



**Grand Panama Beach Resort Owners Association, Inc.
11800 Front Beach Road, Panama City Beach, FL 32407**

Notice of: Board of Directors Meeting

Date: Thursday, February 16, 2023
Time: 05:00 PM CST
Location: Zoom Teleconference Only

Join Zoom Meeting

<https://us06web.zoom.us/j/81784904049?pwd=Mi9wTTRBdFRmdXBXNlJldTI1UXFhUT09>

Meeting ID: 817 8490 4049

Passcode: 866471

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Agenda

1. Call to Order and Determine Quorum
2. Proof of Notice
3. Approval of Meeting Agenda
4. Old Business – RFPs – Stand Alone Parking Garage Light Poles
5. New Business
 - A. Emerald Concrete & Hardscapes LLC – Change Order #1 & Payment Schedule
6. Adjournment

Posted: February 14, 2023

By: Derek Gilbert – Association Manager

Stand Alone Parking Garage Light Poles - Estimate Comparison February 2023							
	Kenny Strange	Kenny Strange	Kenny Strange	Jerry Pybus	Jerry Pybus	Jerry Pybus	Jerry Pybus
		LED Option 1	LED Option 2		LED Option 1	LED Option 2	
Provide Material (LED)		\$ 10,533.20	\$ 9,715.35		\$ 10,533.20	\$ 9,715.35	
Provide Labor		\$ 19,000.00	\$ 19,000.00		\$ 7,500.00	\$ 7,500.00	
Provide Material & Labor	\$ 35,750.	\$ 29,533.20	\$ 28,715.35	\$ 28,810.00	\$ 18,033.20	\$ 17,215.35	
Total							
Pole	Steel	Steel	Steel	Steel/Aluminum	Steel	Steel	Steel
Leadtime (Weeks)	2-3	2-3	2-3	2-3/18+	2-3	2-3	2-3
Warranty	LED ??*	LED 150W High 10 year	LED 150W Area 5 year	LED 400W 1 year labor	LED 150W High 10 year	LED 150W Area 5 year	
Permit	Included	Included	Included	Not Included**	Not Included**	Not Included**	
Bad Wiring	Extra Cost	Extra Cost	Extra Cost	Extra Cost	Extra Cost	Extra Cost	
Notes:							
* Steve will contact company for warranty information							
** Steve will contact City Of Panama City Beach to verify we need permit for replac							

Also \$7,800
(Permit included)



Derek Gilbert <dgilbert@rchospitalitysolutions.com>

Fwd: Light poles and fixtures

Tyler Greene <tgreene@ledlightingsupply.com>
To: Derek Gilbert <dgilbert@rchospitalitysolutions.com>
Cc: Stephen Kilcummings <gpmaint@rchospitalitysolutions.com>

Wed, Feb 8, 2023 at 7:57 AM

Hi Derek,

Your revised quote is attached. Please note it is 2 pages.

Shipping went down from \$1920 to \$1742. The shipping quote is valid for 14 days. You are responsible for offloading poles from the truck.

I also wanted to clarify that this quote contains 2 parking lot light options:

Option 1 - sku: MLLG-LED-SBHO2-150-50 - 1-for-1 replacement for 400W MH, 100-277V input voltage, 10 year warranty

Option 2 - sku: MLLG-LS-LED-SB3-150-50 - 1-for-1 replacement for 400W MH, 100-277V input voltage, *value option*, 5 year warranty

So you would pick 1 of the 2 options above.

Both fixtures and the poles are in stock right now. They will ship out 5 - 7 days after payment is received.

We discussed payment on our phone call yesterday.

Our terms are full payment at the time of order either via ACH/direct deposit, check, or credit card. If paying by check, please note that we cannot reserve stock until the check is received by us and posted. So it's best to send a check priority mail to make sure we get it as soon as possible. Regular USPS mail can take 3+ weeks to get here.

Please let me know if you have any questions about our quote or the fixtures.

Looking forward to your feedback once the board meets again.

Thank you!




