



BROADWAY PROMENADE Condominium Association, Inc.

NOTICE: Board of Directors Meeting

Date: Monday September 29th, 2025

Time: 12:00 pm

Place: Clubroom & Zoom

Agenda Items:

- Call to Order
- Establish a Quorum of Directors
- Proper Meeting Notice Confirmation
- Closed Session 12:00pm – 12:30pm: Attorney Conference Regarding Pending Litigation. This session is closed to unit owners pursuant to §718.112(2)(c)3, Fla. Stat.
- Open Session 12:30pm – 1:00pm: Owners will be Admitted once the Closed Session Ends
- Review and Approval of Previous Meeting Minutes
- Treasurer's Report
- Review and Approval of "Select Elevator" Proposal to Bring Elevator 1 Online
- Decorating Committee Update
- Owners Q/A
- Adjournment

Zoom Meeting – Board of Directors

September 29th, 2025. Eastern Time (US and Canada)

Zoom Link:

<https://us06web.zoom.us/j/5317629917?pwd=NG4tqZfEPkpB8lFTHMNxc4ZurkP8tb.1&omn=87367028753>

Meeting ID: 531 762 9917

Passcode: 1064BP

Dial in #: +1 305 224 1968

Code of Conduct

"We may disagree, but we will be respectful to one another. We will direct all comments towards issues & we will not engage in personal attacks".

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762



SELECT ELEVATOR REPAIR PROPOSAL

Date:
08/15/2025

Proposal:
20250728-R001

Project Location:
Broadway Promenade
1064 N Tamiami Trl
Sarasota, FL 34240

Owner / Customer:
Broadway Promenade
1064 N Tamiami Trl
Sarasota, FL 34240

Select Elevator Company
4481 122nd Ave N
Suite E
Clearwater, FL 33762

Purchaser Contact:
Kirill Stanek
941-951-0260
kstanek@broadwaypromenade.net

ELEVATOR EQUIPMENT

Elevator	State ID #	Capacity	Type	Stops	Classification
Elevator 1	88635	2500 lbs	Hydraulic	7	Passenger

Select Elevator will furnish all applicable materials, labor, permits, and third-party inspections to repair elevator referenced above.

REPAIR SCOPE:

Select Elevator Company will perform the full replacement of the existing hydraulic jack and piston assembly in the designated elevator. This work is necessary to restore proper hydraulic function and ensure the long-term reliability of the elevator system.

Work to Include:

- ~~Removal and disposal of the existing hydraulic jack and piston assembly.~~
- Installation of a new in-ground hydraulic jack assembly supplied by Hydraulic Elevators LLC.
- Installation of Piston already on site from previous contractor
- ~~Coordination and engagement of Crystal Clean to perform elevator shaft pump out services, removing any oil, water, sand, and debris to allow for a clean and safe installation environment.~~

All work will be performed in accordance with industry best practices and will include the furnishing of all necessary materials, labor, permitting, and third-party inspections. The existing well hole and piston are assumed to be suitable and compatible for the new jack installation; no redrilling or well modification is included in this scope.

Limitations and Exclusions:

- The suitability of the existing well hole and piston is assumed based on current conditions; no guarantee is made regarding compatibility or condition.
- Redrilling, enlarging, or modifying the well hole is not included and would require separate scope, pricing, and scheduling if needed.
- Select Elevator is not liable for property damage or delays resulting from well-hole collapse or other unforeseen site conditions.

REPAIR PRICE:**\$50,081.00 (Fifty Thousand, Eighty-One and 00/100 Dollars)**

An initial payment of fifty percent (50%) is required prior to ordering equipment and initiating the repair scheduling process. The remaining fifty percent (50%) will be invoiced once the work has been scheduled, and final payment must be received no later than the completion of the work.

CUSTOMER / OWNER**Signature of Authorized Representative**

Signature: _____

Print: _____

Title: _____

Company: _____

Date: _____

SELECT ELEVATOR COMPANY**Signature of Authorized Representative**

Signature: _____

Print: _____

Title: _____

Date: _____

TERMS & CONDITIONS:

1. The proposal is valid for 30 days.
2. Select shall supply an insurance certificate denoting the insurance held by us which is conditioned on the understanding that this represents full compliance with project insurance requirements.
3. We shall not be held liable for any damage, loss, or delay resulting from causes beyond our control. This includes, but is not limited to, labor strikes, government actions, acts of God, fire, pandemics, theft, flooding, civil unrest, war, or any acts of vandalism or malicious mischief.
4. We will warrant the work provided hereunder and agree to repair or replace any defects in workmanship or material if notified in writing to correct defects for equipment installed with one (1) year of repair completion. Warranty coverage excludes ordinary wear & tear, misuse, abuse, improper use, neglect, vandalism, lack of care, inadequate maintenance, insufficient service, or causes out of our control. Warranty coverage does not include free service or maintenance coverage (except where warranty service is included under the contracted scope). THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. Rebuilding of obsolete equipment includes no warranty.
5. No overtime work is included in this proposal unless otherwise stated above. Under no circumstances shall we be liable for liquidated or consequential damages.
6. Customer agrees to indemnify, hold harmless and defend Select against any and all losses, damages, injuries, costs, and claims asserted against by any third party arising out of or related to any personal injury, death, property damage, or economic loss arising in any way from any act or omission of customer or customer's contractors relating in any way to this agreement.
7. Owner/customer agrees that Select has no obligation to finalize completion of scope or provide customer / owner with operation or use of elevator(s) until Select is paid 100% for all work provided on this repair order.