

# Tennis Court Resurfacing Update

## Manager - Costa del Sol Association

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**From:** Pablo Fernandez <pablof@prefacct.com>  
**Sent:** Friday, May 1, 2026 6:09 PM  
**To:** Manager - Costa del Sol Association  
**Subject:** Re: TENNIS COURT

we have available some monies in the reserves, and we also have contingency operating in the 2026 budget.

it should be done if this will represent a future litigation to the association.

thanks

Pablo

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**From:** Manager - Costa del Sol Association <manager@cdsassociation.com>  
**Sent:** Friday, May 1, 2026 4:40:14 PM  
**To:** Pablo Fernandez <pablof@prefacct.com>  
**Subject:** TENNIS COURT

Good afternoon

Please I need your help, the tennis court needs to be resurfaced ASAP this is a liability.

The job quotes are between \$37000 to \$57000

Please advise.



**Haiti Innocent LCAM**

*Property Manager*

**Costa Del Sol Association**

One Costa Del Sol Blvd | Doral, FL 33178

**Office:** 305.592.2292 | **Fax:** 305.599.2018

[manager@cdsassociation.com](mailto:manager@cdsassociation.com)



## Armor Courts, LLC

3477 High Ridge Road | 3477 High Ridge Road | Boynton Beach, Florida 33426  
561-501-0885 | gvizzini@armorcourts.com | www.armorcourts.com

### RECIPIENT:

#### Costa Del Sol Association

1 Costa Del Sol Boulevard  
Doral, Florida 33178  
Phone: 305.592.2292

### Quote #96834

Sent on	Apr 30, 2026
Persons Title	Asst PM
Referred By	Emailed
Salesperson	Pedro Obregon
Salesperson	Rosaly Phoenix
Property Name	Costa Del sol Association
Revised	0

<b>Total</b>	<b>\$47,530.00</b>
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Product/Service	Description	Qty.	Total
Tennis Court Surfacing-Acrytech System	<p>The contractor shall provide comprehensive services, including the provision of all necessary materials, skilled labor, and equipment, for the resurfacing (5) tennis court(s) measuring approximately(36000) sqft.</p> <p>Preparation and Cleaning: The court(s) to be resurfaced shall be located within the fenced area, if applicable. The contractor shall execute a thorough cleaning of the court(s) surface, utilizing power washing or sanding techniques as deemed necessary.</p> <p>Crack Filling and Leveling of Depressions: Any ridges on the court surface will be ground down, and cracks measuring 1/16" or more will be crack chased &amp; filled using a specially formulated crack fill material designed for sport surfacing applications. Visible cracks will be covered with strips of fiberglass mesh.</p> <p>Depressions on the playing surface deeper than 1/8" will be leveled to promote water distribution in one lift. The Contractor is not responsible for insufficient pitch or landscaping that does not allow for proper drainage.</p> <p>** The exact square footage of repairs related to leveling of depressions cannot be determined prior to flooding the courts. If any additional patching is required it will be at 3.75 a square foot. Field measurements at the time of application prevail and will be added to the final invoice**</p> <p>Primer Application: The contractor shall apply up to two coats of heavily textured Acrytech acrylic primer paint. This step is crucial to provide a comprehensive primer coat, ensuring optimal adhesion for subsequent color coats.</p> <p>Color Coat Installation: Upon completion of surface preparation, the contractor shall install two coats of textured acrylic color coat system. Clients have the option to select up to two different colors.</p> <p>Inside color: [ Client Choice ] Outside color: [ Client Choice ]</p> <p>Line Markings: After the color coat system has been applied, the contractor shall meticulously seal and stripe the court lines with textured white paint will be used for this purpose, ensuring clear visibility and durability.</p> <p>Site Cleanup: The contractor shall conduct a thorough cleanup of the job site, removing and appropriately disposing of all debris associated with the resurfacing process.</p> <p>Warranty: This surfacing proposal is backed by a 3 year manufactures warranty on the paint and a 1 year warranty contractor warranty that includes all labor, material, and equipment at the end of 1 year to</p>	1	\$0.00



