



ORANGEWOOD

CONDOMINIUM ASSOCIATION, INC.

2026 COMPLIANCE SPECIAL ASSESSMENT

CLOSED BOARD MEETING



JULY 3, 2026



7:30 PM
EASTERN TIME



FINAL VOTE
& DISCUSSION



BOARD PRESENTATION OPENING SLIDE

Final Review and Vote Agenda



CLOSED BOARD MEETING



ORANGEWOOD

CONDOMINIUM ASSOCIATION, INC.

BOARD PROPOSAL DECISION SNAPSHOT

EXTERIOR STAIR & ELEVATED DECK REPLACEMENT • BUILDINGS 2, 3, 4 & 5



RECOMMENDED / SELECTED VENDOR

TROPICAL HOMES BY INTEGRITY BUILDERS

CALCULATED 4-BUILDING TOTAL

\$171,950.40

LOWEST
OF 3
OPTIONS



\$42,987.60 per building × 4 buildings (2, 3, 4 & 5) = **\$171,950.40**



Payment schedule calculated across all 4 buildings

TROPICAL HOMES PAYMENT SCHEDULE — 4 EQUAL PAYMENTS



1

25%

PAYMENT 1

\$42,987.60



2

25%

PAYMENT 2

\$42,987.60



3

25%

PAYMENT 3

\$42,987.60



4

25%

PAYMENT 4

\$42,987.60



TROPICAL HOMES

SELECTED

\$171,950.40

Calculated total for Buildings 2, 3, 4 & 5

- Per-building quote: \$42,987.60
- Scope includes drawings, engineering, permitting, demolition, framing, composite decking, and 42-inch aluminum rails.
- Estimated on-site work: approx. 3 working days after permit issuance and material delivery.
- 1-year builder's warranty.



BOARD NOTE: Request final written proposal naming Buildings 2, 3, 4 & 5 before execution.



HOME SPECIALIST TEAM

COMPARE

\$174,910.00

Total amount shown on estimate

- Covers Buildings 2, 3, 4 & 5.
- Terms also list \$179,925.10 and \$44,981.27 per building.
- 90% initial payment per building / 10% final.
- Guardrail language requires verification.



BOARD NOTE: Tropical is **\$2,959.60** lower than the displayed HST total.



CHERRYWOOD

COMPARE

\$176,000.00

\$44,000 per building × 4 buildings

- Deck, staircase, railing, handrail, permitting, and cleanup included.
- Phased per-building schedule.
- 50% deposit / 50% completion per building.
- Proposal valid for 30 days.



BOARD NOTE: Tropical is **\$4,049.60** lower than Cherrywood.



**IMPORTANT
CLARIFICATION**

The Tropical Homes figure above applies the Building 4 proposal amount to all four required buildings (Buildings 2, 3, 4 & 5). The board should obtain a final written Tropical Homes contract/proposal that expressly covers all four buildings, confirms scope, licensing, insurance, permitting responsibility, warranty, schedule, and change-order terms.



ORANGEWOOD

Board Proposal Decision Snapshot

Electrical code compliance repairs • Buildings 1, 2, 3, 4 & 5



RECOMMENDED / SELECTED VENDOR

Tropical Homes by Integrity Builders

CONTRACT AMOUNT

\$16,467.00

LOWEST
OF 3
OPTIONS



\$16,467.00 total for electrical code compliance work across Buildings 1, 2, 3, 4 & 5

Average: \$3,293.40 per building (informational only)

TROPICAL HOMES PAYMENT SCHEDULE – PER WRITTEN PROPOSAL



1

10% PROPOSAL SIGNED
NON-REFUNDABLE
\$1,646.70



2

60% PERMIT ISSUANCE
\$9,880.20



3

30% JOB COMPLETION
\$4,940.10

TROPICAL HOMES

SELECTED



\$16,467.00

Electrical work proposal • Buildings 1–5

- 35 electrical A/C disconnects with wires.
- 33 weatherproof outlets with new covers.
- 4 new walkway light posts with solar panels.
- Repair and terminate loose pipes/wires throughout all buildings.
- Permits + 1-year builder's warranty.

BOARD NOTE: Confirm final contract scope, insurance, licensing, permit timing, power interruption plan, and change-order terms.



JEFF MASTERS / MUTT'S I

COMPARE

\$24,107.50

Estimate #638 • deposit required: \$8,437.63

- Repairs for electric/code compliance.
- Includes conduit/wiring repairs, panels, outlets, circuits, trenching, lights, and disconnects.
- Quote notes Phase 2 exclusion for troubleshooting/replacement of light fixtures.
- Valid for 30 days; cancellation fee terms included.

