



WrightWay Emergency Services
300 Triple Diamond Blvd
Nokomis, FL 34275
(941) 379-8669 / Fax (941) 423-3883
General Contractor License: CBC1253650
GC License held by: Reynolds Ventures

Emergency Response Program

This agreement, made on 1/15/2024 between **WrightWay Emergency Services** (WrightWay) located at 300 Triple Diamond Blvd. Nokomis, FL 34275 and Rolls Landing located at 23465 Harborview Road Port Charlotte, Florida 33980, represents an alliance between WrightWay and Client for the purpose of standardizing various Emergency and Restoration services typically provided by WrightWay, and outlining terms under which these services will be rendered.

Terms are set forth under this agreement include the following:

- This agreement is non-binding on the Client unless and until the Client requests Emergency or Restoration Services provided by **WrightWay**. Before such a request, this Emergency Response Program is an offer by **WrightWay** to provide Emergency or Restoration Services to the Client as set forth herein.
- **WrightWay** will provide the Client with a telephone number that will permit direct access to Emergency Services from **WrightWay** on a 24/7/365 days a year basis.
- Upon receipt of a request for Emergency Services from the Client, **WrightWay** will dispatch a Company Representative to the job site in a timely manner to assess the damage and determine the extent of Emergency Services needed.
- Emergency Services will include those activities and materials that **WrightWay** determines to be necessary and appropriate to stabilize the environment and to prevent further damage to the property of the Client or the property for which the Client is responsible.

This Agreement will be activated by communication from the Client, requesting that **WrightWay** perform services and provide materials, labor and manpower necessary, useful and appropriate to deal with a specific Emergency or Restoration event. Such communication from the Client hereby provides full consent and authority to **WrightWay** to perform the services referenced herein.

Both parties understand that:

- The terms of this Agreement shall be for **One (1) year**, and will automatically be renewed unless the canceling party provides written notice to the other party at least 30 days before the expiration of the term.
- **WrightWay** will require the Work Authorization to be signed and completed prior to starting any Emergency or Restoration Services. (In the event an emergency occurs when a Board Member or Property Manager isn't available to sign the work authorization, WrightWay will still perform emergency remediation to mitigate damages. The day after an emergency occurs, WrightWay will require written authorization to continue remediation efforts.)
- In the event of an insurable loss, the association will be billed for only the insurance deductible. WrightWay will bill the Associations' Insurance Carrier for all other monies due, not withstanding any change orders or upgrades the Association has given written authorization for.

This Agreement expresses the entire understanding of the parties hereto and may not be modified, altered or amended except by written change order.

WrightWay Emergency Services	Client: Rolls Landing
By: _____ Authorized Signature	By: <u><i>[Signature]</i></u> CAM Authorized Signature
Date: _____	Date: <u>1-16-2024</u>



Property Name: **Rolls Landing**
Property Address: **23465 Harborview Road**
Port Charlotte, Florida 33980

Vendor Contact List

Vendor Type	Vendor Name	Contact	Office Phone #	Cell/ Emergency #	Email
Emergency Services	WrightWay	Darrin Caldwell	941-379-8669	941-889-9059	darrin@wrightway.com
Insurance Agent	American Coastal	Jim Cirillo	941-685-5469	same	jim@gcmins.com
Real Estate Agent	N/A				
Property Mgmt.	Star Hospitality Mgmt.	JD Stout	941-743-9690	941-628-0772	rollslandingoffice@gmail.com
Alarm System	Wayne Auto Fire Sprinklers	Joe	239-433-3030	N/A	calabar@waynefire.com
Fire Suppression	" " "	" "	239-433-3030	N/A	calabar@waynefire.com
Security/Access	Rolls landing Gate House	John Ritter	941-273-3286	941-628-0772	rollslandingoffice@gmail.com
Elevator Service	General Elevator Solutions	N/A	239-257-0074	239-257-0074	john.atherton@generalelevatorfl.com
Pest Control	Nature Zone	Dee Smith	941-378-3334	N/A	Kristen@naturzone.com
Landscape Service	12 Stones	Jason & Sam	239-834-9851	239-601-4948	seth@12stonesfl.com
Garbage Service	Waste Management	N/A	941-629-1106	N/A	N/A
Locksmith	Port Charlotte Lock & Key	Casey	941-629-6811	N/A	cddeily@comcast.net
Phone/Cable Service	Comcast	Janet Epstein	561-816-6751	800-934-6489	Epstein@comcast.com
Computer/IT Service	RC Computers	Richard Carey	941-380-4369	N/A	richard@rccomputerservices.com
Engineering Firm	N/A				
Electrician	Ed Matheis Electric	Ed	941-456-7254	N/A	
Plumbing Contractor	Babe's Plumbing		941-624-4343	941-488-2402	
HVAC Service	Always Aire	Waylon Luke	941-467-4243	863-446-0858	
Roofing Contractor	N/A				
Painting Contractor	N/A				
Glass Contractor	N/A				
Industrial Hygenist	N/A				
Janitorial Supplies	Jan-Pro	Javier Barrios	239-482-8800	239-850-5036	javier.barrios@jan-pro.com
Office Supplies	Staples		800-229-1480		

