



March 28, 2017

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Terrence John Mager
Mager Construction, Inc.
4597 SW Riversend Way
Palm City, FL 34990

**Re: Notice of Hearing
Contractor Complaint - 1002 Avenue E**

Dear Mr. Mager:

This pertains to the complaint submitted to the City of Fort Pierce against you, as a contractor, in the above-referenced case and provides you with notice of the hearing that has been scheduled on such complaint.

After reviewing such complaint and your response, the Director of Building & Code Enforcement and the Chairman of the Board of Examiners of Contractors have found **probable cause** and have referred such complaint to the Board for hearing which is scheduled **for 9:00 a.m. MAY 9th, 2017 in the City Commission Chambers on the 1st floor of City Hall.**

Pursuant to the Rules of Procedure for Disciplinary Matters for the Board, enclosed is the Notice of Alleged Charges form listing the specific charges against you, together with copies of documents related thereto which are being sent to the Board.

The Respondent may be represented by counsel at the hearing, may present relevant evidence, and will be given an opportunity to cross examine witnesses. A copy of the Rules of Procedure for Disciplinary Matters for the Fort Pierce Board of Examiners of Contractors may be obtained upon request from the Department of Building & Code Enforcement.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Paul Thomas, CBO, CFM
Interim Building Official

PT/km

Enclosure

cc: Board Chairman - John Langel
Linda Cox, City Clerk/Asst. City Manager
Board Attorney - Jim Messer
Contractor's License File
William Feliciano, Complainant

CITY OF FORT PIERCE
BOARD OF EXAMINERS OF CONTRACTORS
NOTICE OF ALLEGED CHARGES

Contractor/Qualifier: Terrence John Mager
City License No.: 17 00018340
Property Owner: William Feliciano
Complainant: William Feliciano

d/b/a: Mager Construction, Inc.
State License No.: CGC059059
Address of Violation: 1002 Avenue E

You are hereby notified that the Fort Pierce Board of Examiners of Contractors has scheduled the above referenced matter for hearing on the 9th day of May, 2017 at 9:00 a.m., in the Commission Chambers, City Hall, 100 North US #1, Fort Pierce, FL 34950

The Checked boxes specify the charges being brought against the above named contractor under the Fort Pierce Code of Ordinance, Section 5-52:

- (1) Obtaining a certificate by fraud or misrepresentation.
- (2) Committing fraud or deceit in the practice of contracting.
- (3) Committing incompetency or misconduct in the practice of contracting.
- (4) Committing gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property.
- (5) Abandoning a construction project in which the contractor is engaged or under contract as a contractor. (A project may be presumed abandoned after ninety days if the contractor terminates the project without just cause or without property notification to the owner, including the days.)
- (6) Committing mismanagement or misconduct in the practice of contracting that causes financial harm to a customer. Financial mismanagement or misconduct occurs when:
 - (a) Valid liens have been recorded against the property of a contractor's customer for supplies or services ordered by the contractor for the customer's job; the contractor has received funds from the customer to pay for the supplies or services; and the contractor has not has the liens removed form the property, by payment or by bond, within seventy-five (75) days after the date of such liens;
 - (b) The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within thirty (30) days after the date the job is abandoned.
 - (c) The contractor's job has been completed, and it is shown that the customer has had to pay more for the contracted job than the original contract price, as adjusted for subsequent change orders, unless such increase in cost was the result of circumstances caused by the customer, or was otherwise permitted by the terms of the contract between the contractor and the customer.
- (7) Substantial departure from, or disregard, of plans or specifications without consent the owner or his dully authorized representative;
- (8) Knowingly or deliberately disregarding or violating any applicable building codes or laws of the state, county or city;
- (9) Willfully and deliberately engaging in a type or class of contracting for which the contractor is not licensed or registered;
- (10) Being disciplined by any other municipality or county;
- (11) Failing to actively supervise construction projects for which the contractor has applied for and obtained a building permit; or for projects for which the contractor is, by contract; responsible;
- (12) Contracting with persons or firms not having a certificate or competency issued by the city for work or services to be performed within the city when said persons or firms are required by this chapter to possess such a certificate of competency in order to perform the contracted work or services;
- (13) Proceeding on any job without obtaining the applicable building department permits and inspections.
- (14) Being convicted or found guilty, regardless of adjudication, of a crime in any jurisdiction which directly relates to the practice of contracting or the ability to practice contracting.
- (15) Knowingly combining or conspiring with an uncertified or unregistered person by allowing his certificate or registration to be used by the uncertified or unregistered person with intent to evade the provision of this code. When a certificate holder or registrant allows his certificate or registration to be used by one (1) or more business organizations without having any active participation in the operations, management, or control of such business organizations, such act constitutes prima facie evidence of an intent to evade the provisions of this Code.

Any decision of the Board may be appealed. A verbatim transcript of the hearing is necessary for an appeal. Anyone desiring a verbatim transcript shall have the responsibility at his own cost to arrange for same. Please govern yourself accordingly.

St. Lucie County
State of Florida

The forgoing instrument was acknowledged before me this 27 day of March 2017 by Paul Thomas.

Personally known/Type of Identification _____



Signature of Notary Public



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida

CONTRACTOR COMPLAINT INVESTIGATION

Complaint: William Feliciano (Complainant) v. Terrance Mager, Mager Construction, Inc.

Date: 3/24/2017

Property Address: 1002 Avenue E

Background:

January 29, 2016: Proposal entered into for residential repairs for \$26,500.00 including permitting.

February 17, 2016: Roof permit 16-338 was issued.

April 7, 2016: Roof permit 16-338 had approved final inspection.

May 9, 2016: Roof permit 16-1343 was issued.

June 1, 2016: Roof permit 16-1343 had approved final inspection.

October 28, 2016: Last payment of \$720.00 for a total of \$32,920 was paid.

December 5, 2016: Mr. Mager sent a text to Mr. Feliciano that he "had a generator set up on Friday tested the whole house all electric working will pass per code need to find someone to pull a permit so we can get an inspection"

December 29, 2016: Electrical Walk through permit (no work) was issued.

December 30, 2016: Mr. Mager sent a text to Mr. Feliciano that the "inspector just left inside ok passed just need 4 battery smoke detectors want main line on outside under meter box replaced with pvc pipe and service line bolted to the wall will do next week and call him back told him all interior wiring was existing he didn't say anything about a separate electrical permit hope we don't need one"

December 30, 2016: Inspector Granadillo disapproved the courtesy inspection stating it wasn't ready.

