

CAPE MALIBU PROPERTY OWNERS ASSOCIATION

Board of Directors Open Meeting

Sunday, August 16, 2026, 2:00pm

Lands End, Cape Malibu, Montgomery County, Texas

- 1) Call Meeting to Order
- 2) Establish Quorum
- 3) Approval of Minutes from prior Meeting of the Board
- 4) Treasury Report
- 5) Architectural Control Committee Report
- 6) Digital Information Committee Report
- 7) R&C Review Panel Report
- 8) Water Supply Corporation Report
- 9) Community Club Report
- 10) Helping Neighbors Report
- 11) Thank You Announcements – **Ray Bates** for meeting with all the pool contractors, sub-contractors, etc.; **Eddie Stevens** for installing the no soliciting sign; **Ray Bates** for installing new fire extinguisher cabinet; **Everyone** who made the July 4 celebration happen; **Jewell Terrell** – extra work at Lands End; **Dan Drinkwater** – sprinkler repair
- 12) Confirmation of actions taken between meetings
 - Approval of overage on bulkhead.
- 13) Business in Progress
 - Road Repave Update
 - Solicitor Sign
 - Lands End Restroom Cleaning
 - Insurance valuation for Lands End
 - Document Purge – August 22
- 14) New Business
 - Pool Resurface Bids
 - Elections / Annual Meeting – September 20, 2026
- 15) Directors adjourn to Executive Session
- 16) Directors reconvene to Open Session providing summary of action taken
- 17) Set Date for next Board meeting
- 18) Adjournment

Pool Facts

Finish – Pebble (Pebble Tech, Stonescapes, etc.): This is an aggregate finish made up of cement and pebbles or rock. The texture of standard pebble is like small river rocks. There are mini and micro versions available with smoother feel. It has the longest warranty (over quartz or marcite/plaster/marble) and greatest longevity. ***We are only considering pebble finishes.***

Acid Wash - prepares the surface by removing stains, algae, and debris, creating a clean base for the new finish to adhere properly.

Bond Kote - is a specially formulated, two-part cementitious coating, designed to be used as an ideal substrate to mechanically bond pool plaster over existing plaster finishes. Most use this on the steps as chipping steps is not recommended. Some companies do not fully chip out the pool and the Acid Wash/Bond Kote

Note: Acid Wash and Bond Kote are only used if the old plaster is not chipped out. Chipping out the plaster ensures any underlying issues are identified and addressed. It also provides the best foundation for replastering. Some companies do not chip out steps as they are difficult to rebuild after chip out so Acid Wash / Bond Kote are used there.

VGB-compliant drain - refers to a swimming pool or spa drain cover that meets the requirements of the Virginia Graeme Baker Pool & Spa Safety Act (VGB Act), ensuring it's designed to prevent suction entrapment, a major safety hazard.

Monthly Financial Report

Cape Malibu Property Owners Association
For the period ended December 31, 2026

Prepared by

Amy Drinkwater, Evolve Small Business Solutions

Prepared on

August 16, 2026

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Balance Sheet

As of July 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
Checking	-3,865.41
Checking (New as of 1/23/2026)	276.10
Savings	94,113.61
Savings - Bulkhead	26,000.00
Savings - Contingency	31,883.83
Savings - Pool	15,000.00
Savings - Road Assessment	74,107.97
Total Savings	241,105.41
Total Bank Accounts	237,516.10
Accounts Receivable	
Accounts Receivable	110,117.11
Total Accounts Receivable	110,117.11
Other Current Assets	
Deferred Income	-9,049.23
Undeposited Funds	5,849.31
Total Other Current Assets	-3,199.92
Total Current Assets	344,433.29
TOTAL ASSETS	\$344,433.29
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	-2.87
Total Accounts Payable	-2.87
Credit Cards	
Visa Business Cash Preferred Card	3,241.96
Total Credit Cards	3,241.96
Total Current Liabilities	3,239.09
Long-Term Liabilities	
Key Deposits	3,825.00
Total Long-Term Liabilities	3,825.00
Total Liabilities	7,064.09
Equity	
Fund Balance	216,178.94
Retained Earnings	-1,306.87
Net Income	122,497.13
Total Equity	337,369.20
TOTAL LIABILITIES AND EQUITY	\$344,433.29