BOARD NOTE: Tropical is \$7,640.50 lower than Jeff Masters.



INFINITE ELECTRIC

COMPARE

\$40,787.00

County/AHJ electrical repair scope • estimate

- Addresses county/AHJ electrical repair items for Buildings 1–5.
- Includes panel/disconnect, GFCI, weatherproof cover, conduit/wiring, and post light items.
- Proposal notes excluded communications/cable/utility systems and finish repairs.
- Estimate states final cost may differ if unforeseen issues arise.

BOARD NOTE: Tropical is \$24,320.00 lower than Infinite Electric.



IMPORTANT CLARIFICATION

Selection should be conditioned on a final written Tropical Homes contract/proposal confirming all five buildings, exact electrical scope, NEC/code compliance deliverables, permit responsibility, insurance/licensing, warranty, access to units, power interruption notice, and written change-order approval.



ORANGEWOOD CONDOMINIUM ASSOCIATION, INC.

ATTORNEY BALANCE ALLOCATION DISCLOSURE

Special assessment remainder after selected Tropical Homes projects



TOTAL PROPOSED
SPECIAL ASSESSMENT

\$204,703.20

$\$5,686.20 \text{ per unit} \times 36 \text{ units} = \$204,703.20$

HOW THE REMAINDER IS CALCULATED



TOTAL
ASSESSMENT

\$204,703.20



LESS: TROPICAL
HOMES STAIRS/DECKS

\$171,950.40



LESS: TROPICAL
HOMES ELECTRICAL

\$16,467.00



REMAINDER AVAILABLE
FOR ATTORNEY FEES

\$16,285.80



REMAINDER AVAILABLE
TO APPLY TO ATTORNEY FEES

\$16,285.80



CURRENT BECKER /
BRIONY SWIFT BALANCE DUE

\$18,732.36



ESTIMATED REMAINING
ATTORNEY BALANCE
NOT COVERED

\$2,446.56



BECKER INVOICE SNAPSHOT

Operative current balance as of July 2, 2026



Prior Statement A/R
as of 04/29/26

\$10,077.82



Current Invoice(s)

\$4,093.12



Past Due Invoice(s)

\$14,639.24



TOTAL CURRENT
BECKER BALANCE DUE

\$18,732.36

July 2, 2026 statement is the operative current balance.



WHAT OWNERS ARE VOTING ON



Approval of the
special assessment
budget



Approval of project allocations
to Tropical Homes for
stairs/decks and
electrical work



Application of the remaining
collected amount to the
Becker / Briony Swift
attorney balance



IN PLAIN WORDS

- If the assessment is approved and collected, after paying the selected Tropical Homes project totals, **\$16,285.80** would remain available to apply toward the Becker / Briony Swift balance.
- The current Becker balance is **\$18,732.36**, so the current assessment remainder would not fully satisfy that balance.
- Estimated unpaid attorney balance after applying the remainder: **\$2,446.56**.
- Subject to updated invoices, credits, payments, or adjustments.



DISCLOSURE TO OWNERS: Projected assessment remainder to be applied to attorney balance: **\$16,285.80**



ORANGEWOOD CONDOMINIUM ASSOCIATION, INC.

SPECIAL ASSESSMENT VOTE OVERVIEW

Proposed Budget • Owner Payment Plan • What the Vote Means

TOTAL PROPOSED SPECIAL ASSESSMENT

\$204,703.20

$\$5,686.20 \text{ per unit} \times 36 \text{ units} = \$204,703.20$



WHAT THE VOTE IS FOR

- ✓ County compliance repairs and improvements
- ✓ Stair and elevated deck replacement
- ✓ Electrical code compliance work
- ✓ Permits, materials, labor, inspections, and related project costs



WHAT THIS MEANS FOR EACH OWNER



Total per unit: \$5,686.20



Owners may pay in full or in 4 equal stages



4-stage payment plan starts in July 2026

4-STAGE PAYMENT PLAN



PAYMENT 1

July 2026

\$1,421.55 per unit



PAYMENT 2

August 2026

\$1,421.55 per unit



PAYMENT 3

September 2026

\$1,421.55 per unit



PAYMENT 4

October 2026

\$1,421.55 per unit



Each stage association-wide total: \$51,175.80



IN PLAIN WORDS



Owners are voting to approve the special assessment budget and payment plan.