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Product/Service	Description	Qty.	Total
Pickleball Striping - Blended Lines	<p>The contractor shall provide comprehensive services, including the provision of all necessary materials, skilled labor, and equipment, layout and stripe (4) pickleball court(s) in a contrasting yellow line, (2) per court.</p> <p>If cleaning is required on an existing court surface it is to be done by others prior to our arrival.</p> <p>*Additional colors are available so please contact the office a special request.</p>		
1/2 Basketball Blended Court Striping	<p>The contractor shall lay out and strip (2) sets of lines with line paint, using a contrasting yellow line paint that encapsulates the key, 3-point line, subject to space availability. Please note, any deviation from the color scheme may incur additional charges.</p>		
Proposal Lump Sum Excluding Options If Provided in Quote		1	\$47,530.00
Total			\$47,530.00



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### Reviews

#### Vincenzo Iograsso



We recently had a multi-court installed at our home, and the entire experience was excellent from start to finish. The team was professional, punctual, and clearly experienced in their work.

They communicated well throughout the process, kept the project on schedule, and paid attention to the details that really make a difference in the final result. The quality of the court is outstanding—it's level, well-finished, and exactly what we had envisioned.

They also kept the work area clean and were respectful of our property, which we really appr...

#### Tamara Gamble



Armor Courts did a fabulous job on our community shuffleboard, tennis and pickle ball courts. They kept in touch letting us know exactly when they would be here. Once they started the project, they worked until it was finished. The gentlemen working on the resurfacing were hard workers and polite. I highly recommend this company.

#### John Smith



great people

By evidence of my signature, I affirm that I have read this quote carefully before signing and having done so, fully agree to be bound by all of its terms and conditions. Once approved quote is returned you will be sent our Contract Terms and Conditions via DocuSign for complete execution.

I am authorized to approve and sign this this proposal as acceptance to the project its options, and all of its terms and conditions.

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



**QUALITY SPORTS SERVICES**

## **COURT CONDITION ASSESSMENT SHEET**

**Facility:** COSTA DEL SOL

**Date:** 04/16/20026

### **Tennis Court Surface Evaluation & Resurfacing Recommendation**

Prepared by: Alain Chacon

Facility: 5 Outdoor Tennis Court

Date: April 14th, 2026

#### **1. Summary**

A comprehensive visual inspection of the tennis court was conducted to evaluate current surface conditions, structural integrity, drainage performance, and player safety standards.

The assessment confirms that the courts has exceeded its functional surface life expectancy and is currently in a deteriorated condition requiring immediate resurfacing. Existing structural and surface deficiencies, combined with drainage limitations, will significantly worsen with the upcoming rain season if not addressed promptly.

Immediate resurfacing and corrective repairs are strongly recommended to prevent escalation of damages, increased repair costs, and safety liabilities.

**Plexipave** *Plexitrac* **DOMINATOR**

## **2. Current Surface Conditions**

- \* Surface coating system has almost reached end of life cycle.
- \* Acrylic layers are worn and oxidized.
- \* Reduced elasticity and diminished protective performance.
- \* Faded color pigments due to UV degradation.
- \* Weak top coating with reduced surface texture.
- \* Multiple asphalt hairline cracks across playing area.
- \* Crack propagation visible and active.
- \* Potential for water infiltration into asphalt base.
- \* Slippery areas due to worn texture and smooth surface finish.
- \* Increased risk of player slips and falls.
- \* Reduced traction during lateral movement.

## **3. Drainage & Water Management Deficiencies**

- \* Water retention observed along perimeter of court No 3
- \* Standing water remains after rainfall.
- \* Accelerates coating breakdown and crack expansion.
- \* Water infiltration into cracks.
- \* Higher probability of structural base failure if left untreated.



#### **4. Risk Assessment Before Rain Season**

With the approaching rain season:

- \* Water intrusion through cracks will increase.
- \* Existing hairline cracks will expand.
- \* Repair scope may shift from resurfacing to structural reconstruction.
- \* Project costs may increase significantly (20–40% escalation potential).

Delaying resurfacing at this stage transforms a maintenance project into a rehabilitation project.

