



NOTICE OF MEETING OF EXCELSIOR BOARD OF DIRECTORS Meeting

DATE: Wednesday August 6th, 2025

TIME: 5:30 pm

WHERE: ZOOM ONLY

<https://rhythmtx.zoom.us/j/95228290493?pwd=utwKqwj5AbvUFeMk5CJ25JlZ7Tqbbn.1&from=addon>

AGENDA

1. Call to Order
2. Roll Call
3. Quorum Established
4. Confirmation of 48-hour Statutory Posting of Meeting- Cherie Colvin
5. Approval of Meeting Minutes of May 19th, 2025, Board meeting.
6. New Business
 - Appointing Board Member
 - Credit Card Processing Fee
 - January 2025- 3.11%
 - February 2025- 3.59%
 - March 2025- 2.97%
 - April 2025- 2.99%
 - May 2025- 3.63%
 - June 2025- 3.05%
 - 6 Month Average is 3.23%
 - Atrium Landscape Proposal
 - Fire Panel Proposal
7. Old Business
 - Committees
8. Motion to Adjourn

Ken Gertz -President

THIS NOTICE HAS BEEN POSTED UPON THE EXCELSIOR BEACH TO BAY ASSOCIATION PROPERTY ON OR BEFORE THE 4th DAY OF AUGUST 2025, BY ORDER OF THE BOARD OF DIRECTORS AND IN COMPLIANCE WITH F.S. 718.112(2).

ESTIMATE

GreenTech Landscape Management Inc
3969 Sawyer Road, Unit A
Sarasota, FL 34233

Office@GreenTechGardeners.com
+1 (941) 371-1933
www.greentechgardeners.com



LANDSCAPE MANAGEMENT

Ready When You Are!

Bill to

Cherie Colvin, CAM
Excelsior Beach to Bay Condominiums (EW)
6263 Midnight Pass
Siesta Key, FL 34242 USA

Ship to

Cherie Colvin, CAM
Excelsior Beach to Bay Condominiums (EW)
6263 Midnight Pass
Siesta Key, FL 34242 USA

Estimate details

Estimate no.: 14239
Estimate date: 06/14/2025
Expiration date: 07/31/2025

Sales Manager: br

811 Ticket #: Frontage - east & west side

#	Product or service	Description	Qty	Rate	Amount
1.		LANDSCAPE ENHANCEMENT - BEACH TO BAY (ATRIUM - PART 3)			
2.	Landscape design, consultation and administration	Landscape design, consultation and administration. Lump sum.	1	\$1,000.00	\$1,000.00
3.		ATRIUM			
4.	EQUIPMENT - BOBCAT MT100 Mini Track Skid Steer and accessories per hour	BOBCAT MT100 Mini Track Skid Steer + 4 pieces of plywood + accessories per day \$95 per hour with a three-hour minimum Remove or relocate excess soil Remove or relocate bulk materials Debris removal Relocate plant material Plant palm trees Plant hardwood trees Position and install bulk materials. Please Note: Damage may occur to the turf during the relocation process. Repairs will be performed and billed accordingly.	1	\$1,425.00	\$1,425.00
5.	LABOR - demolition (Rip out and Removal of plant material and debris)	Demolition - Rip out and remove plant material and debris as directed to accommodate the new landscape project.	1	\$750.00	\$750.00