January 6, 2017: Inspector Little disapproved the electrical walk through inspection stating that an electrical contractor and a separate permit would be required for electrical work.

January 6, 2017: Inspector Little spoke to Inspector Granadillo and Investigator Coss, advising unpermitted work had taken place.

January 6, 2017: Investigator Coss sent a violation letter to Mr. Feliciano for the electrical wiring and meter can that was installed without proper permits and for the rear structure being in major disrepair.

January 13, 2017: Investigator Coss met with Mr. Feliciano at the property and discovered that additional electric, plumbing, framing, drywall work and an exterior door had been installed without obtaining proper permits.

March 7, 2017: Building Department received the complaint from Mr. Feliciano stating that the work was never completed; the work done with the exception of the roof was done without proper permits although the proposal advised permits would be obtained, and that the workmanship was very low quality. Included in the complaint was a copy of the complaint affidavit, violation letter from Investigator Coss, proposal of the work to be completed, detail of payments made to Mager Construction, and a print out of texts between Mr. Mager and Mr. Feliciano.

March 23, 2017: Building Department received a response from Mr. Mager stating that the complaint is "completely absurd." Mr. Mager spent \$38,715 on renovations resulting in a personal loss of \$5795. Mr. Mager admitted that "the work is still not finished." Included in the response was a breakdown of costs for the project.

Findings:

1. The proposal provided for a total cost of \$26,500 including permit fees for demolition, roofing and remodeling. Only roofing permits were obtained even though permits were required for electrical, plumbing, framing, drywall and exterior door work that was physically done, and for the proposed installation of 18 new impact windows which was not done to staffs knowledge.
2. The valuation indicated on roofing permit 16-1343 was \$1,800; the valuation indicated on roofing permit 16-338 was \$2,400. The amount indicated on the proposal for roof work is \$5,000 and the amount indicated on Mr. Mager's cost breakdown is \$16,295.
3. Mr. Feliciano has paid \$32,920, \$6,420 more than the original proposed amount, and not all work done in the proposal has been completed. Mr. Mager has stated he has taken a personal loss of \$5,795;
4. Mr. Mager clearly knew that electrical work being done should have been done by a properly licensed electrician and stated in text that he would have to find an electrician to pull the permit.
5. The following sections have allegedly been violated: 5-52(2)(3)(7)(8)(9)(12)(13).

Investigator's recommendation for a hearing:

Building Investigator Yes No

Signature 

Shaun Coss

Building Official: Agree Disagree

Signature 

Paul Thomas

Board Chairman: Agree Disagree

Signature 

Donald Bergman

John v Langel



THE SUNRISE CITY
FORT PIERCE
 BUILDING DEPARTMENT
Florida

RECEIVED
 MAR 7 2017

CONTRACTOR COMPLAINT AFFIDAVIT

PERSON OR COMPANY COMPLAINT IS AGAINST: MAGER CONSTRUCTION INC Building Department
 ADDRESS OF THE COMPLAINT: 1002 AVE E, FORT PIERCE

MADE BY: (Mr. /Mrs. /Ms.) William Feliciano
 Address: 4290 SW 11th Street,
 City: Coral Gables, FL 33134
 Home Phone: 305-444-8809 Work/Cell Phone: 305-801-6163
 Email Address billfeliciano@gmail.com

BEFORE ME, the above signed authority, this day personally appeared to file a complaint against:
 Name of Person and/or Company: Mager Construction, Inc.
 Phone Number: 772-595-8290
 Address: 4597 SW Rivers End Way
 City: Palm City State: FL Zip: 34990
 Email: terry@magerconstruction.com

IN DETAIL, clearly state your complaint below: (Please include any contracts, bills, cancelled checks, correspondences, etc.)
Mager Construction was contracted to do a remodel of the property stated above and work was never completed. What work was done with the exception of the roof was done without the proper permits. The agreement (see attached) stated permits were included.
What little work was done was never completed and workmanship on all things was of a very poor level.

I have paid \$ 32,920.00 to: Mager Construction Inc.

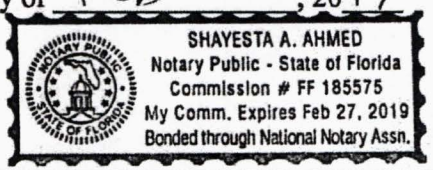
By Credit Card

Type of action being requested of the Board (Note: If seeking a refund, this would be a civil matter.)
 This company as well as the owner should not be allowed to rip off clients and take their money.

[Signature]
 Signature

SWORN TO AND SUBSCRIBED BEFORE ME this 28 day of Feb, 2017

Notary Signature: [Signature]





THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT *Florida*

March 10, 2017

Sent via: CERTIFIED LETTER & 1st CLASS MAIL

Mr. Terrence Mager
Dba Mager Construction, Inc.
4597 SW Riversend Way
Palm City, FL 34990

Re: 1002 Avenue E

Dear Mr. Mager:

This letter is to inform you that a complaint has been filed with the City of Fort Pierce against you, as the holder of a Contractor's Certificate of Competency, and/or as a contractor certified by the State of Florida. Attached is a copy of the complaint affidavit that has been filed with the Building Department.

You may submit to the Director of Building and Code Enforcement a written response to this complaint within 15 days of the date of this letter. Per Section 5-51 of the City of Fort Pierce Code of Ordinances, the Director of Building & Code Enforcement and the Chairman of the Board of Examiners of Contractors shall review the complaint for probable cause.

If no probable cause is found, the complaint shall be denied and will not be referred to the Board of Examiners of Contractors. A copy of the complaint and the findings will be placed in your contractor's license file. The complainant shall have no right of appeal.

Where probable cause is found, the complaint shall be referred to the Board for a hearing. You will be sent a Notice of Alleged Charges and notified of the date, time, and place of the hearing.

If you have any further questions, please call my assistant at (772) 467-3188.

