



State of Florida Pool Contractor, License # CPC1457968

# Custom Proposal Prepared For

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## Tanglewood MHV

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By  
Dawn Shanley  
The Pool Works of Florida  
May 1, 2026



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.  
9191 130th Avenue North | Largo, FL 33773  
Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.com](http://www.thepoolworks.com)



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## Company Profile

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The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



## Construction | Renovation | Repairs & Service | Pool Furniture

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The following resources are available to verify licensing and business practices.

### Better Business Bureau



[www.bbbwestflorida.org](http://www.bbbwestflorida.org)  
727-535-5522

### Pinellas County Construction Licensing Board



[www.pcclb.com](http://www.pcclb.com)  
727-536-4720

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## Paver Clean & Seal

**Submitted To:** Tanglewood MHV

**Date:** May 1, 2026

**Work to be performed at:** 3390 Channing Drive | Holiday, FL 34690

**Contact:** Tracy McClusky, Property Mgr | 412.225.2822 | TMVHolidayFL@gmail.com  
Mark Hillman | 727.267.7284

We hereby submit specifications and estimates for repair. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Remove furniture from the deck  
Clean and seal approximately 3,647 SQFT of pavers.

### 5-Step Cleaning & Sealing Process Preventative Maintenance, Protect Your Investment

1. Pressure Scrub
2. Chemical Wash
3. Thoroughly Clean
4. Rinse
5. Apply (2) Coats of Seal N Lock Urethane Sealer to pavers and coping

Sand as needed for small touch up areas. This does not include the entire deck.

\* *Please note that this process will not return your paver deck to its original condition.*



JOB TOTAL \$5,774.00

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## ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

**Submitted To:** Tanglewood MHV  
Paver Clean & Seal

**Date:** May 1, 2026

1. Payment schedule as follows:

50% due at contract signing.	\$2,887.00
50% due within 7 days of completion.	\$2,887.00
2. Balance to be paid in full upon satisfactory completion of work.
2. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order, and will become an extra charge over and above this contract.
5. **PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**
6. All work to be in compliance with the Florida Building Code and the County Health Department.
7. Projects won't begin without a deposit received 60 days prior to the start date.

### ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature Tracey McCluskey Date 5/5/26

Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.**



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# Paver Cleaning & Sealing

## Breathe life back into your deck!

Everyone enjoys a brand new paver deck. Over time the pavers lose their vibrancy due to sun exposure, stains and foot traffic. The best way to preserve that "just installed" look, is through regular maintenance.

An industry standard is to have your deck re-sealed every two years. There are numerous challenges that arise when it's not serviced every few years. The elements will age your deck and in some extreme cases prematurely.

The simple solution is to implement a Preventative Maintenance Program and The Pool Works of Florida is ready to assist. We use a 5-Step Cleaning & Sealing Process to restore your pavers and increase the life of your investment.

## 5-Step Cleaning & Sealing Process Preventative Maintenance Protect Your Investment



Cleaning & Sealing your pavers will reduce mold, mildew and fungus, efflorescence, algae, and effectively prevents staining from oil, grease, and rust.



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## commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

## renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

## pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

### Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



## repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

## service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

## energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



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