



HISTORIC TOWN OF EATONVILLE, FLORIDA

SPECIAL COUNCIL MEETING AGENDA

Tuesday, December 30, 2025, at 5:30 PM

Town Hall - 307 E Kennedy Blvd

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

I. CALL TO ORDER AND VERIFICATION OF QUORUM

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. CITIZEN PARTICIPATION (Three minutes strictly enforced)

VI. COUNCIL CONFIRMATION OF APPOINTMENT AND OATH OF OFFICE

1. Approval of Resolution 2025 – 42 Confirming the Newly Appointed Council Member to Seat Position #3 until the next Town Municipal Election - **(Legislative)**
2. Town Clerk To Administer the Oath of Office for Newly Appointed Town Council Member to the Town Council Seat Position #3 - **(Legislative)**

V. CONSENT AGENDA

3. Approval of Resolution 2025-43 Acknowledging The Newly Appointed Council Member to the Community Redevelopment Agency **(Clerk Office)**
4. Approval of Resolution 2025-44 Changing The Signature Requirements For Checks Issued By The Town of Eatonville **(Clerk Office)**
5. Request for Council Authorization to Proceed with Prefabricated Buildings to Meet DOJ Requirements

VI. COUNCIL DISCUSSION/DECISION

6. Discussion of the Drafted Contract between OCPS and Dr. Phillips Charities on the Hungerford Property.

VII. ADJOURNMENT

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26



HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL TOWN COUNCIL MEETING
TUESDAY, DECEMBER 30, 2025, AT 05:30 PM
Cover Sheet

****NOTE** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)**

ITEM TITLE: Approval of Resolution 2025-42 Declaring The Confirmation of Ladwyana Jordan To The Town Council By Appointment To Seat Position No. 3 To Fill The Vacancy Before January 2, 2026 (Legislative)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: legislative
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: 1. Resolution 2025-42
CONSENT AGENDA		
COUNCIL DECISION	YES	
ADMINISTRATIVE		

REQUEST: Staff request the Town Council Declare The Confirmation of Ladwyana Jordan To The Town Council By Appointment To Seat Position No. 3 To Fill The Vacancy Before January 2, 2026.

SUMMARY: At a scheduled Town Council meeting held Tuesday, December 2, 2025, Councilman Rodney Daniels announced his resignation; stating on the record “As Effectively Immediately”.

As stated in Sec. 2.07(a) of the Town Charter, Vacancies; forfeiture of office; filling of vacancies. (a) Vacancies. The office of the Mayor or a Council Member shall become vacant upon the member's death, resignation, suspension, or removal from office or forfeiture of office in any manner authorized by law.

According to Sec. 2.07(c) of the Town Charter, (c) Filling of vacancies. Should a vacancy in the office of Town Council occur when there are (60) days or less left in the unexpired term, no appointment shall be made and that vacancy will be filled at the next regular municipal election.

Should a vacancy occur when there are more than sixty (60) days left in the unexpired term that vacancy shall be filled by the Town Council within thirty (30) days of the date of the vacancy with any qualified resident so appointed to serve until a successor is elected at the next regular municipal election.

If a vacancy is not filled by the Town Council within thirty (30) days after the vacancy occurs as described above, a special election shall be held within ninety (90) days after such vacancy occurs or as soon thereafter as such election may be held; and the person so elected shall serve the remaining unexpired term of office.

RECOMMENDATION: Staff recommend that the Town Council Declare The Confirmation of Ladwyana Jordan To The Town Council By Appointment To Seat Position No. 3 To Fill The Vacancy Before January 2, 2026.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2025-42

A RESOLUTION OF THE TOWN COUNCIL OF THE HISTORIC TOWN OF EATONVILLE DECLARING THE CONFIRMATION OF LADWYANA JORDAN TO THE TOWN COUNCIL BY APPOINTMENT TO SEAT POSITION NO. 3 TO FILL THE VACANCY BEFORE JANUARY 2, 2026; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS Rodney Daniels resigned from Town Council Position No. 3 effective immediately during the Town Council meeting on Tuesday, December 2, 2025, causing a vacancy in the Position beginning December 2, 2025;