Sincerely,

Paul Thomas, CBO, CFM
Interim Building Official

PT/km
Attachment

cc: John Langel, Acting Chairman
James Messer, Board Attorney
Linda Cox, City Clerk/Asst. City Manager
Contractor's License File
Complainant

RECEIVED

MAR 23 2017

Building Department

To whom it may concern:

This complaint made by Mr. Feliciano concerning work performed at 1002 Avenue E is completely absurd. Ripped off? I have enclosed the costs for all work performed on the project. The fact is this former crack house should have been torn down. I tried to put this structure back in to a livable condition and it ended up costing me \$5795. I spent \$38,715 on renovations and clean up and Mr. Feliciano paid \$32,920 resulting in a personal loss of \$5795, and the work is still not finished. I took the loss and now he is making a complaint? Lot of nerve. Since Mr. Feliciano thinks that he know so much about construction he has now indicated to me that he will be finishing the house renovations himself. Good luck Mr. Feliciano with the money pit!

1002 Avenue E Construction Expenses Exterior Work / Labor and Materials

- \$1,610 1. Clean up property (the lot resembled the St. Lucie County landfill).
- \$1,451 2. Monthly Lawn Cut expense and tree trimming
- \$875 3. Carpentry to scab 2x4's on shingle roof rafters and replace 2x4's where needed
- \$1,760 4. Re-Sheet Roof with 5/8" Plywood, 32 sheets x \$55 per sheet
- \$7,375 5. Tear off 2 layer for shingles and roof felt and install new felt and 30yr shingles
- \$2,860 6. Tear off 3 layers of 90 lb felt from flat deck area, replace rotted rafters and plywood
- \$3,425 7. Tear off 3 layers of 90 lb felt from storage room roof and replace rafters and plywood
- \$525 8. Stucco repairs
- \$175 9. Replace Rotted Fascia boards and Soffit Boards
- \$2,500 10. Pressure clean and paint exterior

Interior Work in House and Storage Room

- Clean out inside, remove carpets, furniture, appliances (stove, refrigerator, etc) kitchen and bath cabinets, syringes, crack pipes and abandoned tires over 300 that went to recycling center, dead animals, rats and animal excrement in commodes
- Spray and scrub interior w/ Lysol and bleach in an attempt to sterilize
- Remove various frame walls, drywall on walls and ceilings
- Supply and install drywall on walls and ceilings
- Re-frame termite eaten 2x4 partition walls
- Add 2x4's on bottom truss chords as needed
- Supply and install laminate flooring
- Supply and install interior doors and 1 new front door with knobs and lockset

- Supply and Install ceramic Tile where needed
 - Supply and install light fixtures where needed
 - Paint Interior
- Sub Total from above
- Re-glaze windows
 - Dumpster Fees
- Total

\$13,874

\$736

\$1,549

\$38,715

[Handwritten Signature]
 MAGER CONSTRUCTION
 772-595-8290





THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida

March 10, 2017

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Paul Thomas, CBO, CFM
Interim Building Official

PT/km
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James Messer, Board Attorney
Linda Cox, City Clerk/Asst. City Manager
Contractor's License File
Complainant



RECEIVED

MAR 7 2017

CONTRACTOR COMPLAINT AFFIDAVIT

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MADE BY: (Mr. /Mrs. /Ms.) William Feliciano
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I have paid \$ 32,920.00 to: Mager Construction Inc.

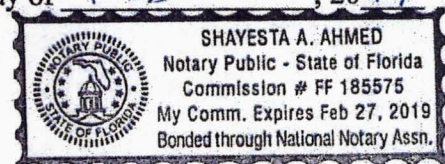
By Credit Card

Type of action being requested of the Board (Note: If seeking a refund, this would be a civil matter.)
This company as well as the owner should not be allowed to rip off clients and take their money.

[Signature]
Signature

SWORN TO AND SUBSCRIBED BEFORE ME this 28 day of Feb, 2017

Notary Signature: [Signature]



RECEIVED

MAR 7 2017

Building Department

William Feliciano
4290 SW 11th Street
Coral Gables, FL 33134
March 1, 2017

City of Fort Pierce
Building Department
100 North US 1,
Fort Pierce, FL 34950

Dear City of Fort Pierce:

Attached Please find Exhibits A thru E.

Exhibit A is the signed and notarized Contractor Complaint Affidavit.

Exhibit B is the Letter I received from the Building Department alerting me to the fact that work was done without permits and not completed. I have highlighted the most important sections.

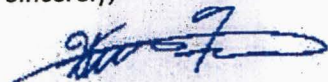
Exhibit C is the proposal for the work dated January 29th, 2016 which stated that permits would be included as well as the total cost. I have highlighted those sections.

Exhibit D are all the payments made to Mager Construction. Inc. which exceed the total cost estimate.

Exhibit E is a printout of text conversations with Terry Mager. Texts labeled out are texts I sent, texts labeled in are texts received.

Thank you for your prompt attention to this matter.

Sincerely,



William Feliciano

Enclosures Exhibits A - E

Exhibit B



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

January 6, 2017

Tax ID #: 2404-828-0034-000/5

Case #: 17-00000027

TEMPLER ENTERPRISES LLC
4290 SW 11TH ST
CORAL GABLES, FL 33134

RE: 1002 AVENUE E

An inspection has been performed pursuant to the City of Fort Pierce Code of Ordinances. The following is a list of specific actions that must be taken to remedy the violation(s) at this location:

1. New wiring and a new meter can has been installed at this location. The work that has been done exceeds to the scope of work in the issued permit. Submit revisions to the permit to include this work.
2. The rear structure is in major disrepair, obtain permits to correct all deficiencies including the holes in the exterior walls, holes in interior walls, missing interior walls, missing electrical, plumbing and mechanical systems, broken windows and doors.

Completing the actions above will cure the violation(s) of City Ordinance:

Section: 5-1.101.2.1

Unsafe Building

All buildings which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the International Property Maintenance Code, subject to all amendments, modifications or deletions hereinafter contained, or other local ordinance, including Article III of Section 16 of the Fort Pierce Code (Nuisances on Property).

Section: 5-1.105.1

Permit Required

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

IPMC 304.1

Exterior Structure

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

IPMC 304.13

Windows, Doors & Frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

IPMC 304.13.1

Glazing

Glazing materials shall be maintained free from cracks and holes.

