

## DEALING WITH CONTRACTORS

The Gleneagles Homeowners Association does not handle or coordinate home repairs. You are under Florida 720 Statute as a homeowner – responsible for all your house repairs and improvements. This is different for those of you who moved from a condominium association which is under Florida Statute 718 and managed by an Association Board of Directors who are responsible for facilities repairs and improvements. Typically, depending on the Association Documents, the unit owner is responsible from the paint on walls into the unit.

The Gleneagles Homeowners Association handles only common maintenance services required by all 69 homes which provides uniformity of service, timeliness of performance and negotiated price with formal contracts.

A question often asked: Do contractors, including roofers, require a State of Florida license or Village of Estero registration to perform work within the Village of Estero?

Professional Contractors, Roofers, Lanai enclosures, plumbers, electricians etc. are required to have State of Florida licenses. They should be able to provide you with a copy of their license if requested along with proof of liability insurance and workmen's compensation policy. It is a good homeowner practice to ask any professional firm used on your property for appropriate documentation including similar documentation for any sub-contractors they use. You have a right to a written signed document confirming that each sub contractor and/or material suppliers have been paid in full BEFORE making payment on your work performed.

If provided with a copy of a State License it is very easy to look up whether the license is active by going to the STATE OF FLORIDA, DBPR homepage, license search under appropriate service license. You can search by firm, name, license number etc. If you find it difficult looking up, you can call 866-532-1440 for assistance. DBPR = Department of Business and Professional Regulations.

The Village of Estero requires registration of any firm/vendor filing for a permit to perform work on your property. The registration must be renewed annually and contains:

Copy of active State License

Proof of Liability Insurance

Proof of Workman's Compensation Insurance or Workers comp Exempt Certificate

( If your vendor is not filing for a permit and is not choosing to register with the Village of Estero, you still should request a copy of State Licenses and supporting insurance papers)

The following individual improvements or repairs performed within a 12-month period to a single individual dwelling unit do not require a permit.

- (a) Replacement of windows, doors or garage doors, within any 12-month period, when less than 25 percent of the total glazed area.
- (b) Replacement of a water heater.

(c) Replacement of plumbing or electric fixtures.

(d) Installation, replacement or repair of low voltage systems for the following:

- (1) Telephones;
- (2) Data transmission;
- (3) Fire and security systems;
- (4) Closed circuit and cable TV paging systems and speakers;
- (5) Landscaping and pool lighting.

(e) Roof repair, including replacement of wood, within any 12-month period, when less than 25 percent of the total roof area.

(f) One hundred square feet or less of drywall, within any 12-month period, where no fire separation.

Any questions or concerns - phone the Village of Estero Building and Permitting Services  
239-221-5036

**IMPORTANT NOTE:** Requesting proper permits on your property means the professional vendor must be registered with the village and timely review of work being performed for your protection.

Requiring a permit does not mean your taxes will go up as many think is true. We pay the Village of Estero, Building Department for this service to protect our community and ourselves on work being performed

VERBAL agreements on work to be performed;

There has to have been a conversation between vendor and homeowner on scope of work and price consideration. Failure to have this mutual understanding puts the vendor in a weak position to file a lien on your home without being subject to filing a false claim. Do not be intimidated!

It is always best to have a formal written quote or contract on work expected and specific details with any contractor.