Profit and Loss

July 2026

	Total
INCOME	
Fees	1,934.31
Maintenance Fee	126,652.95
Total Fees	128,587.26
Finance Charges	-792.69
Total Income	127,794.57
GROSS PROFIT	127,794.57
EXPENSES	
Bank Service Charges	28.45
Digital Committee	163.42
Maintenance & repairs	
Entrance Grounds	583.82
Lands End Grounds	722.92
Pool	450.00
Pool Service/Materials/Supplies	287.76
Total Pool	737.76
Restrooms	70.00
Supplies	56.33
Total Lands End Grounds	1,587.01
Mowing and Clearing	1,200.00
Total Maintenance & repairs	3,370.83
Merchant deposit fees	-154.09
Office Supplies	182.70
Postage and Delivery	62.74
Professional Fees	
Accounting	959.81
Total Professional Fees	959.81
QuickBooks Payments Fees	68.20
Utilities	
Electric	317.93
Water	297.45
Total Utilities	615.38
Total Expenses	5,297.44
NET OPERATING INCOME	122,497.13
NET INCOME	\$122,497.13

Budget vs. Actuals Report FY26 YTD

July 2026

	TOTAL			
	Actual	Budget	Over budget by	Percent of budget
Income				
Fees	\$1,934.31		\$1,934.31	
Maintenance Fee	30,787.61		30,787.61	
Total for Fees	\$32,721.92		\$32,721.92	
Finance Charges	288.71		288.71	
Unapplied Cash Payment Income	-10,988.25		-10,988.25	
Total for Income	\$22,022.38		\$22,022.38	
Cost of Goods Sold				
Gross Profit	\$22,022.38		\$22,022.38	
Expenses				
Bank Service Charges	28.45		28.45	
Digital Committee	163.42		163.42	
Maintenance & repairs				
Entrance Grounds	583.82		583.82	
Lands End Grounds	£722.92		£722.92	
Pool	\$450.00		\$450.00	
Pool Service/Materials/Supplies	287.76		287.76	
Total for Pool	\$737.76		\$737.76	
Restrooms	70.00		70.00	
Supplies	56.33		56.33	
Total for Lands End Grounds	\$1,587.01		\$1,587.01	
Mowing and Clearing	1,200.00		1,200.00	
Total for Maintenance & repairs	\$3,370.83		\$3,370.83	
Office Supplies	182.70		182.70	
Postage and Delivery	93.04		93.04	
Professional Fees				
Accounting	959.81		959.81	
Total for Professional Fees	\$959.81		\$959.81	
QuickBooks Payments Fees	68.20		68.20	
Utilities				
Electric	317.93		317.93	
Water	297.45		297.45	
Total for Utilities	\$615.38		\$615.38	
Total for Expenses	\$5,481.83		\$5,481.83	
Net Operating Income	\$16,540.55		\$16,540.55	
Other Income				
Other Expenses				
Net Other Income				
Net Income	\$16,540.55		\$16,540.55	

Bid Comparison

	All Star	America	Agua Blue	Eden	Express	Hipp	Patten	Poolie	Town & Country
Total Cost	\$73,135	\$62,300	\$50,267	\$41,609	\$47,560	\$61,029	\$87,579	\$78,638	\$50,007
Cost Pool only	\$73,135	\$50,300	\$43,917	\$41,609	\$40,960	\$61,029	\$81,860	\$66,263	\$42,507
Manufacturer	Pebble Tech	Stone scapes	Pebble Tech	Stone scapes	Stone scapes	Pebble Tech	Stone scapes	Stone scapes	Stone scapes
Type	Pebble sheen L1	Mini pebble	Pebble sheen L1	Mini pebble	Choice of pebble, mini or micro	Pebble Sheen L1	Mini pebble	Choice of pebble, mini or micro	Mini pebble
Drain Pool	☒	☒	☒	☒	☒	☒	☒	☒	☒
Chip Plaster	☒	☒	☒	☒	As needed	☒	As needed	☒	☒
Acid Wash	no	☒	no	no	☒	no	no	no	☒
Bond Tech	no	☒	no	no	☒	no	no	no	☒
New Drain Covers	☒	☒	☒	☒	☒	☒	☒	☒	☒
Channel Drain	??	☒	☒	☒	☒	☒	☒	☒	☒
Waterline Tile	☒	☒	☒	☒	☒	☒	☒	☒	☒
Tile Type	standard	standard	??	6x6 standard	standard	standard	standard	standard	upgraded
New Depth Markers	☒	☒	??	☒	☒	☒	☒	??	☒
Trim Tile (depth / steps)	??	☒	☒	☒	☒	??	☒	☒	☒
Tile Type	??	choice	2x2	choice	2x2	??	1x1	choice	choice
New fittings/eyeballs/anchors	☒	☒	☒	☒	☒	☒	??	??	☒
Fill / start / balance	☒ 7 day	no	☒	☒	no	☒	☒	☒ 1 month	☒