WHEREAS per the Town's Charter, Sec. 2.07(a) states Should a vacancy occur when there are more than sixty (60) days left in the unexpired term that vacancy shall be filled by the Town Council within thirty (30) days of the date of the vacancy with any qualified resident so appointed to serve until a successor is elected at the next regular municipal election;

WHEREAS on Monday, December 22, 2025, the Town Council of the Town of Eatonville appointed by majority vote Ladwyana Jordan to fill the vacancy seat position #3; which is within 30 days of the vacancy occurrence.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE HISTORIC TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA AS FOLLOWS:

SECTION ONE: APPOINT: The Town Council is confirming by resolution the appointment of Ladwyana Jordan to fill the vacancy seat position #3 on the Town Council; and affirms that said individual meets the qualification to serve on town council as a council member.

SECTION TWO: OATH OF OFFICE: The new appointee to the vacancy seat position #3 will take the oath of office on the day of confirmation of appointment during the special town council meeting; upon confirmation and by taking the oath of office, the new appointee will be eligible to participate in the town business by vote as a new council member to Town Council.

SECTION THREE: CONFLICTS: All Resolutions or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

SECTION FOUR: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful, or unconstitutional it shall not be

held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION FIVE: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 30th day **December 2025**.

TOWN OF EATONVILLE

BY _____
Angie Gardner, Mayor

DATE: _____

ATTEST

Veronica King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL TOWN COUNCIL MEETING
TUESDAY, DECEMBER 30, 2025, AT 05:30 PM
Cover Sheet

*****NOTE** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)***

ITEM TITLE: Approval of Resolution 2025-43 Acknowledging The Newly Appointed Council Member (Seat 3) to the Community Redevelopment Agency (Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: CLERK OFFICE
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: <ul style="list-style-type: none">Resolution 2025-43
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request is for the Town Council to Approve Resolution 2025-43 Acknowledging The Newly Appointed Council Member (Seat 3) to the Community Redevelopment Agency.

SUMMARY: According to the enactment of Ordinance #2022-1, the Town Council is the Community Redevelopment Agency Board of Directors; the Town Council of the Town of Eatonville desires to appoint the newly appointed council member to the Town of Eatonville Community Redevelopment Agency Board of Directors.

RECOMMENDATION: Recommendation is for the Town Council to approve Resolution 2025-43 Acknowledging The Newly Appointed Council Member (Seat 3) to the Community Redevelopment Agency.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2022-43

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, ACKNOWLEDGEMENT OF LADWYANA JORDAN TO THE CRA BOARD OF DIRECTORS FOLLOWING THE DECEMBER 16, 2025, SPECIAL COUNCIL APPOINTMENT OF COUNCIL SEAT 3, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS because of the Town Council Special Appointment due to the resignation of Rodney Daniels from Council #3 on Tuesday, December 2, 2025, one (1) new member was appointed to the Town Council;

WHEREAS according to the enactment of Ordinance #2022-1, the Town Council is the Community Redevelopment Agency Board of Directors;

WHEREAS the Town Council of the Town of Eatonville desires to appoint one (1) newly appointed council member to the Town of Eatonville Community Redevelopment Agency Board of Directors;

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA THE FOLLOWING:

SECTION ONE: With the enactment of Ordinance #2022-1, the Town Council is the Community Redevelopment Agency Board of Directors. Town Council has appointed Ladwyana Jordan the newly appoint council member (Seat 3) to the Town of Eatonville Community Redevelopment Agency (CRA).

SECTION TWO: CONFLICTS: All Resolution or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

SECTION THREE: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION FOUR: EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 30TH day of DECEMBER 2025.

Angie Gardner, Mayor

ATTEST:

Veronica King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL TOWN COUNCIL MEETING
TUESDAY, DECEMBER 30, 2025, AT 05:30 PM
Cover Sheet

****NOTE** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)**

ITEM TITLE: Approval of Resolution 2025-44 Changing The Signature Requirements For Checks Issued By The Town of Eatonville (**Clerk Office**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: CLERK OFFICE
PUBLIC HEARING 1ST / 2ND READING		Exhibits: Resolution 2025-44
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request is for the Town Council to Approve Resolution 2025-44 Changing The Signature Requirements For Checks Issued By The Town of Eatonville.

