for new exterior paint. Beyond pleased with their attention to detail & exceptional cleanup. We highly recommend them for your project! Give them a call- you will not be disappointed.



Like



Lee Carr II

8 reviews · 1 photo

★★★★★ 4 months ago

Positive: Punctuality, Quality, Responsiveness, Value

Kyle and ClearView Surfaces have done great work on our home, our driveway and sidewalk, our fence, and our wooden deck. Next he's going to work on fabric awnings. No matter the surface, you'll be in good hands!



Like



Frank Grote

5 reviews

★★★★★ 6 months ago

I was impressed by the professional job that Kyle did cleaning our driveway and sidewalks. The surfaces all look brand new. All the grime and staining are gone. The courteous and timely service is truly appreciated. I recommend Clearview to anyone who needs exterior cleanup service,



Like

Proposal

Presented To:

Springwood Villas 2
Mr. James Myrthil
10440 Azalea Park Drive
Pinellas Park, FL 33782
727-340-9287 James

Service Location:

10440 Azalea Park Drive
Pinellas Park, FL 33782

Description	Amount
Roof Cleaning: 100% NON PRESSURE ROOF CLEANING INCLUDES ALL ROOFS IN COMMUNITY AND CLUBHOUSE Kill the algae not the roof! * Minimal roof walking (we are trained to walk on the roof without damaging, just like roof installers!) * Cleans brighter and lasts 3-4 times longer than pressure washing because we are killing every spore to inhibit early re-growth. * No long term damage like pressure washing. * Gentle with plants and paints-stains.	\$49,680.00
Driveway Cleaning: Power wash driveway, sidewalks and road curbing/gutter. Apply our algae-cide that will keep the sidewalks clean for at least twice as long as traditional pressure washing. This also allows us to use a lower pressure so that we are not removing more cream coat from the concrete. Removing the cream coat exposes aggregate stones and makes the overall concrete look old and abused. * Removes all organic tree & shrub stains. * Pressure washing will not remove oil, rust or fertilizer stains. Ask us about what our restoration services can do for you.	\$18,230.00
Solar Panel Cleaning: **Price is per individual panel** \$80 minimum for house. Clean all solar panels with purified water with a soft horse hair brush made just for solar panels. No chemicals will be use during cleaning to keep the warranty. Our process leaves the panels spot free and clear to receive full UV rays.	\$10.00

We have a minimum service fee of \$150 per visit. If you are choosing only one service that is below \$150, please reach out to us. In some cases we can avoid the minimum service fee.

Agreement

Service Agreement

1. Service area must be accessible and free of obstructions (clothes, delicate items, etc.) prior to the scheduled visit. If excessive items are present, a \$75 moving fee could be applicable. If we do not have 100% access to the job, you will be rescheduled and billed a fee of \$150. In addition if a job is scheduled and then cancelled or rescheduled with less than 36 hour notice there will also be a charge of \$150.
2. Payments not received within 15 days from the invoice date are subject to a late fee of \$75 or 25% of the unpaid balance, whichever is greater. If not paid within 30 days of invoice date, an additional 15% late fee will be added per week until balance is paid in full.
3. We accept major credit cards at a charge of 3% of the total bill. Please request at time of service. Checks returned will be charged a \$50 service fee.
4. We're not responsible for streaked paint newer than 12 months, plant pots, wheeled items, rotten wood or sun damaged plastics. We do take full responsibility for damages caused by our malpractice.
5. In the event of any legal action arising out of non-payment relating to this agreement, customer shall incur all expenses, including reasonable attorneys fees incurred if ClearView Surfaces has to sue client/customer.

[Click Here to Sign Estimate](#)



ADDITIONAL SERVICES OFFERED

ROOFING SERVICES

- Non-Pressure Cleaning/Soft Washing
- Pressure Washing
- Paint Preparation
- Leaf Removal

HOUSE SERVICES

- Soft Washing
- High Pressure Paint Removal
- Window Cleaning (Inside & Out)
- Paint Preparation
- Iron/Sprinkler/Rust Stain Removal
- Oxidation Removal
- Walls and Fence Cleaning

DRIVEWAY AND SIDEWALK SERVICES

- Pressure Washing and Algae Removal
- Iron/Sprinkler/ Rust Stain Removal
- Resanding and Sealing of Pavers
- Paint Preparation
- Acid Washing

GUTTER SERVICES

- Leaf and Debris Removal
- Black Streak Removal
- Soft Wash Mildew Removal

POOL AND DECK SERVICES

- Pool Cage Cleaning
- Deck Cleaning and Sealing
- Outdoor Furniture Cleaning

CONTACT US TO GET PRICING ON ANY OF THESE ADDITIONAL SERVICES!