	All Star	America	Agua Blue	Eden	Express	Hipp	Patten	Poolie	Town & Country
Repair deck	??	☒	??	At cost	☒	??	??	☒	☒
Morter coping	??	☒	??	At cost	☒	??	??	☒	☒
Mastic between coping & deck	☒	☒	??	☒	☒	☒	☒	☒	☒
Low Voltage Lighting	☒	☒	??	☒	☒	☒	☒	☒	☒
Brush pool *	shared	CMPOA	CMPOA	CMPOA	CMPOA	CMPOA	CMPOA	shared	CMPOA
Warranty Inst	??	2	10	3	7	??	2	1	2
Warranty Mfg	??	10	10	10	10	??	10	10	10
Refinish Pavillion Deck	Will provide at cost	☒ \$12,000	☒ \$6350	no	☒ \$6600	no	☒ \$5719	☒ \$12,375	☒ \$7500
Additional				New cartridge filter \$3700			New chlorinat or 676	New chlorinat or \$857.35	New cartridge filter \$3200 Replace skimmers \$6250

*Shared Brush pool = 1 x day by contractor & 1 x day by CMPOA

*CMPOA Brus pool = 2 x day by CMPOA

8/10/26

Contact

281 531 5072 Office
281 531 5022 Fax

Mailing Address

1127 Eldridge Parkway #300
Houston, Texas 77077
www.aguabluepools.com



Cape Malibu HOA>, 15816 Malibu E, Willis, TX 77318
Attn: Mr. Davis

Swimming pool:
Patio deck:

Scope of work:

Remove existing design on patio deck

Clean and prep deck, repair cracks, float deck and apply spray deck texture with color sealer. 1 year warranty for texture. No warranty on repaired cracks, as they reappear historically.

Color choice by customer.

Total: \$6350.00 material, tax and labor included

Payment : 50% when started, 50% when completed

We charge 3% late fee after 45 days.

1 Mio Dollar liability insurance , workmen's compensation, vehicle insurance,
Member of Better Business Bureau, HAA, NSP

Water and electricity are necessary for our work and must be available on site.
Customer just keep area free from other workman, pets and children. Water (sprinklers) must be turned off during construction. Agua Blue Inc. is not responsible for any cracks on drive-way, due to heavy vehicles during construction.

Contact

281 531 5072 Office
281 531 5022 Fax

Mailing Address

1127 Eldridge Parkway #300
Houston, Texas 77077
www.aguabluepools.com



AGUA BLUE POOL SERVICES, INC.

Remove any vehicles from drive way. No Landscaping included in price. We are not responsible for any damage to grass, bushes or plants during construction. Agua Blue Inc. is not responsible for any damage to underground utility lines or sprinkler during work. We use outmost care not to damage landscaping or utility lines or sprinkler system.

This proposal once signed is a legal and binding document between the customer and Agua Blue Inc. Faxed or emailed copies are also legal binding documents. Work can only be cancelled before we start work, not after.

Acceptance of proposal

Print Signature.....