SUMMARY: the Town Council desires to have the Town bank accounts maintained in an orderly fashion and that checks be processed and issued in a timely manner. Because of the Town Council Special Appointment due to the (1) resignation of Rodney Daniels from Council #3 on Tuesday, December 2, 2025, one (1) new member was appointed to the Town Council ON Tuesday, December 16, 2025.

RECOMMENDATION: Recommendation is for the Town Council to approve Resolution 2025-44 Changing The Signature Requirements For Checks Issued By The Town of Eatonville.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION #2025-44

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA, CHANGING THE SIGNATURE REQUIREMENTS FOR CHECKS ISSUED BY THE TOWN AS A RESULT OF THE DECEMBER 16, SPECIAL COUNCIL APPOINTMENT FOR SEAT 3; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council desires to have the Town bank accounts be maintained in an orderly fashion and that checks be processed and issued in a timely manner; and

WHEREAS, because of the Town Council Special Appointment due to the (1) resignation of Rodney Daniels from Council #3 on Tuesday, December 2, 2025, one (1) new member was appointed to the Town Council on Tuesday, December 16, 2025.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, FLORIDA THE FOLLOWING:

SECTION ONE: The Town Council of the Town of Eatonville designates (1) signature shall be required on checks issued by the Town, and that Ladwyana Jordan be added, and Rodney Daniels be removed as a check signatory; as an authorized check signer for the Town of Eatonville.

SECTION TWO: The Town Council of the Town of Eatonville designates that any two (2) members of the Town Council are authorized to sign checks for the Town of Eatonville.

SECTION THREE: The designated Town Council members as check signers are as follows:

ANGIE GARDNER- MAYOR
WANDA RANDOLPH- COUNCILWOMAN
LADWYANA JORDAN - COUNCILWOMAN
TARUS MACK- COUNCILMAN
THEO WASHINGTON- COUNCILMAN

SECTION FOUR: **CONFLICTS:** All Resolution or parts of Resolutions in conflict with any other Resolution or any of the provisions of this Resolution are hereby repealed.

SECTION FIVE: SEVERABILITY: If any section or portion of a section of this Resolution is found to be invalid, unlawful or unconstitutional it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION SIX: **EFFECTIVE DATE:** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 30TH day of DECEMBER 2025.

Angie Gardner, Mayor

ATTEST:

Veronica King, Town Clerk



HISTORIC TOWN OF EATONVILLE, FLORIDA
SPECIAL TOWN COUNCIL MEETING
TUESDAY, DECEMBER 30, 2025, AT 05:30 PM
Cover Sheet

*****NOTE** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)***

ITEM TITLE: Approval and Authorization to Proceed with Prefabricated Buildings to Meet DOJ Requirements (**Public Works**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: PUBLIC WORKS
PUBLIC HEARING 1ST / 2ND READING		Exhibits: <ul style="list-style-type: none">• Memorandum
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Request for Council's Authorization to Proceed with Prefabricated Buildings to Meet DOJ Requirements.

SUMMARY: Approval of this request will allow the Town to meet the DOJ grant deadline, preserve reimbursement eligibility for funds already expended, and avoid the risk of forfeiting the grant award. While staff initially pursued a more permanent, traditionally constructed facility aligned with future park improvements, the inflexible nature of the federal grant timeline necessitated this alternative approach.

RECOMMENDATION: Recommendation is for the Town Council's Authorization to Proceed with Prefabricated Buildings to Meet DOJ Requirements.

FISCAL & EFFICIENCY DATA: N/A



Memorandum

To: Town Council

Copy: CAO (Daniels) CFO (Gibson)

From: Valerie W. Mundy, P.E., Public Works Director

Re: Request for Council Authorization to Proceed with Prefabricated Buildings to Meet DOJ Grant Deadline

Date: December 22, 2025

Following receipt of the Department of Justice (DOJ) denial dated December 11, 2025, regarding our request for a 90-day grant extension, staff immediately discontinued negotiations with the original low bidder, FSV Construction Company. In order to protect the Town's eligibility for reimbursement and ensure compliance with the DOJ grant deadline, staff pursued an alternative delivery method capable of meeting the required timeline.

