

Martinez remodeling

They spent \$14,500 on the club house ceiling with Martinez remodeling so far. They could have repaired the drop ceiling, but decided to get fancy. So, the drop ceiling was replaced with drywall, and then later torn down, (possibly because they started without a permit) and redone again with steel framing. It is not finished that I know of..

I was not aware until I looked closer at the bills that they provided me with a contract with Martinez for \$19,000 to redo the ceiling in install LED lights. Look at this contract close, check out the materials listing & pricing, that's a joke! And nobody signed the contract, which makes it look very suspicious, like a fake contract. And still, there were no additional estimates for this \$19,000 club house ceiling job.

I have a feeling that the club house ceiling is going to be a \$25,000+ project, by the time they finish. In the budget, we are paying \$10,800 for this work. Brace yourselves for more maintenance fees.

Incidentally, I saw some engineering drafts that I believe relate to the ceiling, for some \$9,200 that involved plans for Ac duct work, electrical work, and building work. If this engineering work is specifically for the ceiling which I believe that it is, we will have around \$35,000 in the club house ceiling. I still have to verify that these plan costs apply to the club house ceiling.

UPDATE:

From the payments that I saw on bank statements we now have \$35,800 in the club house ceiling. It is not finished, and still needs a lot of work. I estimate that we will have close to \$50,000 in the finished ceiling.

Check number: 1326 | Amount: \$6,500.00

RO-MONT SOUTH EXECUTIVE COUNCIL, INC  
20314 NE 28th AVE  
MIAMI, FL 33179

BANK OF AMERICA, NA  
63-27831

1326

June 10, 2025

PAY TO THE ORDER OF Martinez Remodeling \$ 6,500.00

six thousand & five hundred 00/100 DOLLARS

Electrical Upgrade CO #1  
partial payment

*[Signature]*

@001326# @363100277# 898148294375#

## Remodelación de Martínez

Hasta ahora, han gastado 14.500 dólares en el techo de la casa club con la remodelación de Martínez. Podrían haber reparado el falso techo, pero decidieron optar por algo más sofisticado. Así que, el falso techo fue reemplazado con paneles de yeso, y luego derribado (posiblemente porque empezaron sin permiso) y rehecho de nuevo con estructura de acero. Que yo sepa, no está terminado.

No me di cuenta hasta que examiné más detenidamente las facturas que me habían proporcionado un contrato con Martínez por 19.000 dólares para rehacer el techo e instalar luces LED. ¡Mira este contrato de cerca, revisa la lista de materiales y los precios, ¡es una broma! Y nadie firmó el contrato, lo que lo hace parecer muy sospechoso, como un contrato falso. Y aun así, no hubo presupuestos adicionales para este trabajo de reparación del techo de la casa club, que costaba 19.000 dólares.

Tengo la sensación de que el techo de la casa club va a costar más de 25.000 dólares cuando terminen. En el presupuesto, estamos pagando 10.800 dólares por este trabajo. Prepárense para más gastos de mantenimiento.

Por cierto, vi algunos planos de ingeniería que creo que se refieren al techo, por unos 9.200 dólares, que incluían planos para conductos de aire acondicionado, trabajos eléctricos y de construcción. Si este trabajo de ingeniería es específicamente para el techo, como creo que es, tendremos alrededor de 35.000 dólares en el techo de la casa club. Aún tengo que verificar si estos costos del plan se aplican al techo de la casa club.

### **ACTUALIZACIÓN:**

De los pagos que vi en los estados de cuenta bancarios, ahora tenemos **\$35,800** en el techo del club. No está terminado y todavía necesita mucho trabajo. Estimo que tendremos cerca **de \$50,000** en el techo terminado.

Martinez Remodeling received an \$8,000 down payment on April 2, 2025  
We are now, November 2 2025 and this is what  
the **\$35,800** clubhouse ceiling looks like.

Martinez Remodeling recibió un pago inicial  
de \$8,000 el 2 de Abril de 2025.  
Ahora estamos a 2 de Noviembre de 2025  
y así es como se ve el techo del club social de **\$35,800**.

