

CBC POOL MANAGEMENT

120 Lyle Ave.
Bala Cynwyd, PA, 19004
Ph. 610.321.0299

PROPOSAL SUBMITTED	PHONE	DATE
TO Brian Kroker	267-300-6773	7/22/25
STREET	CITY, STATE, ZIP CODE	JOB NAME
117 South Broad Street	Lansdale PA, 19446	Luxor- Lansdale

August 1st thru September 1st

2. Act as PA Pesticide Applicator for property **8/1-9/1**.

3. Visit the pool **3X's** weekly **8/1-9/1** for visits up to 45 minutes. Test the balance of the water, add chemicals to adjust to proper balance, skim, leaf rake and backwash as needed/ as time allows. Log all activity twice and make reports available to property representative upon request. Visits necessitating more than 45 minutes will be billed at \$90.00/hr. in 15-minute increments once onsite. Visits may be postponed/shortened due to heavy rain or wind with no abatement in contract price. *additional billed at \$90/hr. once onsite, \$100 otherwise. All cleaning, testing equipment, reagents, logbooks provided by owner or will be delivered itemized and billed by CBC.*

4. All necessary chemicals, reagents, cleaning equipment, safety equipment and supplies delivered / added to pool will be itemized and billed separately. CBC will do its best to mitigate spillage etc. and will store chemicals in pump room unless otherwise directed to a viable location by customer beforehand. CBC will not be responsible for any leaks nor damage resultant from leaks from chemical vats, carboys/ etc. customer to provider any additional containment beyond this. CBC will not be responsible for any leaks or damage unless said leak is the direct proven result of incorrect positioning of properly labeled valves on CBC's part. \$29 fuel surcharge/hazmat fee per delivery applied for bulk chlorine deliveries under \$600.

Pool must have working liquid chlorine and acid feeders. *It is recommended that all feeding devices / systems operate in a way that prohibits feed when the pump is not operating/inadequate and/or flow not present or at minimum on the same power switch so chemicals/gases cannot accumulate to dangerous levels if pump is off/ no flow is present. CBC will not be held liable for any damages or injuries resulting from failure to do so.*

Pools running on salt must have an automatic feeder as a supplemental measure.

CBC assumes no liability for faulty equipment, electrical bonding, outlet covers, drain covers or any pre-existing equipment or structures in the pool area, pumproom, or elsewhere onsite. However, if/when these issues are made known to CBC, CBC will contact the property.

Maintenance of furniture, removal of trash from the deck/ surrounding area is the sole responsibility of ownership as is unnaturally occurring debris in pool itself.

5. Have weekly water tests taken by a certified lab 8/1-9/1. Copies will be emailed to property representative/ designated email address. In the event of two positive coliform tests, an additional lab test will be added at the cost of \$118 per. Every effort maintained to keep chemicals within Board of Health standards, however this may not always be possible as equipment can clog and during times of high heat and bather load, chlorine levels may climb higher than BOH allows.

6. Insurance coverage as per sample certificate on A-2. Any additional coverages, coverage amounts, waivers, and /or exclusions etc. requested beyond what is shown on this sample, must be made known to CBC and any resultant surcharges will be added into contract price and billed back to customer. (Certificates furnished upon request.)

7. Close the pool after **September 1st**, draining it ten inches or more below tile line, according to property preference, blowing Compressed air through all available filtration lines, plugging skimmer lines and deck return lines, shutting off last water supply valve to pool in pump room if available and blowing out fill line. Remove cover from pump room Attach cover to existing, available/ freely spinning deck anchors, store ladders, rails, and equipment. *CBC will not be responsible for any damage or malfunctioning of equipment during normal operation nor winterization due to the failure of valves/related features/ lack of labeling and or mislabeling/ nor valves and plumbing not in plain view in the pump room and pointed out/ explained by owner to CBC beforehand.* CBC will make every effort to plug any submerged ports but will not take any responsibility for any ports proving not to be airtight after the fact. *All accounts must be current to ensure regular service as well as closure of pool, any accounts over 15 days overdue will face interruption of service. A 5% Finance Fee will be incurred on any invoice not paid within 30 days of the invoice date. Any accounts overdue as of 8/25 will be required to prepay final deposit and bring account current before winterization can be scheduled and the last day for scheduling will be 9/30 after which point CBC will be released from responsibility to close pool as per the contract.*