6.	COMPOST - 1/2" Comand™ Soil Amendment/Soil Builder - Prepare Planting Environment	Turbocharged compost - 1/2" Comand™ Soil Amendment Installation bulk per Cu. Yard ³ . Materials Only PLEASE NOTE: This material is used to advance soil structure, soil conditioning, soil building and soil enhancement	2	\$220.00	\$440.00
7.	LABOR - General Landscape Labor per hour	Labor to perform the following service: SITE PREPARATION	1	\$750.00	\$750.00
8.	Existing Irrigation System Adjustment	IRRIGATION This estimate is for all labor and materials update existing automated landscape irrigation system to suit the following Landscape Design/Plan: To include the following: Will re-work existing irrigation zones in backyard of property to fit new landscape design. After demolition the irrigation will be evaluated and all repairs will be made to infrastructure. (Mainline, Valves, Lateral lines, Wiring) System will be adjusted zone by zone in backyard to ensure proper coverage for all new landscape per design. Additional zones will possibly need to be added to ensure proper pressure and coverage to new irrigation. This includes all PVC Pipe & Fittings, Poly pipe & fittings, PVC Flex pipe & fittings, 1806 SI Pop-up sprays, Hunter MP Rotators, 1400 Series bubblers, Shrubblers, Maxi-jet Micro-sprays, and all misc. hardware to complete the system for total coverage.	1	\$1,300.00	\$1,300.00
9.		SPECIALTY PALMS & FERNS			
10.	P-BEAREC-25G	Ponytail Palm - Beaucarnea recurvata - 25 gallon	3	\$600.00	\$1,800.00
11.	A-RAVMAD-25G	Travelers Palm - Ravenala madagascarensis - 25 gallon	2	\$480.00	\$960.00
12.	P-CHACAT-15G	Cat Palm - Chamaedorea cataractarum - 15 gallon	3	\$225.00	\$675.00
13.	T-FILDEC-45G	Japanese Tree Fern - Dypsis lutescens - 25 gallon	0	\$675.00	\$0.00
14.	FN-ALSAUS-15G	Australian Tree Fern - Alsophila australis - 15 gallon	1	\$382.50	\$382.50

15.		SHRUBS			
16.	V-MONDEL-15G	Swiss Cheese Vine - Philodendron Monstera deliciosa - 15 gallon	2	\$270.00	\$540.00
17.	A-DRAREFSONGOFJAMAICA-7G	Dracaena reflexa 'Song Of Jamaica' Pleomele - 7 gallon	5	\$112.50	\$562.50
18.	PN-FARJAPGIGANTEA-3G	Giant Leopard plant - Farfugium japonicum 'Gigantea' - 3 gallon	7	\$39.00	\$273.00
19.	A-COL-7G	Colocasia - 7 gallon	5	\$45.00	\$225.00
20.	A-ALPZERGREEN3G-	Shell Ginger - Green - Alpinia zerumbet - 3 gallon	7	\$36.00	\$252.00
21.	A-CORHYBRID-3G	Ti Plant - Cordyline Hybrids - 3gal	15	\$27.00	\$405.00
22.	S-CODVAR-3G	Crotons - Codiaeum variegatum (shade) - 3 gallon	1	\$26.25	\$26.25
23.	V-EPIAUR-1G	Golden Pothos Vine - Epipremnum aureum - 1 gallon	11	\$16.50	\$181.50
24.	PN-SPAUNG-1G	Spathoglottis unguiculata - Purple Ground Orchid - 1 gallon	24	\$36.00	\$864.00
25.	A- NEOBRO-1G	Neoregelia Bromeliad - 1 gallon	6	\$29.25	\$175.50
26.	GC-TRASPA-1G	Oyster plant - Tradescantia Spathacea - 1gal	11	\$11.25	\$123.75
27.	FN-MICSCOL-1G	Wart Fern-Microsorium scolopendrium-1gal	11	\$12.00	\$132.00
28.	FN-NEPEXAKINBERLYQUEEN-1G	Kimberly Queen' Boston fern - Nephrolepis exaltata 'Kimberly Queen' - 1gal	5	\$13.50	\$67.50
29.	Z-ZZ-3G	Zz Plant Green 3G	7	\$36.00	\$252.00
30.	A-ASP-3G	Aspidistra elatior - 3G	5	\$31.50	\$157.50
31.		MULCH			
32.	AGGREGATE-GREYBEANPEBBLES-1/5IN	Large Black Grade A Polished Pebbles 2 in. to 3 in., 2200 lb. Super Sack	1	\$2,597.50	\$2,597.50
33.	MULCH - Pine Fines	Pine Fines Mulch per 2 ft. ³ bag. Labor and materials	100	\$10.50	\$1,050.00
	Subtotal	Subtotal			\$17,367.50
34.	LABOR - LOGISTICS	Procurement, deliveries, staging, mobilization, and supervision	1	\$2,000.00	\$2,000.00
		Procurement Deliveries			