Agua Blue Pool Service Inc.
1127 Eldridge Parkway
Suite 300/357
Houston, TX 77077

Please approve via email
Aguabluepools@gmail.com

ALL STAR POOLS

"Pools Built with Integrity"

10008 Summer Ridge Ln Conroe Tx 77302
(936) 827-8990
E-Mail: eddie@allstarcustompools.com

Quote

Number

969

Date

Aug 6, 2026

Client

Cape Malibu
15816 Malibu E Willis 77318
214-952-0289 Jim Davis

Re-Model

Pool Only

Description	Qty	Cost	Ext
INTERIOR FINISH QUOTATION PebbleTec Products	1	52,990.00	52,990.00

POOL REPLASTER INCLUDES:

Drain pool & punch appropriate number of holes in pool to ensure structural integrity of pool during work. Complete chip out of entire Pool and/or Spa to remove all existing plaster. Axe prep walls and floor wherever applicable to repair bad areas around all fittings, light fixtures and return lines. Acid wash the pool to make clean and rough. Pump and hand trowel two coats of (PEBBLE TEC OR PEBBLE SHEEN LEVEL 1 COLOR) Plaster. Replace all main drain covers, wall fittings and eyeballs.

INTERNAL AREA: 2,980

INCLUDED EXTRAS:

COMPLETE CHIP OUT FOR POOL

COMPLETE CHIP OUT FOR WADER POOL

Total Steps & Benches

(12) Fitting(s)

(12) Eyeball(s)

(2) 10" VGB Drain(s)

(2) Rope Anchor(s)

(1) Remodel Pool Main Drain with VGB Channel Drain (Frame, Grate, Field Sump Included)

Finish around trim tile - 58 Linear Feet.

Finish Wader Pool

Slurry Pick Up

PEBBLE TEC/PEBBLE SHEEN – LEVEL 1 COLOR PRICE: ***QUOTED***

• Tec: Blue Lagoon, Blue Wave, Caribbean Blue, Crème de Menthe Moonlight Grey, Sandy Beach, Soft White, Tahoe Blue, White Pearl

• Sheen: Aqua Blue, Blue Granite, Bordeaux, Blue Surf, Caribbean Blue Desert Gold, French Grey, Irish Mist, Tahoe Blue, White Diamonds

Total

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OTHER PEBBLE TEC/PEBBLE SHEEN COLOR OPTIONS & PRICING:

PEBBLE TEC/PEBBLE SHEEN – LEVEL 2 COLOR PRICE: \$62,174.00

- Tec: Black Canyon, Black Pearl, Black Marble, Emerald Bay, Jade, Midnight Blue, Sky Blue, Tropical Breeze*
- Sheen: Arctic White, Black Onyx, Cool Blue*, Ocean Blue*, Prism Blue* Seafoam Green, Sierra Black, Slate Blue*, Turtle Bay*

PEBBLE BRILLIANCE LEVEL 1 COLOR PRICE: \$ UPON REQUEST

- Brilliance:, Crystal Harbor, Glazier Bay, Oasis Shoreline, Sparkling Water, Vivid Shores

PEBBLE BRILLIANCE LEVEL 2 COLOR PRICE: \$ UPON REQUEST

- Brilliance:, Aqua, Falls, Clearwater, Deep Cove, Majestic Sound, Tropicana

PEBBLE ESSENCE LEVEL 1 COLOR PRICE: \$ UPON REQUEST

- Essence:, Aqua Essence*, Atlantic Essence*, Harbor Essence*

PEBBLE ESSENCE LEVEL 2 COLOR PRICE: \$ UPON REQUEST

- Essence:, Aegean Essence*, Pearl Essence*

PEBBLE BREEZE - LEVEL 1 COLOR PRICE: \$ UPON REQUEST

- Breeze: Fresh Water, Gulf Shores, Silver Sea

PEBBLE CRYSTAL - LEVEL 1 COLOR PRICE: \$ UPON REQUEST

- Warm White

PEBBLE CRYSTAL - LEVEL 2 COLOR PRICE: \$ UPON REQUEST

- Buff Blue, Heather Grey, Verde Mist

PEBBLE QUARTZ LEVEL ONE - \$

- Classic White

Total

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Description	Qty	Cost	Ext
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PEBBLE QUARTZ LEVEL TWO - \$

• Aquarius, Baja Blue, Coastal Grey

PEBBLE FINA LEVEL 1 COLOR PRICE - \$

Acquos°, Bella Blue°, Classico, Egyptian Sands*°, Grigio°

PEBBLE FINA LEVEL 2 COLOR PRICE - \$

Cielo Blue°, Fresca Verde*°, Steel Grey*°

The o symbol indicates the Pebble Fina finish includes Shimmering Sea. The * symbol indicates the Pebble Fina finish includes Star Dust.