8. All related fees will be invoiced to the customer separately. Delays in payments due to third party compliance will still incur resultant finance charges where such delays are the result of the compliance agency failing to examine the documents submitted correctly. There will be a \$150 administrative fee due for any properties that change ownership during the contract period if such change of ownership requires new insurance cert, w9's, contracts etc. Change in compliance service during the contract period will be itemized and billed back to the previous owner as well as a \$150 administrative fee.

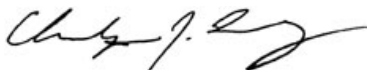
New Ownership is responsible for any outstanding balances due at the time of sale. As of 7/22/2025 the existing amount due is \$3,104.17. Payment of \$2580.42 to be remitted by 8/8/25 and \$523.75 by 9/15. Any amounts received from previous owner (Westrum) after 7/31/2025 will be credited to current Ownership's account after that time.

We Propose: hereby to maintain the pool as ordered - complete in accordance with the above specifications for the sum of:

Three thousand one hundred and four dollars and seventeen cents (\$3,104.17) *

Payment to be made as follows for 2025 season: \$2580.42 due August 8th, \$523.75 due September 15th 2025.

were delivered not yet used. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the original cost. If the minimum wage is increased by law, the compensation due to CBC Pool Management will be increased by the exact amount of the wage increase per hour X man-hours plus 17% payroll taxes. This amount will be documented by CBC and will be due in addition to the regular monthly payment. The minimum wage is \$9.50 at the time of computation of this contract. Property to carry fire, flood, tornado, and all other necessary insurance. Property Management agrees not to attempt to hire any employee or subcontractor furnished by CBC for any pool-related work or services, within two years of acceptance of this contract. In the event of insolvency of either party, failure to perform duties respective to contract or a voluntary assignment for the benefit of creditors respective to either party, contract may be terminated upon 30 days' notice, with all amounts for work performed still due, and appropriate deposits refunded, minus costs for work performed and services provided. All arrangements contingent upon accidents, strikes, weather, or delays beyond our control. Our employees are fully covered by Workman's Compensation Insurance. In the event that the work environment, whether due to residents or staff, is determined to be unsafe/abusive, language is hostile/disrespectful/abusive, CBC reserves the right to reduce employee exposure and or terminate service completely with any money received refund given for any service not executed as well as all payments for services executed and supplies delivered due. Depending on the severity of the offenses every reasonable effort will be made to ameliorate or aid in transition if unable to do so.



Christopher J. Bradley, Owner

Note: This proposal may be withdrawn by us if not accepted within: 1 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 7.23.25 **Signature(s)** Brian Kohen



A-2 CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SAMPLE CERTIFICATE		CONTACT NAME:	
		PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
INSURER A: SAMPLE ONLY		NAIC #	
INSURED CBC Pool Management, LLC 120 Lyle Ave Bala Cynwyd PA 19004		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 25-26 SAMPLE ONLY

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y	Y	SAMPLE ONLY	04/01/2025	04/01/2026	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
							MED EXP (Any one person)	\$ 5,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000	
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
	OTHER:							\$	
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY	Y	Y	SAMPLE ONLY	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$	
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$ 1,000,000	
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$	
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
							\$		
A	<input checked="" type="checkbox"/> UMBRELLA LIAB	Y	Y	SAMPLE ONLY	04/01/2025	04/01/2026	EACH OCCURRENCE	\$ 2,000,000	
	<input type="checkbox"/> EXCESS LIAB						<input type="checkbox"/> CLAIMS-MADE	AGGREGATE	\$ 2,000,000
	DED						RETENTION \$	\$	
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A	Y	SAMPLE ONLY	04/01/2025	04/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$ 1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SAMPLE ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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