After evaluating available options, staff identified Prefab1, a vendor with extensive experience providing prefabricated buildings for major retail and commercial clients. Reference checks were conducted with existing customers and confirmed satisfactory performance. Prefab1 provided product information and photographs, included with this memorandum, demonstrating the availability of a modern prefabricated structure that can be shipped and assembled within the remaining grant timeframe if authorized to proceed without delay.

The proposed scope includes an approximately 1100-square-foot prefabricated building as well as a prefabricated public restroom designed in a complementary architectural style. The combined cost for both structures is \$485,000. We are requesting an amount for up to \$500,000. In addition, staff identified two comparable prefabricated products to confirm pricing reasonableness and ensure compliance with procurement requirements.

Approval of this request will allow the Town to meet the DOJ grant deadline, preserve reimbursement eligibility for funds already expended, and avoid the risk of forfeiting the grant award. While staff initially pursued a more permanent, traditionally constructed facility aligned with future park improvements, the inflexible nature of the federal grant timeline necessitated this alternative approach.

Failure to obtain Council authorization at this time may result in the loss of reimbursement for project costs incurred to date and could negatively impact the Town's standing with the DOJ and other federal funding agencies, potentially affecting future grant opportunities.

For these reasons, staff respectfully recommends Council authorize proceeding with the purchase of the prefabricated buildings as presented. This action represents the most prudent and time-sensitive option to safeguard grant funding and advance the project.

Thank you for your consideration.

DOJ Denial Email

Fwd: Decision on Second No-Cost Extension Request

9 messages

Cheryl Johnson <cjohnson@townfeatonville.org> Thu, Dec 11, 2025 at 4:07 PM
To: Marlin Daniels <mdaniels@townfeatonville.org>, Angie Gardner <agardner@townfeatonville.org>, Katrina Gibson <kgibson@townfeatonville.org>, Valerie Mundy <vmundy@townfeatonville.org>, Stanley Murray <smurray@eatonvillepolice.com>, Elaine Chua <echua@eatonvillepolice.com>

Good Afternoon,
Please find attached the response from the DOJ

Thanks
Dr. Cheryl D. Johnson
Grant Manager



Town of Eatonville | 307 E. Kennedy Blvd. | 407.623.8900
<https://www.townfeatonville.org/>

----- Forwarded message -----

From: Napolitano, Tarasa (OJP) <Tarasa.Napolitano@usdoj.gov>
Date: Thu, Dec 11, 2025 at 2:51 PM
Subject: Decision on Second No-Cost Extension Request
To: cjohnson@townfeatonville.org <cjohnson@townfeatonville.org>

Good afternoon, Cheryl,

Thank you for your recent request for an additional no-cost extension for your award. We have reviewed the request carefully in relation to the award's terms and conditions.

Currently, we are unable to approve a second no-cost extension. The circumstances described in your request do not meet the requirements for granting an additional extension beyond the one already provided. As a result, the project must be completed within the existing project period, which ends **January 2026**.

Please ensure that all project activities, deliverables, and reporting are finalized by the current deadline. If you anticipate any challenges meeting this timeline, we encourage you to contact us promptly so we can discuss any allowable adjustments within the remaining project period.

You will have 120 calendar days after the project period end date to liquidate any financial obligations incurred during the grant's period of performance. No new obligations can be made during this time.

Thank you,

Tarasa

Tarasa Napolitano

Grants Management Specialist

Bureau of Justice Assistance

U.S. Department of Justice | Office of Justice Programs

Tarasa.Napolitano@usdoj.gov

(202) 598-7372



**U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS**

vmundy@townofeatonville.org <vmundy@townofeatonville.org>
To: cjohnson@townofeatonville.org, cjohnson@townofeatonville.org

Thu, Dec 11, 2025 at 4:50 PM

Your message

To: cjohnson@townofeatonville.org
Subject: Fwd: Decision on Second No-Cost Extension Request
Sent: 12/11/25, 4:07:33 PM EST

was read on 12/11/25, 4:50:30 PM EST

Cheryl Johnson <cjohson@townofeatonville.org> Mon, Dec 15, 2025 at 4:24 PM
To: "Napolitano, Tarasa (OJP)" <Tarasa.Napolitano@usdoj.gov>, Katrina Gibson <kgibson@townofeatonville.org>, Marlin
Daniels <mdaniels@townofeatonville.org>, Stanley Murray <smurray@eatonvillepolice.com>, Valerie Mundy
<vmundy@townofeatonville.org>, Angie Gardner <agardner@townofeatonville.org>

Good Afternoon Tarasa,

Thank you for your response. I understand the decision regarding the second extension. We will focus on completing all activities by the January 2026 deadline.