IPMC 304.15

Exterior Doors

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

Exhibit B

IPMC 305.2

Structural Members

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

IPMC 305.3

Interior Surfaces

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

IPMC 305.6

Interior Doors

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

IPMC 502.1

Required Facilities

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

IPMC 504.1

Plumbing Fixtures

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

IPMC 505.1

Water System

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

IPMC 506.2

Sanitary Drainage System Maintenance

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

IPMC 602.2

Residential Heat Supply

Dwellings shall be provided with heating facilities capable of maintaining a room temperature 65 °F in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the international Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

IPMC 603.1

Mechanical Equipment

All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

IPMC 605.1

Electrical Equipment

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

IPMC 605.2

Electrical Receptacles

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

Exhibit B

IPMC 605.4

Wiring

Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

IPMC 704.2.1

Smoke Alarms

Single or multiple-station smoke alarms shall be installed and maintained in Group R-1 occupancies:

1. In sleeping areas.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

Failure to comply with the above requirements within 30 days from the date of this letter may cause the case to be forwarded to the Code Enforcement Board and/or cause the structure to be declared unsafe.

Repairs must be made by a properly licensed contractor. Failure to comply may result in the issuance of an unlicensed contractor citation. Permits will be required for the repair of the above referenced violations. yes no maybe (depending on extent of repairs.) Should you have questions regarding this matter, you may contact my office at (772) 467-3151. Your cooperation in this matter is greatly appreciated.

Sincerely,



Shaun Coss
Building Department Investigator
scoss@city-ftpierce.com

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:



Bill Feliciano <billfeliciano@gmail.com>

Updated Proposal

10 messages

Waltaccb@aol.com <Waltaccb@aol.com>
To: billfeliciano@gmail.com

Fri, Jan 29, 2016 at 12:02 PM

MAGER CONSTRUCTION, INC.
4597 S. W. River=s End Way Palm City, Florida 34990
Phone / Fax: (772) 286-0248 Mobile: (772) 595-8290
CGC #059059

PROPOSAL

January 22, 2016

Bill Feliciano

PROPERTY ADDRESS:
1002 SE St., Ft. Pierce, FL

PROJECT DESCRIPTION:

- Clean up exterior of the building and demo areas of interior (Dump fees included) \$1,000.00
- Shingle roofing 2200 sq. ft. with approximately 20 sheets of 5/8 plywood 5,000.00
- Re-wire electric with smoke detectors 2,100.00
- Drywall complete interior with insulation 6,200.00
- Miscellaneous plumbing 1,500.00
- Interior and exterior painting 2,500.00
- Tile flooring / baseboards 4,200.00
- 18 new impact windows 5,585.00
- Repair windows 1,000.00
- Kitchen cabinets with counter tops 3,000.00

TOTAL: \$26,500.00

Terms:

- 1/3 on accpetance
- 1/3 on roof and window installation
- 1/3 on completion

* Work on guest house not included
Permit fees for demolition, roofing and remodeling included

MAGER CONSTRUTION
Terry Mager

Terry Mager Bill Feliciano

Bill Feliciano <billfeliciano@gmail.com>
To: Lex Levinrad <lex@lexlevinrad.com>

Fri, Jan 29, 2016 at 12:19 PM

Fyi

Bill Feliciano

[Quoted text hidden]

1/16/2017

Exhibit D

Gmail - Receipt from Mager construction



Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Fri, Oct 28, 2016 at 4:50 PM

Reply-To: Mager construction via Square

<r_mfzhcvcugfzue3lumrkegslvkfmdewlpo5fui6snly.rYUZ.3vk5HYEHZITSXQT.69ec90df053ed496c9fbf86df6710f745d430f90@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



\$720.00

Custom Amount \$720.00

Total \$720.00

Mager construction
772-595-8290

MasterCard (Keyed)

Oct 28 2016 at 3:16 PM

#qTT1



Auth code: 00658E

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Exhibit D

1/16/2017

Gmail - Receipt from Mager construction



Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Wed, Oct 26, 2016 at 5:14 PM

Reply-To: Mager construction via Square

<r_mfzg44cpmjrhj33mpfjhinkjjzhhg4kogbhws6cniy.rYUZ.MwPm0M8fCE0ldM4B.1d43dc3749c6f4f2137b6496d6cc11f8715b0500@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



\$2,200.00

Custom Amount \$2,200.00

Total \$2,200.00

Mager construction

772-595-8290

MasterCard
(Keyed)

Oct 26 2016 at 3:40 PM

#npOb



Auth code: 04259E

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Mon, Sep 26, 2016 at 1:09 PM

Reply-To: Mager construction via Square

<r_mfzgmq2wkrweg4k2lezgsv32jzfhmmttnezxi6sniy.rYUZ.N0bpFrT6njUFzM3E.3d0cff257f2ec19dc61a658be0211c9b46148613@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



\$1,250.00

Custom Amount \$1,250.00

Total \$1,250.00

Mager construction
772-595-8290

MasterCard [redacted] 9/26/2016, 11:36 AM
(Keyed) #fCVT
Auth code: 00034G

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Fri, Sep 23, 2016 at 5:10 PM

Reply-To: Mager construction via Square

<r_mfzfvtsmz4vardgkrkwovrunr4fiq2qm5rtg6cniy.rYUZ.b1anUDFj53pg51Ba.51901d8cc7b7ea32b99ae190f52ae85aa793d5a4@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



\$1,250.00

Custom Amount \$1,250.00

Total \$1,250.00

Mager construction

772-595-8290

MasterCard
(Keyed)



9/23/2016, 3:36 PM

#XVrf

Auth code: 08483G

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com> Tue, Sep 13, 2016 at 4:37 PM
Reply-To: Mager construction via Square
<r_mfzgwvskjbrhgns2kbleqr3ljezxm2lirwes5kniy.rYUZ.IRCJbGN5NulEhNeJ.3c167590605005ba280e66eb9ebf80687b5eb42f@reply.squareup.com>
To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?