Early intervention protects both investment and property value.

#### **5. Conclusion**

The tennis court is currently in a important maintenance window. While still structurally recoverable, failure to act before the rainy season will accelerate deterioration and increase both financial and operational risks.

Timely resurfacing is not only recommended — it is financially strategic.



# *QUALITY SPORTS SERVICES*

REF # 251018

To:  
COSTA DEL SOL ASSOCIATION

Proposal:  
**RESURFACING OF FOUR (4) TENNIS COURTS**

Systems to be Installed:  
**PLEXIPAVE SYSTEM**

Manufacturer:  
**CALIFORNIA SPORTS SURFACES**

## SCOPE OF WORK

- **Cleaning** the total area to remove loose dirt, mildew and/or oil on the surfaces. The surface to be coated must be sound, smooth, and free from dust, dirt or oily materials.
- **Low Spot/Birdbath Repair** of low spots greater than 1/8", grinding down ridges, bumps and selective crack filling with CrackFiller. Any puddled area covering a nickel shall be marked and repaired with Court Patch Binder
- Apply One (1) Coat of **Acrylic Resurfacer**. In order to to obtain a fast drying filler coat that reduces surface posterity in asphalt and concrete pavements.
- Apply Two (2) Coats of final coating **Fortified Plexipave**. Fortified Plexipave shall be applied by rubber bladed squeegee on the clean, dry surface in 2 applications.
- Apply One (1) Coat of **White Textured Line Paint** for marking the playing area according to regulations for Tennis Court.

**Plexipave**

**Plexicushion**

**GlowTrack**

No part of the construction involving the Plexipave System shall be conducted during rainfall, or when rainfall is imminent. The air temperature must be at least 50°F and rising. Do not apply when surface temperature is above 140°F. The Plexipave System will not prevent surface or structural cracks from reoccurring.

**TOTAL AMOUNT FOR THE ABOVE DESCRIBED WORK**  
**\$36,160.00**

### **GENERAL CONSIDERATION**

- The Customer will furnish stable access to the site for equipment and material. Provide a clean water supply and electrical feed at the job site within 100 ft for installation use.
- The owner shall be responsible for overseeing that all landscaping, grass, and shrubs outside the court perimeter be lower than the court surface to aid in proper drainage.
- The Contractor accepts no responsibility for acts by anyone at job site except for those sub-contracted or employed by Quality Sports Services.
- Any additional work not contemplated on this proposal necessary for the proper installation of the surfaces will be considered as extra and will be added to the final amount of the contract once approved by the customer.
- The Customer shall keep all sprinkler systems turned off during resurfacing work and until 1 day after the completion of work.
- The Contractor shall thoroughly and expediently clean up all drums, trash, etc., upon job completion.

### **WARRANTY**

- The Contractor guarantees all work against defects in workmanship or material for a **period of (3) year** from the date of completion.
- This guarantee excludes normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base setting, structural cracks, asphalt shrinkage cracks, spider web cracks, seems cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc.

**Plexipave**

**Plexicushion**

**GlowTrack**

- Proper tennis shoes must be worn on court at all times. Some sneakers, street shoes, color soled shoes, skateboards, roller blades, etc., will scuff and damage the surface.
- Guarantee shall become void upon the owner's failure to adhere and comply with the payment schedule and/or proper maintenance of the court.
- Upon completion of the resurfacing work there may be visible traces of "squeegee shadowing". This is a natural occurrence and there is no guarantee that the "squeegee shadowing" will ever fully dissipate. This does not have any negative effect on the court or its playability.

### **PAYMENT TERMS**

60% at contract acceptance  
25% when materials arrive at job site  
15% upon completion

Installation will take approximately **30 days when working simultaneously on all courts**, weather permitting.

Prices are subject to change after 15 days.