Are we able to reallocate some of the funds across categories within the already approved budget? Would that be handled through the GAM system. I know in our conversation that you mentioned that you would be leaving this job but you did not mention a timeline. I was hoping that we could complete as much as possible before your transition. If submitted before the end of the week do you think this reallocation could be in keeping with our deadline for expenditures?

Please let me know your thoughts.

Kind regards,
Dr. Cheryl D. Johnson
Grant Manager



Prefab Purchase Contract

PREFAB1

19761 Bahama St., Northridge, CA 91324

PREFAB CONTAINER OFFICE SUPPLY AGREEMENT

This Agreement is made on **December 17, 2025**

1. PARTIES

Buyer:

Name: Town of Eatonville, Florida
Address: 307 E. Kennedy Blvd., Eatonville, FL 32751
Contact: Valerie Mundy vmundy@townofeatonville.org
Project Location: 201 Campusview Dr., Eatonville, FL 32810

Supplier:

Company Name: Prefab1/JH Construction
Address: 19761 Bahama St. Northridge, CA 91324
Contact: James Hoseini – 818-818-6421

2. SCOPE OF WORK

The Supplier agrees to design and build **one (1) office building with a regular 2x4 construction with modular elements** and detached building for additional 4 handicap bathrooms in accordance with the terms and specifications set forth in this Agreement.

3. SIZE & LAYOUT

- **Total Area: 1100 square feet ($\pm 3\%$ tolerance)**
- **Layout:** Open floor office space
- **Internal Partitions:** None
- **Intended Use:** Office / administrative workspace and park restrooms

4. SPECIFICATIONS & INCLUSIONS

4.1 Structure

- 2x4 wood-framed structure on a concrete slab, constructed in accordance with all current hurricane and wind-resistant building codes.
- Structural Insulated Panels
- Weather-resistant exterior paint
- Thermal insulation to walls, roof, and floor
- Interior wall and ceiling panels

4.2 Doors & Windows

- _____ main entrance door(s), steel or aluminum, lockable and hurricane proof
- _____ aluminum or PVC framed window(s) with glazing and hurricane proof

4.3 Electrical System

- Complete internal electrical wiring
- LED ceiling lighting suitable for office use
- Electrical power outlets
- Light switches
- Distribution board with circuit breakers
- Provision for air-conditioning (wiring and opening)
- Plumbing

External electrical connection is excluded unless otherwise agreed in writing.

4.4 Interior Finishing

- Finished flooring (PVC / vinyl / laminate)
- Interior wall finish (painted or paneled)
- Ceiling panels

4.5 Ventilation

- Natural ventilation openings
- Exhaust fan(s) or ventilation grills

5. OPTIONAL ITEMS (ONLY IF SELECTED)

Air-conditioning unit(s)

Toilet and wash basin **Two bathrooms inside the office, one being handicapped. Additional 25 sf. detached building with 2 men and 2 women bathrooms, all being handicapped. Outside structure to be same color as the main building. See the attached picture.

Plumbing and drainage system

Water heater

Office kitchenette with cabinets, granite countertop and sink

Only items checked above shall be included in the contract price.

6. EXCLUSIONS

Unless expressly included, the following are excluded:

- Concrete foundation or base works - included
- External water, sewage, and electrical connections - included
- Internet and network installation -not included
- Permits, inspections, and approvals – not included
- Septic tank or underground drainage – not included

7. PRICE & PAYMENT TERMS

- **Total Contract Price:** \$485,000
- **Payment Schedule:**
 - 25 % upon signing of this Agreement
 - 25 % upon finishing the pad and foundation
 - 25 % after the building is up
 - 25 % upon completion of the project

8. DELIVERY & INSTALLATION

- **Delivery Location:** Florida
- **Completion Time:** 40 days from receipt of advance payment

Buyer shall ensure site access for delivery and unloading.