Staging
Mobilization - equipment and labor
Supervision

35. **LABOR - LOGISTICS**

Clean-up and disposal 1 \$1,404.61 \$1,404.61

Clean-up
Dump fees
Disposal of vegetation debris - \$500.00
Disposal of heavy full loads - soil, Stumps,
and rock debris - \$600.00 per load
Large project/staged installation - pre-
completion maintenance

Total \$20,772.11

Note to customer

Expiry date 07/31/2025

Important Notice Regarding Pricing and Payment Terms

Please note that all plant material is subject to availability and market pricing at the time of procurement. Due to seasonal and supply chain variability, substitutions may occur without prior notice. While we make every effort to provide the specified varieties, availability cannot be guaranteed.

A 50% deposit is required upon acceptance of this estimate to initiate scheduling and procurement.
We accept payment via credit card, bank transfer, or check. Please be advised that credit card payments are subject to a convenience fee.

If you have questions about payment options or need assistance, please contact your sales representative or our administrative team directly.

Accepted date

Accepted by





Piper Fire Protection Sarasota
 1595 Barber Rd
 Sarasota, FL 34240
 (941) 377 2100
<https://www.piperfire.com/>

QUOTE
142782

BILL TO **JOB LOCATION**

Company: Excelsior Condo	Company: Excelsior Beach to Bay	Date: 06/19/2025
Address: 6263 Midnight Pass Rd. Sarasota, FL 34242	Address: 6264 -6268 Midnight Pass Rd. Sarasota, FL 34242	Sales Rep: John Meissner
Contact: Cherie Colvin	Contact:	Phone: (941) 377 2100
Phone: 515-890-0273	Phone:	Email: john.meissner@fortisfire.com
		Expires: 07/03/2025
		Billing Method:
		Payment Terms: NET 30

TITLE

SD to SK Conversion- Building 1

SCOPE OF WORK

Labor and materials to replace specific SD devices with SK devices. If additional devices need replacing, additional charges may apply. This quote is for specific materials and labor. Any changes by the customer or AHJ will result in additional charges. Work to be performed during normal, 8-5 M/F business hours. Delays due to lack of access to work areas, or customer, customer employee, or contactor no-shows will result in additional charges. Patching and painting are not included.

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY
SK-PHOTO-W	Silent Knight	Silent Knight SK-PHOTO-W Photo Smoke Det	24.00
AL06040		Fire-Lite B200SR-LF SOUNDER BASE, ADDRESSABLE, LOW FREQ	24.00
SK-HEAT-W	Silent Knight	Silent Knight SK-HEAT-W Addressable Heat Det	4.00
TH-302ET194	Thermotech	THERMOTECH 302-ET-194 194F ALL WEATHER HEAT DETECTOR WITH HEXAGONAL GRIP BUSHING, VERTICAL MOUNTING FM AND UL	18.00
AL23076	Silent Knight	Silent Knight SK-MINIMON Mini Mondule	33.00
INSTALL-ALARM		Construction - Alarm	40.00
TRIP CHARGE-T		Trip Charge -	5.00
WORKMANSHIP WARRANTY		WORKMANSHIP WARRANTY	1.00

Subtotal:	\$21,079.09
Tax:	\$1,475.54
Total:	\$22,554.63

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN		
BUYER: _____ <small>(Print Name)</small>	SIGNATURE: _____	DATE: _____