**Respectfully submitted by:**

**Proposal accepted by:**

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Alain Chacon E

**Plexipave**

**Plexicushion**

**GlowTrack**



# *QUALITY SPORTS SERVICES*

REF # 260416B

To:  
**COSTA DEL SOL ASSOCIATION**

Proposal:  
**RESURFACING & CONVERSION OF ONE (1) TENNIS COURT INTO THREE (3) PICKLEBALL COURTS AND ONE (1) HALF BASKETBALL COURT**

Systems to be Installed:  
**PLEXIPAVE SYSTEM**

Manufacturer:  
**CALIFORNIA SPORTS SURFACES**

## SCOPE OF WORK

- **Cleaning** the total area to remove loose dirt, mildew and/or oil on the surfaces. The surface to be coated must be sound, smooth, and free from dust, dirt or oily materials.
- **Low Spot/Birdbath Repair** of low spots greater than 1/8", grinding down ridges, bumps and selective crack filling with CrackFiller. Any puddled area covering a nickel shall be marked and repaired with Court Patch Binder
- Apply One (1) Coat of **Acrylic Resurfacer**. In order to obtain a fast drying filler coat that reduces surface posterity in asphalt and concrete pavements.
- Apply Two (2) Coats of final coating **Fortified Plexipave**. Fortified Plexipave shall be applied by rubber bladed squeegee on the clean, dry surface in 2 applications.
- Apply One (1) Coat of **White Textured Line Paint** for marking the playing area according to regulations for Pickleball Courts.
- Apply One (1) Coat of **White Textured Line Paint** for marking the playing area according to regulations for Basketball Court

**Plexipave®**

**Plexicushion®**

**GlowTrack**

No part of the construction involving the Plexipave System shall be conducted during rainfall, or when rainfall is imminent. The air temperature must be at least 50°F and rising. Do not apply when surface temperature is above 140°F. The Plexipave System will not prevent surface or structural cracks from reoccurring.

**TOTAL AMOUNT FOR THE ABOVE DESCRIBED WORK**  
**\$13,375.00**

### **GENERAL CONSIDERATION**

- The Customer will furnish stable access to the site for equipment and material. Provide a clean water supply and electrical feed at the job site within 100 ft for installation use.
- The owner shall be responsible for overseeing that all landscaping, grass, and shrubs outside the court perimeter be lower than the court surface to aid in proper drainage.
- The Contractor accepts no responsibility for acts by anyone at job site except for those sub-contracted or employed by Quality Sports Services.
- Any additional work not contemplated on this proposal necessary for the proper installation of the surfaces will be considered as extra and will be added to the final amount of the contract once approved by the customer.
- The Customer shall keep all sprinkler systems turned off during resurfacing work and until 1 day after the completion of work.
- The Contractor shall thoroughly and expediently clean up all drums, trash, etc., upon job completion.

### **WARRANTY**

- The Contractor guarantees all work against defects in workmanship or material for a **period of (3) year** from the date of completion.
- This guarantee excludes normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base setting, structural cracks, asphalt shrinkage cracks, spider web cracks, seems cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc.

**Plexipave**

**Plexicushion**

**GlowTrack**

- Proper tennis shoes must be worn on court at all times. Some sneakers, street shoes, color soled shoes, skateboards, roller blades, etc., will scuff and damage the surface.
- Guarantee shall become void upon the owner's failure to adhere and comply with the payment schedule and/or proper maintenance of the court.
- Upon completion of the resurfacing work there may be visible traces of "squeegee shadowing". This is a natural occurrence and there is no guarantee that the "squeegee shadowing" will ever fully dissipate. This does not have any negative effect on the court or its playability.

### **PAYMENT TERMS**

60% at contract acceptance  
25% when materials arrive at job site  
15% upon completion

Installation will take approximately **30 days when working simultaneously on all courts**, weather permitting.

Prices are subject to change after 15 days.