9. INSPECTION & ACCEPTANCE

The Buyer shall inspect the container office within 5 days of delivery. Any defects must be reported in writing. Failure to do so shall constitute acceptance.

10. WARRANTY

- Structural components: 60 months
- Electrical and interior fittings: 60 months

Warranty excludes damage due to misuse, modification, or external factors.

11. FORCE MAJEURE

Neither party shall be liable for delays or failure caused by events beyond reasonable control, including natural disasters, labor disputes, or government actions.

12. TERMINATION

Either party may terminate this Agreement upon material breach by the other party, subject to written notice and a cure period of 20 days.

13. GOVERNING LAW

This Agreement shall be governed by the laws of **the State of Florida**

14. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions or correspondence.

15. SIGNATURES

For the Buyer:

Name: _____

Signature: _____

Date: _____

For the Supplier:

Name: _____

Signature: _____

Date: _____

References

PAL Center

REFERENCES FOR PREFAB1

Robin Negron 852-213-7454

Purchased a prefab unit from Prefab1. They went to install the prefab and the customer (Robin) was not ready. She asked if they wait until after winter.

They will install the unit in the Spring. She cannot comment on the quality of the work.

She will have to provided their own utilities.

Almo Construction (650) 274-3911

Did not answer

Delta Ferrington (949) 413-9393

Prefab1 is not finished but are working hard. Great product. Happy with the product.

Fred (310) 592-3670

Did not answer

Maurio (818)448-3540

Did not answer

Jay Lavi (516)512-9690

Very satisfied. Built an AHU. It took 2 weeks.