\$1,000.00

Custom Amount \$1,000.00

Total \$1,000.00

Mager construction
772-595-8290

MasterCard 	9/13/2016, 3:04 PM
(Keyed)	#kVJH
	Auth code: 07010G

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Wed, Jul 13, 2016 at 10:44 AM

Reply-To: Mager construction via Square

<r_mfze22cdkbmws6ctjqyuiy2hha2gs6dwojrvvg42niy.rYUZ.RtWjmNK9ebaFTTF0.2d020a8c546b27e7c58743f9de1662bb953903f0@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



\$2,000.00

Custom Amount \$2,000.00

Total \$2,000.00

Mager construction
772-595-8290



7/13/2016, 9:12 AM
#MhCP

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1/16/2017

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Gmail - Receipt from Mager construction



Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Fri, Jun 24, 2016 at 2:58 PM

Reply-To: Mager construction via Square

<r_mfzgqzdlkjkes3kiniwmm2rjnzhi2sgpjgus5sniy.rYUZ.HhMOo0yg8rxIRIZA.82b7ea076e78e17e06724ee2da7381d6b2e7d36c@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



\$1,000.00

Custom Amount	\$1,000.00
Total	\$1,000.00

Mager construction
772-595-8290



6/24/2016, 1:28 PM
#hdkR

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Wed, Jun 8, 2016 at 2:23 PM

Reply-To: Mager construction via Square

<r_mfzfe23vijmhcr3bpjdfsmrjinvts2tuoncde6sniy.rYUZ.XbjLYY3TSfBg9yqk.a40d782b0d8ed88e771b1d8b486bc85a5e67be19@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



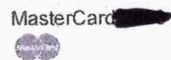
\$1,000.00

Custom Amount \$1,000.00

Total \$1,000.00

Mager construction

772-595-8290



6/8/2016, 12:49 PM

#RkuB

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1/16/2017

Gmail - Receipt from Mager construction



Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Thu, May 26, 2016 at 12:35 PM

Reply-To: Mager construction via Square

<r_mfzdezstknatkrs2ozsuknjrivhowbzjr5ds6cny.rYUZ.ADeptAANI0ebZsHW.b4c0cede0f4bc2d037a8afe4273d01865f4f8116@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



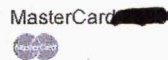
\$2,000.00

Custom Amount \$2,000.00

Total \$2,000.00

Mager construction

772-595-8290



5/26/2016, 11:04 AM

#2fSS

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Thu, May 19, 2016 at 6:36 PM

Reply-To: Mager construction via Square

<r_mfzfk3dmgfmhindggj3fc3sskfgemz2shbqv6sniy.rYUZ.lD4itXA2n2z4uasX.ad692529bb824a3973a20597ea99048f4d358589@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



\$1,000.00

Custom Amount \$1,000.00

Total \$1,000.00

Mager construction
772-595-8290



5/19/2016, 4:45 PM
#U111

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Thu, May 12, 2016 at 12:03 PM

Reply-To: Mager construction via Square

<r_mfzdsy2nn5mek52imzxeevjugnvsrtnbfvi6cniy.rYUZ.W63S5NnYxo9uBEMx.35c40bb690065cfd58102082923f06669ca8d1e4@reply.squareup.com>

To: billfeliciano@gmail.com

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Mager construction

How was your experience?



\$6,000.00

Custom Amount \$6,000.00

Total \$6,000.00

Mager construction

772-595-8290



5/12/2016, 10:13 AM

#9cMo

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Wed, May 4, 2016 at 1:34 PM

Reply-To: Mager construction via Square

<r_mfzgqrsjhfceordqn5gg42lzn5nfg6tykv4ha5sniy.rYUZ.gD7yY2U02buNZ0cF.66ab09f0270db5b5c85d26590af7e38d4d83d81b@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



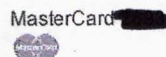
\$1,500.00

Custom Amount \$1,500.00

Total \$1,500.00

Mager construction

772-595-8290



5/4/2016, 11:43 AM

#hFI9

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Thu, Apr 14, 2016 at 4:12 PM

Reply-To: Mager construction via Square

<r_mfzdg3cbnzhq2thnzjwgvcbgfxgs4lunj4ws5kniy.rYUZ.cEDV0jdh0pRvtheE.985d53a1722b4025e3470ca47c06709fb2a07ce4@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?



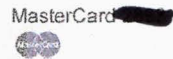
\$2,000.00

Custom Amount \$2,000.00

Total \$2,000.00

Mager construction

772-595-8290



4/14/2016, 2:22 PM

#31An

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>

Wed, Apr 6, 2016 at 4:47 PM

Reply-To: Mager construction via Square

<r_mfzdkzcvom2vaylhme4haochnnhqy2lpb3ha5sniy.rYUZ.9yNaUeflhPfill21.6e1a83a2d3c4d04aa3d3eaac74cbc81ebb4b0893@reply.squareup.com>

To: billfeliciano@gmail.com

Reply to this email to leave feedback for Mager construction



Mager construction

How was your experience?

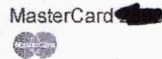


\$5,000.00

Custom Amount \$5,000.00

Total \$5,000.00

Mager construction
772-595-8290



4/6/2016, 2:56 PM
#5dUs

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Bill Feliciano <billfeliciano@gmail.com>

Receipt from Mager construction

1 message

Mager construction via Square <receipts@messaging.squareup.com>


Wed, Feb 3, 2016 at 1:56 PM

Reply-To: Mager construction via Square

<r_ojatqokhkjjvuvsci5fekwv.rYUZ.5M58EjjAk5K6m06v.d1a0642625670ad72c625d9bc49fcb28ed272fc6@reply.squareup.com>



To: billfeliciano@gmail.com

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 Now when you shop at sellers who use Square,
 your receipts will be delivered automatically.
[Learn more.](#)



Mager construction

How was your experience?

\$5,000.00

Custom Amount	\$5,000.00
<hr style="border-top: 1px dashed #ccc;"/>	
Total	\$5,000.00

Mager construction
772-595-8290

2/3/2016, 12:05 PM

Exhibit E

6/2/2016 17:44:35 out Terry
 6/2/2016 17:47:32 in Terry
 6/2/2016 17:47:54 out Terry
 6/6/2016 15:37:13 out Terry
 6/6/2016 15:50:48 in Terry
 6/6/2016 15:51:42 in Terry
 6/6/2016 15:51:59 out Terry
 6/6/2016 15:54:12 in Terry
 6/6/2016 15:54:46 out Terry
 6/8/2016 11:58:37 in Terry
 6/8/2016 12:03:03 out Terry
 6/8/2016 12:05:02 in Terry
 6/8/2016 12:05:48 out Terry
 6/8/2016 12:05:54 out Terry
 6/8/2016 12:13:37 in Terry
 6/22/2016 16:26:51 out Terry
 6/22/2016 16:36:33 in Terry
 6/22/2016 16:58:39 out Terry

Hey Terry. Never heard from you about the plugs for the range and dryer.
 Sorry about that will cal from the job tomorrow
 Ok
 Terry can you give me an update and when you will be finished.
 I hope 2 weeks electrician screwed up a few things including the stove receptis!
 Receptical will fix
 Did you check the dryer receptical
 Yes it's not there having another electrician finish up
 Oh boy that guy did mess up
 Can I get 1000 for the week 7100 remaining
 What progress has been done this week?
 Patching and painting bedrooms getting ready to tile bedrooms
 Ok
 Go ahead
 Thanks
 Hey can I get an update?
 Garage door installed and reframed garage painted front columns painted washer dryer removed cabinets tomorrow
 This is bill, don't have a garage on that property so I think this is not my update.