Piper Fire Protection Sarasota
 1595 Barber Rd
 Sarasota, FL 34240
 (941) 377 2100
<https://www.piperfire.com/>

QUOTE
133418

BILL TO **JOB LOCATION**

Company: Excelsior Condo	Company: Excelsior Beach to Bay	Date: 05/13/2025
Address: 6263 Midnight Pass Rd. Sarasota, FL 34242	Address: 6264 -6268 Midnight Pass Rd. Sarasota, FL 34242	Sales Rep: John Meissner
Contact: Cherie Colvin	Contact: Cherie Colvin	Phone: (941) 377 2100
Phone:		Email: john.meissner@fortisfire.com
		Expires: 05/30/2025
		Billing Method:
		Payment Terms: NET 30

TITLE

SD to SK Conversion- BLDG 2- Panel Replacement

SCOPE OF WORK

Labor and materials to replace an SK-5808 with an SK-6808, and all SD devices with SK devices. Customer shall provide construction prints for design and permitting purposes.

This quote is for specific materials and labor. Any changes by the customer or AHJ will result in additional charges. Work to be performed during normal, 8-5 M/F business hours. Delays due to lack of access to work areas, or customer, customer employee, or contactor no-shows will result in additional charges. Permitting is included in this quote.

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY
AL13143	Silent Knight	Silent Knight SK-6808 198 Point Fire Alarm Panel	1.00
300152		Interstate All Battery SLA1075 12vdc 8ah Battery	1.00
AL45002		DITEK DTK-120HWLOK 120VAC SURGE PROTECTION WITH BREAKER LOCK AND TAG	1.00
SK-PHOTO-W	Silent Knight	Silent Knight SK-PHOTO-W Photo Smoke Det	26.00
AL06040		Fire-Lite B200SR-LF SOUNDER BASE, ADDRESSABLE, LOW FREQ	26.00
SK-HEAT-W	Silent Knight	Silent Knight SK-HEAT-W Addressable Heat Det	5.00
302-ET-194	Edwards	Edwards Signaling All Weather Heat Detector 302-ET-194	13.00
AL23076	Silent Knight	Silent Knight SK-MINIMON Mini Mondule	12.00
SK-RELAY	Silent Knight	Silent Knight SK-RELAY Intelligent Relay Module	3.00
INSTALL-ALARM		Construction - Alarm	30.00
TRIP CHARGE-T		Trip Charge -	5.00
PLAN-PERMIT-FEE		Plan & Permit Fee	1.00
DESIGN-ALARM		Design - Alarm	5.00
WORKMANSHIP WARRANTY		WORKMANSHIP WARRANTY	1.00

Subtotal:	\$22,611.99
Tax:	\$1,541.51
Total:	\$24,153.50

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.



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QUOTE
133652

BILL TO **JOB LOCATION**

Company: Excelsior Condo
Address: 6263 Midnight Pass Rd.
 Sarasota, FL 34242

Contact: Cherie Colvin
Phone: 515-890-0273

Company: Excelsior Beach to Bay
Address: 6264 -6268 Midnight Pass Rd.
 Bldg 3
 Sarasota, FL 34242

Contact: Cherie Colvin
Phone:

Date: 05/13/2025
Sales Rep: John Meissner
Phone: (941) 377 2100
Email: john.meissner@fortisfire.com
Expires: 05/30/2025
Billing Method:
Payment Terms: NET 30

TITLE

SD to SK Conversion- BLDG 3

SCOPE OF WORK

Labor and materials to replace all SD devices with SK devices. This quote is for specific materials and labor. Any changes by the customer or AHJ will result in additional charges. Work to be performed during normal, 8-5 M/F business hours. Delays due to lack of access to work areas, or customer, customer employee, or contactor no-shows will result in additional charges.