Andy Nour (818)438-6840

Did not answer. Mailbox is full

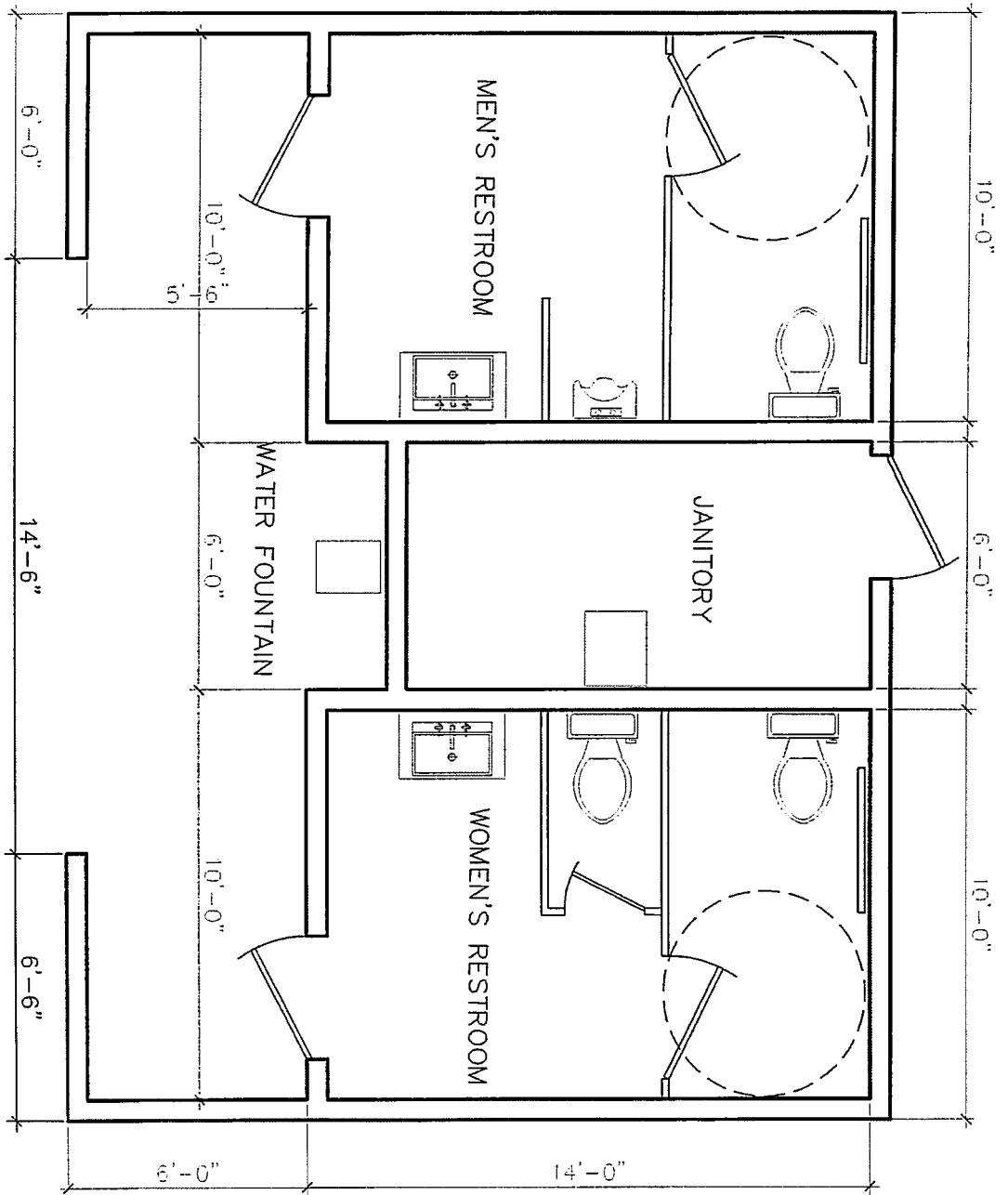
Fred (213)880-1776

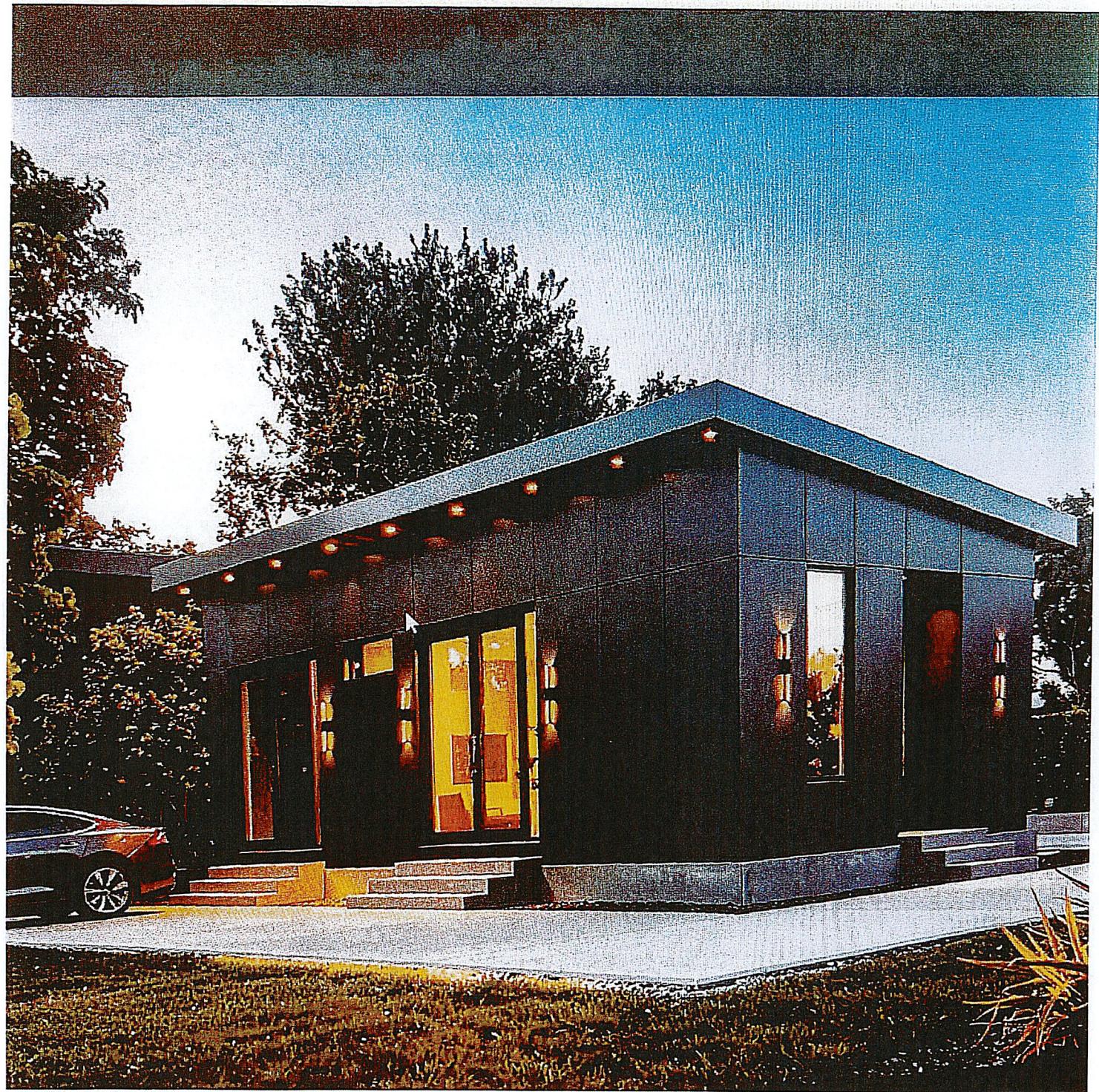
Did not answer

Photos of Product

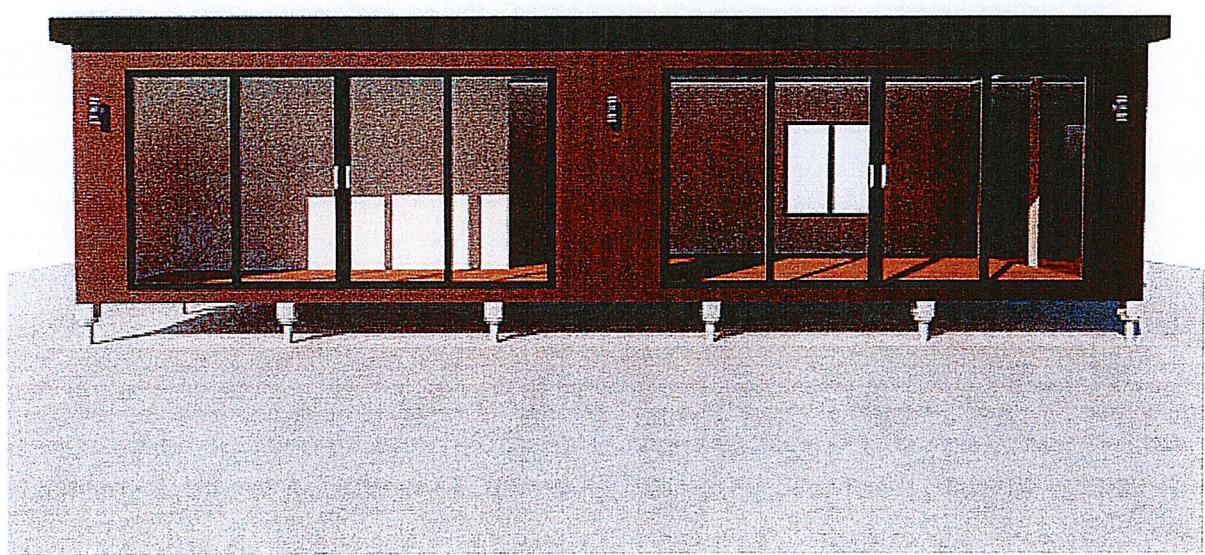
 **MEN'S AND WOMEN'S RESTROOM**

SCALE: 1/2" = 1'-0"





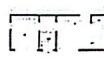






Modern Prefab ADU 420 sq. ft. Luxury Tiny Home 1-Bed, 1-Bath Modular Backyard House E... X

by WINNDOORS LLS

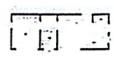
 Images (9) Shop This Look (1)

Hover Image to Zoom

Modern Prefab ADU 420 sq. ft. Luxury Tiny Home 1-Bed, 1-Bath Modular Backyard House E... X

 Images (9)

 Shop This Look (1)



Hover Image to Zoom



 Feedback