Tyler Greene
Lighting Specialist

-  617-380-4528
-  tgreene@ledlightingsupply.com
-  ledlightingsupply.com
- [Get A Lighting Plan Or Quote](#)

 **LED LIGHTING SUPPLY** Rated 4.9/5 based on 250+ Trustpilot reviews

[Quoted text hidden]

 **LLS Qte 25477.pdf**
55K



Lighting Specialist: Tyler Greene
 Email: tgreene@ledlightingsupply.com
 Phone: 617-380-4528

Quote/Estimate

Estimate No. 25477
 Date: 02/08/2023

Bill To

Contact:
 Company: RC Hospitality Solutions
 Address:

Ship To

Contact: Steven Kilcumings
 Company: RC Hospitality Solutions
 Address:

Phone:
 Email:

Shipping Method	Shipping Terms	Shipping Lead Time	Payment Terms	Payment Type
Motor Freight	FOB DRK	In stock: ships in 5 - 7 days	Full Payment Required	Credit Card

Qty	Item #	Description	Unit Price	Total
12	MLLG-LED-SBHO2-150-50	150W High Output LED Area/ShoeBox V2, 24,000 lumen, 5000K, 120-277VAC, Type 5 Standard, 10 KV Surge, Bronze Housing, Add Mount and 10 year warranty	\$235.89	\$2830.68
12	MLLG-LED-SBHO2-ARM-MOUNT	Arm Mount for MLLG-LED-SBHO2-xxxW Shoebox/Area Fixture - Round and Square Pole	\$0.00	\$0.00
24	MLLG-LED-SBHO2-T3 Optic	Type 3 Optic for - MLLG-LED-SBHO2-xxxW. Requires 1 Optic for 100W and 150W and 2 optics for each 200W and 300W Unit	\$9.68	\$232.32
12	MLLG-LS-LED-SB3-150-50	150W LED Shoe Box/Area light, 19,500 Lumen, 5000k, Type III, 120-277vac, Dark Bronze, 5 year warranty and Add Mounting at no cost (ARM, SF or Trunnion).	\$187.10	\$2245.20
12	MLLG-LS-LED-SB3-AR	MLLG-LS-LED-SB3-xxx Shoebox - ARM bracket with knuckle	\$0.00	\$0.00
6	MLLG-WL-POLE-20FT-4IN-SQ-BZ	20 Foot Steel Pole, 4 In Square, Architectural bronze, 11 gauge, Bolt Circle 8-10 In, 4 sides predrilled and hole plugs included, Includes; MLLG-WL-POLE-SQTA-4In-BZ - 2 3/8 inch Pole Top Tennon, Confirms to ASTM-A 500 Grade B: Min Yield Strength-46 PSI. NO RETURNS OR EXCHANGES ON LIGHT POLES.	\$798.18	\$4789.08
6	MLLG-WL-POLE-SQ-4-NEW-KIT	Installation Kit for a new installation of a 4 Inch Square Pole. Anchor Bolts, Anchor Bolt Installation Positioning Plate, Install Base Shield and Top Cover.	\$156.52	\$939.12
1	Shipping and Handling	Please note all product must be inspected, all parts confirmed as received and any damage must be reported to LED Lighting Supply/DRK Enterprises within 7 days of receipt. After 7 days, LED Lighting Supply/DRK Enterprises is no longer responsible for damaged or missing product.	\$0.00	\$0.00

- * Quote is valid for 14 days from date of quote.
- * No refunds or cancellations on custom or special orders.
- * Non-USA customers are responsible for all duties, taxes and shipping charges. Payment will be made in full before shipping unless alternative terms have been agreed to.
- * Sales Tax will be added where applicable. If you have a Reseller or Tax Exempt Certificate, please email to your sales rep.
- * All warranties are manufacturer warranties unless otherwise specified.

www.ledlightingsupply.com

Qty	Item #	Description	Unit Price	Total
1	Pole Shipping and Handling	LLS/DRK Enterprises and its freight carriers do not unload Poles. Unloading Poles/Accessories is the sole responsibility of the recipient (customer) and recipient (customer) is required to provide all necessary equipment and/or manpower at the time of delivery. Please note all product must be inspected, all parts confirmed as received and any damage must be reported to the shipper at time of delivery and reported to LLS/DRK within 7 days of receipt. Delivery can take up to 2 weeks from ship date to arrive.	\$1742.00	\$1742.00
			Sub Total	\$12778.40
			Sales Tax	\$0.00
			Credit Price	\$12778.40

Jerry Pybus Electric, Inc.

1327 North Tyndall Parkway
Panama City, FL 32404



Phone: 1-850-784-2766
Fax: 1-850-784-1161
WWW.JERRYPYBUSELECTRIC.COM

Florida #EC0000510

Florida EC#13005609

PROPOSAL SUBMITTED TO:
GRAND PANAMA BEACH RESORT

PHONE:
850-490-5172

DATE: FEBRUARY 13, 2023-REVISED

CONTACT:
STEVE
STREET ADDRESS:
11800 FRONT BEACH ROAD

EMAIL:
GPMaint@RCHOSPITALITYSOLUTIONS.COM

CITY, STATE and ZIP CODE:
PANAMA CITY BEACH FL 32407

JOB LOCATION:
11800 FRONT BEACH ROAD

We hereby submit specifications and estimates for:

Labor and materials to do the following electrical work:

1. LABOR ONLY
2. Demo six (6) existing parking lot pole lights.
3. Install six (6) customer provided poles and light fixtures.
4. Permit included.
5. NOTE: Does not include troubleshooting of any issues with lack of power to pole lights. This will be done at an additional charge on a time and material basis.
6. NOTE: Jerry Pybus Electric Inc. is not responsible for any patching, repairing or painting.