727-266-5848

In Closing

Thanks for reviewing this proposal, James . We truly value our customers and we promise to provide you with the highest quality service that you will be sure to remember! If you are not 100% convinced of that, then I encourage you to review this proposal again. Should you have any questions, please don't hesitate to contact us. We can be reached at 727-266-5848, you can respond directly to the estimate email, or send an email directly to clean@clearviewsurfaces.com.

We are standing by ready to take care of your needs! Thank you once again for the opportunity to present our services and pricing to you.

Best Regards,

Kyle Poulain
ClearView Surfaces
727-266-5848

Emerald Facility Management

PO Box 8460
Seminole, FL 33775
(727) 322-3022
Billing@Emerald-Serv.com
www.emerald-serv.com



Estimate

ADDRESS

Springwood Villas II HOA
10440 Azalea Park Drive
Pinellas Park, FL 33782

ESTIMATE
DATE

EST-24-0178
11/14/2024

SERVICE.	QTY.	RATE.	AMOUNT
Roof Washing Single Homes; Barrel Tile Roofing.	144	275.00	39,600.00
Roof Washing Villa (2 Units); Barrel Tile Roofing; 5439 Magnolia Trail.	1	325.00	325.00
Roof Washing Villa (4 Units); Barrel Tile Roofing.	1	500.00	500.00
Roof Washing Villa (5 units); Barrel Tile Roofing.	2	625.00	1,250.00
Roof Washing Villa (18 units); Barrel Tile Roofing.	3	1,400.00	4,200.00
Roof Washing Villa (5 Units); Shingle Roofing; 5350 Springwood Blvd.	1	625.00	625.00
Roof Washing Clubhouse; Barrel Tile Roofing.	1	1,200.00	1,200.00

Please Note:

- Estimate includes all labor, materials & other associated costs with service delivery.
- Precautionary measures taken to mitigate vegetation damage.
- A water source is required on property to be used to fill our tanks.
- Project to be completed as a whole, from start to finish.

SUBTOTAL	47,700.00
TAX	0.00
TOTAL	\$47,700.00

Accepted By

Accepted Date

Roof Cleaning Process

Step by Step Process:

- 1) Technicians will first survey the property defining what areas/ shrubbery/ plant life/ etc. could potentially be affected by our work and cleaning products.
- 2) All identified plant life/ shrubbery with in the working area will be watered until they reach a level of absorption. Once a level of absorption has been achieved, most plant life will not continue to absorb water or any potential cleaning products. Our technicians also have the capability to use tarps to cover up plant life if necessary.
- 3) Our roof technician will ladder up to the roof and inspect roof integrity and identify any problems/ hard access areas. Once completed, a game plan is established. If any area of the roof is compromised, management/ owner will be notified.
- 4) The roof tech. will then confirm that gutters are free-flowing so that we have a working run-off system for any excess products to flow into. (If Applicable)
- 5) The roof tech. will also remove any loose branches and large debris located on the physical roof area.
- 6) The ground tech. will hook up a product retrieval system to the end of downspouts (if downspouts are installed). This retrieval system captures any excess run-off of cleaning products.
- 7) Our roof tech. will apply the first coat of cleaning product (Soft Pressure). Our cleaning product is an in-house mixture of sodium hypochlorite and a high alkaline detergent. This product is designed to stick to shingles/ tile and eat away at mold/ mildew/ algae/ etc. leaving a clean roof surface.
- 8) On the ground, while our product is being applied up above, our ground tech. is continuously watering plant life/ shrubbery to minimize any potential damage the cleaning product may have if it were to come in contact with plant life/ shrubbery below.
- 9) Step 7 and 8 will be repeated as necessary until a clean roof surface area is achieved.
- 10) Finally, our technicians will wrap up their hoses, remove any tarps and gather their equipment while also detaching the retrieval buckets from the downspouts.
- 11) Job site to be left in the same condition as when arrived. (Except of course, leaving behind a clean and beautiful roof)