If approved, each unit will contribute \$5,686.20 toward the project.



Owners may pay the full amount or pay in 4 equal installments beginning in July 2026.



VOTE REQUESTED: Approval of the special assessment budget and 4-stage payment plan





ORANGEWOOD
CONDOMINIUM ASSOCIATION, INC.

PEST CONTROL & TERMITE SERVICE UPDATE

Informational update for owners • separate from the special assessment



THIS SLIDE IS INFORMATIONAL ONLY — NOT PART OF THE SPECIAL ASSESSMENT.



SELECTED PROVIDER: TRULY NOLAN

This service-provider change is being shared for transparency and owner notification.

1 ORKIN — REVIEWED / NOT SELECTED

A. Termite Treatment Proposal (6/17/2026)

- Option 1: Sentricon Always Active Subterranean Termite Bait Stations \$4,975.00
- Renewal for Option 1 \$1,500.00
- Option 2: Drywood Termites Direct Liquid Preventative Treatment \$24,115.00
- Renewal for Option 2 \$3,220.00

B. Pest Control Only Proposal (6/18/2026)

- Initial month \$1,150.00
- Per service visit \$300.00
- Annual \$4,450.00
- Includes monthly pest/rodent service and 16 bait stations

2 ARROW SERVICES — REVIEWED / NOT SELECTED

- One-Time Drywood Termite Local Spot Corrective Retreat
- One-time treatment price — \$1,133.50
- Proposal date — 6/29/2026
- Localized spot corrective treatment only

3 TRULY NOLAN — SELECTED



- Total Termite Protection with Trelona ATBS — **\$14,125.00**
total investment
- Monthly baiting rate — **\$175/month**
- Pest Control Initial Cost — **\$1,368.00**
- Pest Control Monthly Rate — **\$288/month**
- Pest Control Quarterly Rate — **\$864**
- Unlimited call-backs for pest problems and spot treatment
- Free staircase treatment for new wood as staircases are replaced
- Free rodent exclusion — approximate value \$5,000
- Designated inspector / service coordinator contact

WHAT THIS CHANGE MEANS



The Association is moving away from the current pest control provider.



The Board intends to proceed with Truly Nolan as the new provider.



This item is separate from the special assessment and is not included in the assessment budget.



This slide is being shared for owner information and transparency.



OWNER NOTICE: Pest control / termite service update only — NOT included in the special assessment.



ORANGEWOOD
CONDOMINIUM ASSOCIATION, INC.

2026 COMPLIANCE SPECIAL ASSESSMENT

→ COLLECTION UPDATE & COMMUNITY SHOUT-OUT ←

Thank you to all owners who have already contributed toward the community's compliance improvements.

→ TOTAL COLLECTED AS OF RIGHT NOW: ←

\$20,393.95



OWA appreciates the owners who have already made payments toward the 2026 Compliance Special Assessment.

Every contribution helps move the community forward.



COMMUNITY
PARTICIPATION



OWNER
SUPPORT



PROGRESS
IN MOTION



THANK
YOU



OWNER UPDATE: *Collected to date for the 2026 Compliance Special Assessment — \$20,393.95*



ORANGEWOOD

CONDOMINIUM ASSOCIATION, INC.

COMMUNITY RECOGNITIONS & SHOUT-OUTS

Thank you to the owners and volunteers supporting visible community improvements.



1 BUILDING NUMBER VISIBILITY IMPROVEMENT



Special thanks to
**SVETLANA KALITINA
& SERGEI SHVETS**
for taking their time
to support OWA by
adding visible numbers
to all buildings.



2 NEW OWA COMMUNITY MAILBOX



Special thanks to
**JESSICA &
LAIO COELHO**
for installing
our new OWA
mailbox at the
community.



NEW OFFICIAL OWA ADDRESS ON RECORD AS OF NEXT WEEK:

22291 WESTCHESTER BLVD. | ATT: OWA OFFICE | PORT CHARLOTTE, FL 33952

OWA appreciates the time, effort, and care shown by our community supporters.



ORANGEWOOD

CONDOMINIUM ASSOCIATION, INC.

THANK YOU

2026 COMPLIANCE SPECIAL ASSESSMENT
FINAL REVIEW COMPLETE

Questions • Discussion • Final Vote • Next Steps



CLOSED
BOARD MEETING



JULY 3, 2026



7:30 PM
EASTERN TIME



BOARD PRESENTATION CLOSING SLIDE
Thank you for your review and participation