We propose to hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **SEVEN THOUSAND, EIGHT HUNDRED DOLLARS AND NO/100.....\$7,800.00**

Payment to be made as follow: **DUE UPON COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner carry fire, tornado and other necessary insurance. Our workers are fully covered Workman's Compensation Insurance. This Proposal may be withdrawn, if not accepted within 30 Days.

Darryl Rudd

Darryl Rudd AP /mc

to
by

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. Terms: 1½% interest if not paid within 30Days. Thereafter the unpaid balance will bear an interest rate of 1½% per month. Any check returned from the bank will bear a fee of \$30.00. In consideration for the above described goods and services the individual ordering the same and/or signing below agrees to accept full responsibility for prompt payment. Also either individual is acting on behalf of and at the direct authorization of all others that may benefit from such goods and services and thus they are jointly and severally responsible for payment. This includes, but is not limited to partners, shareholders, spouse, etc. If Jerry Pybus Electric, Inc. must commence any action to recover payment for these goods and services such individuals agree to pay all cost incurred, including but not limited to, attorney fees.

Date of Acceptance: _____ Sign _____

Print Name _____

Jerry Pybus Electric, Inc.

1327 North Tyndall Parkway
Panama City, FL 32404



Phone: 1-850-784-2766
Fax: 1-850-784-1161
WWW.JERRYPYBUSELECTRIC.COM

Florida #EC0000510

Florida EC#13005609

PROPOSAL SUBMITTED TO:
GRAND PANAMA BEACH RESORT

PHONE:
850-490-5172

DATE: JANUARY 8, 2023-REVISED

CONTACT:
STEVE
STREET ADDRESS:
11800 FRONT BEACH ROAD

EMAIL:
GPMaint@RCHOSPITALITYSOLUTIONS.COM

CITY, STATE and ZIP CODE:
PANAMA CITY BEACH FL 32407

JOB LOCATION:
11800 FRONT BEACH ROAD

We hereby submit specifications and estimates for:

Labor and materials to do the following electrical work:

1. LABOR ONLY
2. Demo six (6) existing parking lot pole lights.
3. Install six (6) customer provided poles and light fixtures.
4. Permit not included.
5. NOTE: Does not include troubleshooting of any issues with lack of power to pole lights. This will be done at an additional charge on a time and material basis.
6. NOTE: Jerry Pybus Electric Inc. is not responsible for any patching, repairing or painting.

We propose to hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **SEVEN THOUSAND, FIVE HUNDRED DOLLARS AND NO/100.....\$7,500.00**

Payment to be made as follow: **DUE UPON COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner carry fire, tornado and other necessary insurance. Our workers are fully covered Workman's Compensation Insurance. This Proposal may be withdrawn, if not accepted within 30 Days.

Darryl Rudd

Darryl Rudd AP /mc

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by

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Date of

Acceptance: _____

Sign _____

Print

Name _____

Jerry Pybus Electric, Inc.

1327 North Tyndall Parkway
Panama City, FL 32404



Phone: 1-850-784-2766
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PROPOSAL SUBMITTED TO:
GRAND PANAMA BEACH RESORT

PHONE:
850-490-5172

DATE: FEBRUARY 8, 2023-REVISED

CONTACT:
STEVE
STREET ADDRESS:
11800 FRONT BEACH ROAD

EMAIL:
GPMaint@RCHOSPITALITYSOLUTIONS.COM

CITY, STATE and ZIP CODE:
PANAMA CITY BEACH FL 32407

JOB LOCATION:
11800 FRONT BEACH ROAD

We hereby submit specifications and estimates for:

Labor and materials to do the following electrical work:

1. Demo six (6) existing parking lot pole lights.
2. Provide and install six (6) 20' metal (or aluminum) poles on top level of garage.
3. Provide and install twelve (12) LED 400W MH equal pole light fixtures.
4. Permit not included.
5. NOTE: Does not include troubleshooting of any issues with lack of power to pole lights. This will be done at an additional charge on a time and material basis.
6. NOTE: Current lead time on metal poles is 2-3 weeks and current lead time on aluminum poles is 18+ weeks and subject to change.
7. NOTE: Jerry Pybus Electric Inc. is not responsible for any patching, repairing or painting.