6/23/2016 7:45:30 in Terry
 6/23/2016 10:32:43 out Terry
 6/23/2016 12:22:22 in Terry
 6/23/2016 12:24:05 out Terry

Right not your update here's yours had to remove the popcorn from various ceiling areas re taped and sparkled blocked out cracked. Bedroom picture window and drywalled majority of interior paint done will start installing all missing doors and trim And tile new electrician to correct mistakes wall leak at north side wall of t v room were outside slab is higher than the floor will try to figure out a solution
 Ok thanks
 Can we get another payment of 1000 this week leaving 6000 remaining
 Do you have a clear end date, I never got the info for the plugs for the dryer and stove.
 Constant surprises on this one the latest flooding in the t v room because the outside slab is higher than the inside slab the new electrician will be here next week to take care of the plugs I want to finish this as bad as you do let's hope two more weeks
 Never got an answer on a payment ??
 Gonna be up there today to check on the progress, I will call you from the property
 Hi Terry, I was talking with Nathan and his solution to the flooding at the side door is to eliminate the door and put a cement curb to stop water from coming in.
 That's what I had suggested
 That sounds like a good solution. The other leak is coming off the drip edge and needs metal flashing and the stucco doesn't meet the roof so it needs stucco too! AA
 Right also I am going to frame out the soffit around the flat deck
 Ok.

6/24/2016 14:07:52 out Terry
 6/24/2016 14:09:04 in Terry
 6/24/2016 14:10:01 out Terry
 6/24/2016 14:11:35 in Terry
 6/24/2016 14:14:36 out Terry

I am a little concerned about the electric. We haven't tested any of the wiring. It would be a shame to have to tear up the finished drywall to fix any issue.
 Having it checked out next Monday Tuesday
 Good ahead with the payment, but can I get a little faster progress.
 Will put on the full court press next week
 Thanks
 Hey just noticed no electric for where the water heater would go as well as the dryer.
 I know
 Ok

6/24/2016 14:16:22 out Terry
 6/24/2016 14:23:26 in Terry
 6/24/2016 14:24:50 out Terry
 6/24/2016 14:25:43 in Terry
 6/24/2016 14:25:57 out Terry
 6/24/2016 14:38:30 out Terry
 6/24/2016 14:39:30 in Terry
 6/24/2016 14:42:19 out Terry

(1/3) Hey Bill this is Nathan. I'm going to send you some pictures tomorrow I left the SD card over there with the pictures on it at the house. You will be
 19545570279
 (2/3) happy though this week I promise you that it's looking good over there me and Steve been jamming it out for you sir. Got the door sealed off and the other
 19545570279 (3/3) leak taken care of and eliminated and closed off for ya. have a wonderful night and talk to you soon.
 9545570279 Thanks for the update. Have a good night.

7/5/2016 18:35:03 in Terry
 7/5/2016 18:35:06 in Terry
 7/5/2016 18:35:11 in Terry
 7/5/2016 19:51:39 out Terry

19545570279
 19545570279
 9545570279

Exhibit E

7/7/2016	15:49:51 out	Terry
7/7/2016	15:51:55 in	Terry
7/8/2016	10:10:03 in	Terry
7/8/2016	10:22:51 out	Terry
7/8/2016	10:23:21 in	Terry
7/8/2016	10:24:01 out	Terry
7/9/2016	13:40:46 out	Terry
7/9/2016	15:27:52 in	Terry
7/9/2016	15:28:51 out	Terry
7/9/2016	15:29:50 in	Terry
7/9/2016	15:29:58 out	Terry
7/9/2016	15:36:49 in	Terry
7/9/2016	15:37:07 out	Terry
7/11/2016	17:25:48 out	Terry
7/12/2016	6:45:29 in	Terry
7/18/2016	9:17:15 out	Terry
7/18/2016	18:21:44 out	Terry
7/20/2016	17:11:33 in	Terry
7/20/2016	17:11:49 out	Terry
7/21/2016	15:53:14 out	Terry
7/27/2016	16:01:23 in	Terry
7/27/2016	16:01:48 out	Terry
7/27/2016	16:04:07 out	Terry
7/27/2016	16:06:00 in	Terry
8/26/2016	9:08:18 out	Terry
8/26/2016	9:08:31 out	Terry
9/12/2016	13:40:05 in	Terry
9/12/2016	13:40:20 out	Terry
9/13/2016	14:57:20 in	Terry
9/13/2016	14:58:07 out	Terry
9/13/2016	15:03:57 in	Terry
9/13/2016	15:09:34 in	Terry
9/13/2016	15:11:47 out	Terry
9/13/2016	15:12:55 out	Terry
9/13/2016	15:15:10 in	Terry
9/21/2016	12:36:00 out	Terry
9/21/2016	13:03:09 in	Terry
9/21/2016	13:12:34 out	Terry
9/26/2016	13:17:03 out	Terry
9/26/2016	13:18:57 out	Terry
9/26/2016	13:27:15 in	Terry
9/26/2016	13:27:32 out	Terry
10/10/2016	9:39:11 out	Terry
10/12/2016	10:07:08 out	Terry
10/12/2016	10:11:41 in	Terry
10/12/2016	10:12:47 out	Terry
10/12/2016	10:13:10 in	Terry