**Respectfully submitted by:**

**Proposal accepted by:**

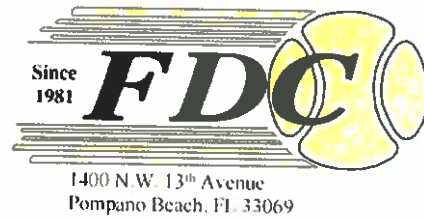
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Alain Chacon E

**Plexipave**

**Plexicushion**

**GlowTrack**



Job #23780

April 30, 2026

## PROPOSAL

**Billing:**

Costa Del Sol Golf Club  
100 Costa Del Sol Blvd  
Doral FL 33178

**Job Address / Shipping:**

Costa Del Sol Golf Club  
100 Costa Del Sol Blvd  
Doral, FL 33178

Contact: Haiti Innocent  
Telephone: 786-626-8397  
E-mail: TBD

Dear Haiti:

Thank you for taking the time to allow me an overview of your project needs. Tennis Holdings Acquisition, LLC dba Fast-Dry Courts proposes to provide the scope of work described as resurface five (5) asphalt tennis courts, in three (3) adjoining and offset batteries, courts #1 & 2 (north) and #3 & 4 (south), each measuring 120' x 120', and court #5 (center), measuring 60' x 120'. Chip/grind one (1) basketball footer and two (2) bench footers a minimum of 1" below grade and patch with cold mix asphalt; apply fiberglass membrane to new-to-old asphalt seams and newly patched areas. Hand grind 100 linear feet of concrete patch over newly repaired electrical conduit and apply 1 coat of Har-Tru concrete primer (prior to acrylic coatings). Pressure clean to remove mildew and flood entire surface; patch low areas greater than +/- 1/8" and cracks wider than +/- 1/16"; **apply fiberglass membrane over entire court surface to help conceal existing cracking and retard future cracking**; apply **4 coat acrylic color system**, including 2 coats of acrylic resurfacer, 2 coats of acrylic court paint and playing lines to USTA specifications; replace one (1) pair of net posts on court #3 through saw-cutting, core drilling, and installing of new posts set into new PVC sleeves and foundations; repaint remaining net posts (black) and install five (5) new Six Star II nets with center straps for the total cost of **\$57,750.00**. *NOTE: Owner is responsible for clearing all equipment, benches, trashcans, etc. off the court area prior to commencement of work. Owner additionally acknowledges the deteriorating edges of the court shall remain under this scope of work and will only continue to worsen in condition with time. A 1-year workmanship guarantee is offered with this work, and any guarantee in-line with cracks, hydrostatic pressure, and sub-base settling are excluded.*

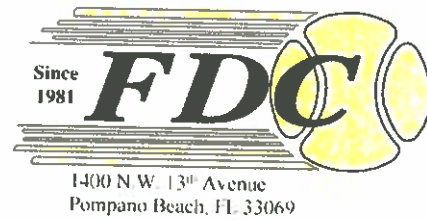
Should you wish, we will paint four (4) sets of pickleball lines (in blended color) two (2) each on courts #2 and 3, centered north and south of the net line; two (2) high school regulation 3-point lines with key, centered on the east and west side of the north end of court #5 and one (1) set of pickleball lines, centered on the south end of court #5 (in blended color) for the additional cost of **\$2,400.00**.

Fast-Dry Courts has a proven 46-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 16,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts for excellence in tennis court construction for an unprecedented 28 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts is a licensed General Contractor, bondable and insured up to \$3,000,000.00, with all Project Managers having at least 18 years of experience.

**[www.fast-dry.com](http://www.fast-dry.com)**      **&**      **[www.10-s.com](http://www.10-s.com)**

National: (800) 432-2994      -      Local: (954) 979-3111      -      Fax: (954) 978-8479  
**CONSTRUCTION      <      RESURFACING      <      MAINTENANCE      <      SUPPLY**





Should you wish to move forward, a formal agreement and a deposit will be required prior to job scheduling, material ordering, and commencement. This proposal reflects preliminary budget estimates only and is valid for thirty (30) days unless extended in writing by Fast-Dry Courts. Terms are subject to change pending final design, engineering, and an executed agreement. If you have any further questions, please call me at (800) 432-2994.

Sincerely,

Fast Dry Courts  
Norman Carrion  
Account Executive

**[www.fast-dry.com](http://www.fast-dry.com)      &      [www.10-s.com](http://www.10-s.com)**  
National: (800) 432-2994    -    Local: (954) 979-3111    -    Fax: (954) 978-8479  
**CONSTRUCTION    ◇    RESURFACING    ◇    MAINTENANCE    ◇    SUPPLY**