We propose to hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **TWENTY-EIGHT THOUSAND, EIGHT HUNDRED, TEN DOLLARS AND NO/100.....\$28,810.00**

Payment to be made as follow: **DUE UPON COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner carry fire, tornado and other necessary insurance. Our workers are fully covered Workman's Compensation Insurance. This Proposal may be withdrawn, if not accepted within 30 Days.

Darryl Rudd

Darryl Rudd AP /mc

to
by

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. Terms: 1½% interest if not paid within 30Days. Thereafter the unpaid balance will bear an interest rate of 1½% per month. Any check returned from the bank will bear a fee of \$30.00. In consideration for the above described goods and services the individual ordering the same and/or signing below agrees to accept full responsibility for prompt payment. Also either individual is acting on behalf of and at the direct authorization of all others that may benefit from such goods and services and thus they are jointly and severally responsible for payment. This includes, but is not limited to partners, shareholders, spouse, etc. If Jerry Pybus Electric, Inc. must commence any action to recover payment for these goods and services such individuals agree to pay all cost incurred, including but not limited to, attorney fees.

Date of Acceptance: _____ Sign _____ Print Name _____



Kenny Strange Electric and Service Company, Inc.

Residential * Commercial * Industrial * Wiring Repairs
Licensed and Insured #EC13008679

February 10, 2023

Atten:

Contact: Steven Kilcummings
Company: Grand Panama Beach Resort
Site location: 11807 Front Beach Rd
PCB, Fl

Phone: 850-490-5172
Email: gpmaint@rchospitalitysolutions.com

Project: Grand Panama Beach Resort Pole Light Replacement

Kenny Strange Electric and Service Company to provide materials, labor and permits for a complete electrical installation. In compliance with the National Electric Code, the following is being provided:

Addendums: none
Specs: None

Scope of Work:

- Replace (6) existing light poles with new Provided by Others Poles
- Replace (12) existing pole light fixtures with new Provided by Others Led fixtures

Total -----\$19,000.00

Note1: Quote is good for 30 days. If approval comes after that there may be a price change for materials.

Note2: Quote assumes that existing wiring to the poles is in good condition and can be re-used. If wiring cannot be re-used an extra fee may apply.

Note3: Quote is for Labor only. Poles and Fixtures to be provided by Others.

Please Initial _____

Exclusions and Qualifications:

- Kenny Strange Electric excludes any fees from power company
- Kenny Strange Electric excludes Patching or painting
- Kenny Strange Electric excludes repairs to electrical system not listed above
- Kenny Strange Electric and Service Company, INC. shall not be held liable for errors or omissions in the design of others, nor inadequacies of materials and equipment specified or supplied by others, nor negligence of others. Kenny Strange Electric and Service Company, INC. indemnification obligations shall in all cases be limited to the extent of its own actions or omissions.
- Kenny Strange Electric excludes anything (verbal or written) expressed or implied elsewhere, which is contrary to the above conditions shall be null and void.
- Kenny Strange Electric and Service Company, INC. assumes all work areas will remain accessible to us during the performance of this work.

Quote valid for **30**days. Created on **February 10, 2023**

Thank you for this opportunity and please contact me if you have any questions or need additional information.

Sincerely,

Kenny Strange

Mobile: 850-527-3857

Email: kenny@kselectricusa.com

Please sign below accepting the terms and products above. Thank you for your business

Print Name: _____

Signature: _____

Title: _____

Date: _____

2436 N East Ave, Panama City, FL 32405

Office: 850-215-8030 * Fax: 850-215-8086 * Email: PM@kselectricusa.com

Kenny: Cell: 850-527-3857 Email: Kenny@kselectricusa.com



Kenny Strange Electric and Service Company, Inc.

Residential * Commercial * Industrial * Wiring Repairs
Licensed and Insured #EC13008679

February 10, 2023

Atten:

Contact: Steven Kilcummings
Company: Grand Panama Beach Resort
Site location: 11807 Front Beach Rd
PCB, Fl

Phone: 850-490-5172
Email: gpmaint@rchospitalitysolutions.com

Project: Grand Panama Beach Resort Pole Light Replacement

Kenny Strange Electric and Service Company to provide materials, labor and permits for a complete electrical installation. In compliance with the National Electric Code, the following is being provided:

Addendums: none
Specs: None

Scope of Work:

- Replace (6) existing light poles with new Steel Poles
- Replace (12) existing pole light fixtures with new Led fixtures

Total -----\$35,750.00

Note: Quote is based upon approval of submittals for poles and fixtures.