How are things going?
 More work done than last week so far so good
 What time do you think that you would be here
 Got pulled in to teach at the college, I'll have to go up tomorrow afternoon
 See you then
 I'll text you tomorrow when I start driving up
 Leaving Miami now
 Getting close ??
 Had to stop in lake worth, hadn't eaten anything all day.
 Your in lake worth now
 Yes
 Have to. Be in Stuart by 4 you probably won't get here till 5 after you check out what we've done call me thanks
 Ok no problem
 Good progress, any idea when you expect to be done?
 The new electrician will be there today hopping to finish in two weeks can we get another payment of 2000 leaving a balance of 4100 I also have a few small extras blocking out and stucco over windows and doors I'll add up those bills and let you know
 Hi Terry, can you give an update on what was accomplished this last week. Thanks.
 Terry did you get my text from this morning?
 Electric done
 Awesome
 Hi Terry, how's the progress going
 Working inthe bathrooms
 Nice, thanks.
 I was there on Saturday and saw some nice progress.
 Thanks
 Hi Terry, was the word on 1002 Fort Pierce?
 Whats
 All broken windows have been replaced
 Good to hear
 Bill can I get another 1000 to pay for the Windows leaving a balance of 3100 on the main agreement we do have some extras regarding framing out openings and stucco work
 All windows are operational?
 Yes
 Thanks
 Ok
 When do you think it will be finished?
 Tile and electric fixtures remaining and Elec inspection
 Hi Terry, can I get an update
 Finishing the outside paint installing light fixtures tomorrow will call for an inspection so we can get a meter tile vanity s and commodes next
 Ok thanks
 Terry, you charged me twice
 I got a receipt on Friday and one just a few moments ago
 ??? Will check it
 Ok please
 Terry, I was at the house this weekend and I need you to give me a date when the house will be completed and Ready for rental.
 Terry, never got a response from you?
 November 1st
 So I can count on that date to have the house ready to be rented
 Yes

Exhibit E

10/12/2016	10:13:22 out	Terry	Ok thanks
10/21/2016	11:46:02 in	Terry	Tile replaced in guest bathroom soffit fixed and painted on east side of building holes in gables patched have to add cement board around master tub old tile was put over card board need 500 to purchase the rest of the floor material also can saw up the tree that was blown down during the storm and get rid of the tires for time and material
10/21/2016	11:50:11 out	Terry	Ok, I will be going there tomorrow but not sure what time in the afternoon. I teach a class at the college till 1pm tomorrow
10/21/2016	11:51:11 in	Terry	Ok see you tomorrow thanks
10/21/2016	11:52:05 out	Terry	I will call you when I am leaving Miami.
10/22/2016	13:19:17 in	Terry	Are you still coming today
10/22/2016	13:24:36 out	Terry	Yes got out of class a few minutes ago, need to get a quick bite and then heading out.
10/22/2016	14:10:51 out	Terry	Terry I won't make it there till after 4:30 so perhaps we can meet during the week
10/22/2016	14:11:21 out	Terry	Don't want to keep you waiting on a Saturday
10/22/2016	14:11:26 in	Terry	Ok
10/26/2016	18:31:51 in	Terry	Bill for tub resurfacing call 17726789758 ask for pat
10/27/2016	11:34:38 out	Terry	Thanks for the number
10/27/2016	11:35:19 out	Terry	I am sending you a note with items we discussed yesterday. As per our conversation yesterday, these are the agreed tasks. A. 1. Tires will be taken to the recycling center. A. 2. Bathrooms and floors will be finished by November 4th. A. 3. Fence will be repaired. A. 4. Attic holes will be repaired. A. 5. 2 doors will be installed in smaller building A. 6. One window in master and one window in guest bedroom will be replaced A. 7. Electric problems listed below and any other problems will be fixed in order to pass inspection. A. A. No light switch in hall A. B. No light switch in hall A. C. No light switch in bay window room A. D. No light switch or light in bedroom 1A. E. Master bedroom no light. A. F. Electric panel needs circuit A. breakers A. A
10/27/2016	13:17:37 in	Terry	That's what we discussed
10/27/2016	13:31:55 out	Terry	Yes just giving you a checklist
10/27/2016	13:41:23 in	Terry	Thanks for the list
10/27/2016	17:28:28 out	Terry	Hi Terry let me know when you get the email I already sent it
10/27/2016	17:30:16 in	Terry	Got it thanks good idea you had
10/27/2016	17:30:41 out	Terry	Ok hope it goes smoothly
10/31/2016	8:40:16 out	Terry	Good morning Terry I replace the door lock and left the key on top of the measuring tape on the kitchen counter.
10/31/2016	8:40:42 out	Terry	I'm talking about the door that we had no key to
10/31/2016	9:48:54 in	Terry	Ok
11/4/2016	14:45:49 out	Terry	Frank tub refinisher 561-722-8930
11/5/2016	16:26:36 in	Terry	Laminate started in bedroom with breaker box and tv room next to kitchen kitchen cabinets removed
11/5/2016	16:29:31 out	Terry	Ok let's finish that soon
11/5/2016	16:29:35 out	Terry	Thanks
11/5/2016	16:30:57 in	Terry	Ok
11/10/2016	8:16:43 out	Terry	Good morning Terry can you give me a status on the house
11/10/2016	8:36:39 out	Terry	I never got the finished floor photos
11/10/2016	8:50:13 in	Terry	Getting the dumpster switched out meeting an electrician and still working on the floor
11/11/2016	16:09:18 out	Terry	Terry, give me the number to the fence guy so I can get him working on it.
11/11/2016	16:15:04 in	Terry	Eugene brown 17722161947
11/16/2016	15:04:26 out	Terry	Hey Terry can I get a status on the house please
11/17/2016	12:11:23 out	Terry	Hey Terry can I get a status on the house please
11/17/2016	13:23:26 in	Terry	Tub refinisher called said after thanksgiving
11/17/2016	13:24:16 out	Terry	Ok thanks
11/21/2016	12:48:31 in	Terry	Electrician is here to fix all issues
11/21/2016	12:49:16 out	Terry	Ok,
11/21/2016	12:49:42 out	Terry	Will Bathrooms be finished this week
11/21/2016	13:00:08 in	Terry	Yes
11/21/2016	13:00:26 out	Terry	Thanks
11/24/2016	16:02:50 out	Terry	Happy Thanksgiving to you and your loved ones.
11/24/2016	18:15:58 in	Terry	Thank you
11/24/2016	18:17:42 in	Terry	Have a happy holiday