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY
SK-PHOTO-W	Silent Knight	Silent Knight SK-PHOTO-W Photo Smoke Det	24.00
AL06040		Fire-Lite B200SR-LF SOUNDER BASE, ADDRESSABLE, LOW FREQ	24.00
SK-HEAT-W	Silent Knight	Silent Knight SK-HEAT-W Addressable Heat Det	4.00
302-ET-194	Edwards	Edwards Signaling All Weather Heat Detector 302-ET-194	15.00
AL23076	Silent Knight	Silent Knight SK-MINIMON Mini Mondule	16.00
SK-RELAY	Silent Knight	Silent Knight SK-RELAY Intelligent Relay Module	3.00
INSTALL-ALARM		Construction - Alarm	36.00
TRIP CHARGE-T		Trip Charge -	5.00
WORKMANSHIP WARRANTY		WORKMANSHIP WARRANTY	1.00

Subtotal: \$18,845.27
Tax: \$1,319.18
Total: \$20,164.45

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN		
BUYER: _____ <small>(Print Name)</small>	SIGNATURE: _____	DATE: _____



Piper Fire Protection Sarasota
 1595 Barber Rd
 Sarasota, FL 34240
 (941) 377 2100
<https://www.piperfire.com/>

QUOTE
133661

BILL TO **JOB LOCATION**

Company: Excelsior Condo	Company: Excelsior Beach to Bay	Date: 05/13/2025
Address: 6263 Midnight Pass Rd. Sarasota, FL 34242	Address: 6264 -6268 Midnight Pass Rd. Sarasota, FL 34242	Sales Rep: John Meissner
Contact: Cherie Colvin	Contact:	Phone: (941) 377 2100
Phone: 515-890-0273	Phone:	Email: john.meissner@fortisfire.com
		Expires: 05/30/2025
		Billing Method:
		Payment Terms: NET 30

TITLE

SD to SK Conversion BLDG 4

SCOPE OF WORK

Labor and materials to replace all SD devices with SK devices. This quote is for specific materials and labor. Any changes by the customer or AHJ will result in additional charges. Work to be performed during normal, 8-5 M/F business hours. Delays due to lack of access to work areas, or customer, customer employee, or contactor no-shows will result in additional charges.

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY
SK-PHOTO-W	Silent Knight	Silent Knight SK-PHOTO-W Photo Smoke Det	34.00
AL06040		Fire-Lite B200SR-LF SOUNDER BASE, ADDRESSABLE, LOW FREQ	34.00
SK-HEAT-W	Silent Knight	Silent Knight SK-HEAT-W Addressable Heat Det	5.00
302-ET-194	Edwards	Edwards Signaling All Weather Heat Detector 302-ET-194	14.00
AL23076	Silent Knight	Silent Knight SK-MINIMON Mini Mondule	19.00
SK-RELAY	Silent Knight	Silent Knight SK-RELAY Intelligent Relay Module	3.00
INSTALL-ALARM		Construction - Alarm	40.00
TRIP CHARGE-T		Trip Charge -	5.00
WORKMANSHIP WARRANTY		WORKMANSHIP WARRANTY	1.00

Subtotal:	\$23,594.07
Tax:	\$1,651.59
Total:	\$25,245.66

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN		
BUYER: _____ <small>(Print Name)</small>	SIGNATURE: _____	DATE: _____



Piper Fire Protection Sarasota
 1595 Barber Rd
 Sarasota, FL 34240
 (941) 377 2100
<https://www.piperfire.com/>

QUOTE
133672

BILL TO **JOB LOCATION**

Company: Excelsior Condo	Company: Excelsior Beach to Bay	Date: 05/13/2025
Address: 6263 Midnight Pass Rd. Sarasota, FL 34242	Address: 6264 -6268 Midnight Pass Rd. Bldg 5 Sarasota, FL 34242	Sales Rep: John Meissner
Contact: Cherie Colvin	Contact: Cherie Colvin	Phone: (941) 377 2100
Phone: 515-890-0273		Email: john.meissner@fortisfire.com
		Expires: 05/30/2025
		Billing Method:
		Payment Terms: NET 30

TITLE

SD to SK Conversion BLDG 5

SCOPE OF WORK

Labor and materials to replace all SD devices with SK devices. This quote is for specific materials and labor. Any changes by the customer or AHJ will result in additional charges. Work to be performed during normal, 8-5 M/F business hours. Delays due to lack of access to work areas, or customer, customer employee, or contactor no-shows will result in additional charges.