**7 Months later - 7 Meses después**



**How much more will it cost to finish ???  
¿Cuánto más costará terminar ???**

ONLINE SECURITY FEATURES BY FAXON BACKINDICATE NOT A BRANCH OF COMING

RO-MONT SOUTH EXECUTIVE COUNCIL, INC  
20314 NE 2ND AVE  
MIAMI, FL 33179

BANK OF AMERICA, NA  
63-27631

1390

4/4/2025

PAY TO THE ORDER OF Martinez Remodeling LLC

\$ \*\*8,000.00

Eight Thousand and 00/100 \*\*\*\*\* DOLLARS

Martinez Remodeling LLC

MEMO

⑈001390⑈ ⑆063600277⑆ 898646296375⑈

Details on Back  
MP  
Initial CheckLock™ Secure Check

RO-MONT SOUTH EXECUTIVE COUNCIL, INC

1390

Martinez Remodeling LLC

Date Type Reference  
4/4/2025 Bill Cellings Repair

Original Amt.  
19,000.00

Balance Due  
19,000.00

4/4/2025  
Discount  
Check Amount

Payment  
8,000.00  
8,000.00

Bank of America Oper

8,000.00

RO-MONT SOUTH EXECUTIVE COUNCIL, INC

1390

Martinez Remodeling LLC

Date Type Reference  
4/4/2025 Bill Cellings Repair

Original Amt.  
19,000.00

Balance Due  
19,000.00

4/4/2025  
Discount  
Check Amount

Payment  
8,000.00  
8,000.00

PAYMENT  
RECORD

Bank of America Oper

8,000.00

**MARTINEZ REMODELING LLC**  
410 E 9 CT  
HIALEAH, FL 33010  
L24000295044

# INVOICE

4/2/2025

RMS04022025

**BILL TO**

RO MONT SOUTH EXECUTIVE COUNCIL, INC  
20314 NE 2ND AVENUE  
MIAMI GARDENS, FLORIDA 33179

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Club House contract 50 % deposit	1	\$ 8,000.00	\$ 8,000.00
		<b>BALANCE DUE</b>	\$ 8,000.00

APPROVED BY: \_\_\_\_\_

### **Contract for Demolition of Ceiling and Exterior Painting**

This contract is entered into between RO-MONT SOUTH, hereinafter referred to as the "Client", and MARTINEZ REMODELING & HANDYMAN LLC located at 410 E o CT Hialeah, FL 33010 Document number: L24000295044, hereinafter referred to as the "Contractor", for the demolition of all ceilings in 20314 NE 2<sup>nd</sup> AVE Miami, FL 33179.

#### **Scope of Work:**

1. The Contractor agrees to demolish all existing ceilings in the specified location.
2. All debris and waste resulting from the demolition will be removed and disposed of by the Contractor.
3. The Contractor will ensure that the work is done in a safe and efficient manner, following all necessary safety protocols and regulations.
4. Move air ducts
5. Electricity work for LED lights of the ceiling.
6. Installation of the ceiling wood.
7. Installation of the drywall.
8. Finalized new ceiling installation.
9. Installation of LED lights.
10. Preparation of the floor for painting process.
11. Paint ceiling.
12. Extension of interior walls to match the new ceiling.
13. Foam installation.

#### **Materials:**

1. Wood 3 1/5"
2. Drywall
3. Screws 1 1/4"
4. Compound
5. Rolls of tape
6. Rolls of electricity cables
7. LED lights
8. Prime
9. Paint
10. Foam R30.

#### **Payment:**

1. The total cost for the demolition of the ceilings is \$19,000.00.
2. Payment will be made in two parts, first part of \$13,000.00 at the beginning of the job which represents the 68.42%, and after demolition and before of the and painting a payment of \$6,000.00 which is the 31.58%.
3. Payment is due upon the finalization of the complete work.

#### **Terms and Conditions:**

1. The Client agrees to provide access to the premises for the Contractor to carry out the demolition work.

2. Any additional work requested by the Client that is not specified in this contract will incur additional charges.

3. The Contractor is not responsible for any damages or issues that arise from the demolition work, unless caused by negligence on the part of the Contractor.

4. This contract is binding upon both parties and may not be altered or terminated without mutual agreement.

By signing below, the Client and Contractor agree to the terms and conditions outlined in this contract.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

12:44

0:57

Martinez Remolding insurance... OK

**ACORD CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 08/09/2024

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:** Vergel Insurance Agency LLC, 3185 W 78 ST #3, Hialeah, FL 33010. AGENT: DANJAY VERGEL, (305) 698-9978, VERGEL@vergelagency.com.

**INSURED:** Martinez Remolding handy LLC, 13133 SW 13th ST, FL 33184.

**COVERAGES:**

TYPE	DESCRIPTION	AGENCY	POLICY NUMBER	ISSUE DATE	EXPIRES	COVERAGE LIMITS
A	COMMERCIAL GENERAL LIABILITY (Occur)	N	18CP01000010401	07/28/2024	07/28/2025	Each Occurrence: \$1,000,000; Aggregate: \$2,000,000
B	EXCESS LIABILITY (Occur)	N	18CC03000004643	07/28/2024	07/28/2025	Each Occurrence: \$1,000,000; Aggregate: \$1,000,000

**DESCRIPTION OF OPERATION(S) / LOCATION(S) / VEHICLE(S):** General Contractor (New Commercial), General Contractor (New Residential), General Contractor (Remodel Commercial), General Contractor (Remodel Residential), Plumbing (Commercial), Plumbing (Residential).

**CERTIFICATE HOLDER:** RO MONT BOUTH EXECUTIVE COUNCIL, INC, 20314 NE 2ND AVE, MIAMI GARDENS, FL 33170.

**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.

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AGENCY CUSTOMER ID: \_\_\_\_\_ LOG #1: \_\_\_\_\_

**ACORD ADDITIONAL REMARKS SCHEDULE** Page \_\_\_ of \_\_\_

**AGENCY:** Vargel Insurance Agency LLC  
**INSURED:** Martinez Remolding Handy LLC  
**CARRIER:** \_\_\_\_\_  
**ISSUE DATE:** \_\_\_\_\_

**ADDITIONAL REMARKS:**  
 THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM, FORM NUMBER: 28 FORM TITLE: Certificate of Liability Insurance  
 Swimming Pool Installation & Repair General Liability Policy includes an Additional Insured Including Waiver of Subrogation blanket endorsement as required by a legally enforceable written agreement entered into prior to commencement of the named insured's work - see attached.