Exhibit E

11/30/2016	16:01:17	out	Terry
11/30/2016	16:03:37	in	Terry
11/30/2016	16:04:27	out	Terry
12/5/2016	15:50:55	out	Terry
12/5/2016	16:10:11	in	Terry
12/5/2016	16:10:49	out	Terry
12/13/2016	10:08:58	out	Terry
12/13/2016	10:08:58	out	Terry
12/13/2016	10:15:22	in	Terry
12/28/2016	15:41:06	out	Terry
12/28/2016	15:46:29	in	Terry
12/28/2016	15:47:19	out	Terry
12/30/2016	9:46:37	in	Terry
1/3/2017	15:17:37	in	Terry
1/3/2017	15:18:16	out	Terry
1/4/2017	19:25:42	out	Terry
1/4/2017	19:39:35	in	Terry
1/4/2017	19:39:53	out	Terry
1/5/2017	11:27:52	in	Terry
1/5/2017	11:28:33	out	Terry
1/5/2017	11:29:11	in	Terry
1/6/2017	10:13:37	out	Terry
1/9/2017	12:19:48	in	Terry
1/9/2017	12:52:36	in	Terry
1/9/2017	13:00:06	out	Terry
1/9/2017	13:00:55	out	Terry
1/9/2017	13:02:19	in	Terry
1/9/2017	13:04:52	out	Terry
1/9/2017	13:06:35	in	Terry
1/9/2017	13:07:38	out	Terry
1/9/2017	13:14:02	in	Terry
1/9/2017	13:26:24	out	Terry
1/9/2017	13:31:29	in	Terry
1/9/2017	13:32:40	out	Terry
1/9/2017	13:33:17	in	Terry
1/9/2017	13:33:39	out	Terry

Hi Terry, what's the status on the house
Extensive electrical work have to get a permit for an inspection
Ok. Please keep me posted.
Hi Terry, what's going on with the house?
Had a generator set up on Friday tested the whole house all electric working will pass per code need to find someone to pull a permit so we can get an inspection
Ok thanks
Hey Terry, what's going on with the house?
Have to drywall patch all the walls where new wiring installed went to the utility dept yesterday and was told that I would have to have a walk thru with the building dept if we patch the walls and claim the wire was existing might not have to get a permit
Can you give me a status please.
All walls patched and painted where new electric wires installed electrical inspection on Friday
Thank you, I will go up on Friday
Inspector just left inside ok passed just need 4 battery smoke detectors want main line on outside under meter box replaced with p v c pipe and service line bolted to the wall will do next week and call him back told him all interior wiring was existing he didn't say anything about a separate electrical permit hope we don't need one
Meeting the electrician at the house tomorrow will call for another insp on Thursday
Ok thanks
Inspection set for tomorrow?
Yes
Great
Inspection on Friday had to reset electrician didn't finish
I be going by Friday
See you then
I should be there between 11 and 1130
What's this about a credit card dispute regarding your account for 28003333?
You will now need a plumbing permit and an electrical permit and if that money comes out of my acct I will be out 8350 on your job tried to do the right thing and finish it for you but instead getting screwed thanks
I would have paid it all after completion.
I have been real nice for almost a year
So are we going to part company ?

You are the one that hung up on me. I have always paid for work done but for a long time you have just taken advantage of me being nice.
Taken advantage how???

Dude this has been going on since February, even you have to know that is way too fucking long.
We know that are you planning on finishing it yourself
I was going to put the kitchen cabinets in myself, if that is what you mean.
No I mean completing whatever work is left electric plumbing flooring the entire job
Can we talk on the phone, instead of texting
Sure I'll call in a couple of hours
Ok talk to you then.

Licensee Details

Licensee Information

Name: **MAGER, TERRENCE JOHN (Primary Name)**
MAGER CONSTRUCTION INC (DBA Name)

Main Address: **4597 SW RIVERSEND WAY**
PALM CITY Florida 34990

County: **MARTIN**

License Mailing:

LicenseLocation: **4597 SW RIVERSEND WAY**
PALM CITY FL 34990

County: **MARTIN**

License Information

License Type: **Certified General Contractor**

Rank: **Cert General**

License Number: **CGC059059**

Status: **Current,Active**

Licensure Date: **05/05/1997**

Expires: **08/31/2018**

Special Qualifications **Qualification Effective**
Construction Business **02/20/2004**

Alternate Names

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2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **[Customer Contact Center](#)** :: Customer Contact Center: 850.487.1395

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Data Contained In Search Results Is Current As Of 03/07/2017 08:44 AM.

Search Results

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For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Certified Roofing Contractor	<u>MAGER CONSTRUCTION INC</u>	DBA	CCC057019 Cert Roofing	Current, Active 08/31/2018
License Location Address*: 4597 SW RIVERSEND WAY PALM CITY, FL 34990 Main Address*: 4597 SW RIVERSEND WAY PALM CITY, FL 34990				
Certified General Contractor	<u>MAGER CONSTRUCTION INC</u>	DBA	CGC059059 Cert General	Current, Active 08/31/2018
License Location Address*: 4597 SW RIVERSEND WAY PALM CITY, FL 34990 Main Address*: 4597 SW RIVERSEND WAY PALM CITY, FL 34990				
Construction Business Information	<u>MAGER CONSTRUCTION INC</u>	Primary	Business Info	Null and Void,
Main Address*: 1062 SW WILLOW LANE PALM CITY, FL 34990				
Construction Business Information	<u>MAGER CONSTRUCTION INC</u>	Primary	Business Info	Current
Main Address*: 4597 SW RIVERSEND WAY PALM CITY, FL 34990				

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*** denotes**

- Main Address - This address is the Primary Address on file.
- Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).
- License Location Address - This is the address where the place of business is physically located.

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Detail by Entity Name

Florida Profit Corporation
MAGER CONSTRUCTION, INC.

Filing Information

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Event Effective Date	NONE

Principal Address

4597 SW RIVER'S END WAY
PALM CITH, FL 34990

Changed: 05/02/2006

Mailing Address

4597 SW RIVER'S END WAY
PALM CITH, FL 34990

Changed: 05/02/2006

Registered Agent Name & Address

MAGER, JOANNE
4597 SW RIVER'S END WAY
PALM CITY, FL 34990

Name Changed: 06/24/1993

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title P

MAGER, TERRENCE J
4597 RIVERS END WAY
PALM CITY, FL 34990

Annual Reports

Report Year	Filed Date
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