Note2: Quote is good for 30 days. If approval comes after that there may be a price change for materials.

Note3: Quote assumes that existing wiring to the poles is in good condition and can be re-used. If wiring cannot be re-used an extra fee may apply.

Please Initial _____

Exclusions and Qualifications:

- Kenny Strange Electric excludes any fees from power company
- Kenny Strange Electric excludes Patching or painting
- Kenny Strange Electric excludes repairs to electrical system not listed above
- Kenny Strange Electric and Service Company, INC. shall not be held liable for errors or omissions in the design of others, nor inadequacies of materials and equipment specified or supplied by others, nor negligence of others. Kenny Strange Electric and Service Company, INC. indemnification obligations shall in all cases be limited to the extent of its own actions or omissions.
- Kenny Strange Electric excludes anything (verbal or written) expressed or implied elsewhere, which is contrary to the above conditions shall be null and void.
- Kenny Strange Electric and Service Company, INC. assumes all work areas will remain accessible to us during the performance of this work.

Quote valid for **30**days. Created on **February 10, 2023**

Thank you for this opportunity and please contact me if you have any questions or need additional information.

Sincerely,

Kenny Strange

Mobile: 850-527-3857

Email: kenny@kselectricusa.com

Please sign below accepting the terms and products above. Thank you for your business

Print Name: _____

Signature: _____

Title: _____

Date: _____

2436 N East Ave, Panama City, FL 32405

Office: 850-215-8030 * Fax: 850-215-8086 * Email: PM@kselectricusa.com

Kenny: Cell: 850-527-3857 Email: Kenny@kselectricusa.com

INVOICE



Bill To

Steve Kilcumings
11800 Front Beach Road, Panama City Beach,
FL 32407
(850) 490-5172

Emerald Concrete & Hardscapes LLC

617 Churchill Bayou Rd
Santa Rosa Beach, FL 32459
Phone: (850) 253-5467
Email: EmeraldConcreteandPaving@gmail.com
Web: www.emeraldconcreteandpaving.com

Payment terms Due upon receipt
Invoice # 804
Date 02/14/2023

Description

Total

Asphalt Paving + Base

\$31,200.00

Remove concrete curbing and remove grass/dirt. Grade, level and compact existing sub base. Install and compact 4" limerock road base (or equivalent). Pave with 2" sp12.5 hot mix asphalt and vibratory roll to compact. Labor and material included. 1 year workmanship warranty. Total area measure approx 2600 sqft (16x50 and 90x20 sections)



Asphalt Paving

\$54,000.00

Grade and compact existing gravel base. Pave over existing surface with 2" sp12.5 hot mix asphalt and vibratory roll to compact. Labor and material included. 1 year workmanship warranty. Total area measures 18026 sqft (67x218 and 190x18 sections)



Parking Lot Striping \$3,600.00
For layout and striping of approx 75 spaces

Subtotal	\$88,800.00
<hr/>	
Total	\$88,800.00
<hr/>	
1st Payment upon arrival	\$29,304.00

Payment Schedule

1st Payment upon arrival (33%)	\$29,304.00
2nd Payment upon base pre (33%)	\$29,304.00
3rd Payment upon completion (34%)	\$30,192.00
Change Order 1	\$45,000.00

Permitting

Emerald Concrete & Hardscapes is not responsible for permits. We assume any required permit has been obtained by the owner/ general contractor upon request to start work.

Warranty Information

Defects listed below will be covered under warranty for 1 year after installation

Standing water for more than 24 hour period on pavement surface greater than 2% slope

Any depressions or holes greater than 1/4"

Any cracks greater than 1/4" wide for a constant span of 6

Any shattering of pavement caused by residential vehicle traffic

Not Included

Any and all vegetation growth

Any damage caused by vehicles weighing more than 26,000 lbs

Any crumbles edges due to vehicles driving off edge. Edges are recommended to be protected by either gravel or sod

Sealer/Paint peeling off surface

By signing this document, the customer agrees to the services and conditions outlined in this document.

Steve Kilcummings

This Change Order modifies and amends the provisions of Invoice #804 between Emerald Concrete & Hardscapes LLC and Steve Kilcumplings.

Description	Total
Remove Rock, Felt, Grass. Add Base	\$45,000.00
Remove approx 3" limestone and haul away (170 yards). Remove existing grass (170 yards). Install 4" crushed concrete road base and compact (220 tons)	
	Subtotal \$45,000.00
	Total \$45,000.00

John Wells

Steve Kilcumplings

Overall Summary

Subtotal	\$88,800.00
Change Order 1	\$45,000.00
Change Order Subtotal	\$45,000.00
Total	\$133,800.00