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY
SK-PHOTO-W	Silent Knight	Silent Knight SK-PHOTO-W Photo Smoke Det	24.00
AL06040		Fire-Lite B200SR-LF SOUNDER BASE, ADDRESSABLE, LOW FREQ	24.00
SK-HEAT-W	Silent Knight	Silent Knight SK-HEAT-W Addressable Heat Det	4.00
302-ET-194	Edwards	Edwards Signaling All Weather Heat Detector 302-ET-194	14.00
AL23076	Silent Knight	Silent Knight SK-MINIMON Mini Mondule	16.00
SK-RELAY	Silent Knight	Silent Knight SK-RELAY Intelligent Relay Module	3.00
INSTALL-ALARM		Construction - Alarm	34.00
TRIP CHARGE-T		Trip Charge -	5.00
WORKMANSHIP WARRANTY		WORKMANSHIP WARRANTY	1.00

Subtotal:	\$18,461.72
Tax:	\$1,292.32
Total:	\$19,754.04

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IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN		
BUYER: _____ <small>(Print Name)</small>	SIGNATURE: _____	DATE: _____



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 1595 Barber Rd
 Sarasota, FL 34240
 (941) 377 2100
<https://www.piperfire.com/>

QUOTE
133695

BILL TO **JOB LOCATION**

Company: Excelsior Condo	Company: Excelsior Beach to Bay	Date: 05/13/2025
Address: 6263 Midnight Pass Rd. Sarasota, FL 34242	Address: 6264 -6268 Midnight Pass Rd. Bldg 6 Sarasota, FL 34242	Sales Rep: John Meissner
Contact: Cherie Colvin	Contact: Cherie Colvin	Phone: (941) 377 2100
Phone: 515-890-0273	Phone:	Email: john.meissner@fortisfire.com
		Expires: 05/30/2025
		Billing Method:
		Payment Terms: NET 30

TITLE

SD to SK Conversion- BLDG 6

SCOPE OF WORK

Labor and materials to replace all SD devices with SK devices. This quote is for specific materials and labor. Any changes by the customer or AHJ will result in additional charges. Work to be performed during normal, 8-5 M/F business hours. Delays due to lack of access to work areas, or customer, customer employee, or contactor no-shows will result in additional charges.

PART NUMBER	MANUFACTURER	DESCRIPTION	QTY
SK-PHOTO-W	Silent Knight	Silent Knight SK-PHOTO-W Photo Smoke Det	30.00
AL06040		Fire-Lite B200SR-LF SOUNDER BASE, ADDRESSABLE, LOW FREQ	30.00
302-ET-194	Edwards	Edwards Signaling All Weather Heat Detector 302-ET-194	32.00
AL23076	Silent Knight	Silent Knight SK-MINIMON Mini Mondule	19.00
SK-RELAY	Silent Knight	Silent Knight SK-RELAY Intelligent Relay Module	3.00
INSTALL-ALARM		Construction - Alarm	44.00
TRIP CHARGE-T		Trip Charge -	6.00
WORKMANSHIP WARRANTY		WORKMANSHIP WARRANTY	1.00

Subtotal:	\$23,384.74
Tax:	\$1,636.92
Total:	\$25,021.66

Fortis and any of its subsidiaries shall have no responsibility for cost increases in labor, services, materials, items, inspections, or equipment attributable to changes in shipping costs or tariffs, and Customer hereby agrees to pay for any such increases.

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN		
BUYER: _____ <small>(Print Name)</small>	SIGNATURE: _____	DATE: _____