OPTIONAL ENHANCEMENTS:

ADD LUMINOUS GLASS BEADS: \$ UPON REQUEST

ADD SHIMMERING SEA TO FINISH: \$

The * symbol indicates that Shimmering Sea is already included in the mix.

ADD MicroSetNCure TO FINISH: UPON REQUEST

ADDITIONAL INTERIOR FINISH OPTIONS & ENHANCEMENTS (IN-HOUSE):

MMG PEBBLE - LEVEL 1 COLOR PRICE: \$50,694.00

• White, Blue, Gray, Verde

MMG PEBBLE - LEVEL 2 COLOR PRICE: \$59,878.00

• Tropical (Dark Blue)

ADD TEXAS SKIES TO FINISH (BY MMG PEBBLE): \$

Total

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Pool Only

Description	Qty	Cost	Ext
■ Blend of blue glass beads & shimmering sea (abalone shell)			
TILE ONLY	251	49.00	12,299.00
REMOVE, REPAIR AS NEEDED, PREP, AND REPLACE TILE WITH STANDARD WATER TILE. (Includes \$6.00 sq ft tile allowance for the waterline tile)			
MISC. CONSTRUCTION COSTS	1	20.00	20.00
Each depth marker and no dive cost installed			
MISC. CONSTRUCTION COSTS	215	6.00	1,290.00
Mastic, tear out, grind, prep and seal			
MISC. CONSTRUCTION COSTS	1	470.00	470.00
Pull & replace existing lights. This is an allowance only pending on conduit not broken under deck or wherever not visible and the light can be pulled.			
LIGHT TRANSFORMER (INTERMATIC 300w)	1	200.00	200.00
LED POOL LIGHT (WHITE ONLY 12v)	2	1,058.00	2,116.00
"Jandy" White daylight LED pool light 12v 500 watt (3 year warranty)			
MAKE READY	1	1,250.00	1,250.00
FINAL CLEAN-UP & DUMP SITE TRIP			
SEVEN DAY START-UP	1	2,500.00	2,500.00
Seven day start-up with chemicals and brushing once a day.			

Total

\$73,135.00

All Star Pools will provide two free quotes. A \$1,000 non-refundable deposit (applied to pool purchase) is required, for up to 4 additional quotes. This quote is good for 60 days. Quote does not include engineering fees due to specific pool designs and/or lots greater than 15,000 SqFt requiring storm-water detention per the City of Houston permitting and any additional material or labor required for detention, unless specified above. Thank you!

AMERICA POOLS AND RENOVATIONS
4510 HICKORYGATE DR
HOUSTON, TX 77373

Americapoolsandrenovations@gmail.com
Phone: 346-234-9458



JIM DAVIS
CAPE MALIBU

15816 MALIBU E
WILLIS, TX 77318

CELL: 214-952-0289
EMAIL: PRESIDENT@CAPEMALIBU.ORG

ESTIMATE

Estimate # 0001894

Estimate Date 08/10/2026

Item	Description	Unit Price	Quantity	Amount
Service	DRAIN POOL, REMOVE HYDROSTATIC PLUGS TO RELIEVE PRESSURE FROM POOL, HAUL AWAY ALL DEBRIS CREATED BY AMERICA POOLS AND RENOVATIONS AND EMPLOYEES	900.00	1.00	900.00
Service	REMOVE ALL HOLLOW SPOTS FROM EXISTING POOL PLASTER, CHIP AWAY 4-6 INCHES OF PLASTER FROM ALL PIPES, LIGHTS AND TILE LINE (AS NEEDED) THIS IS NECESSARY FOR A FLUSH FINISH, FIX ANY AND ALL CRACKS IN THE POOL BY ADDING HYDRAULIC CEMENT, ACID WASH POOL (ACID WILL BE NEUTRALIZED SO IT DOES NOT DAMAGE ANYTHING UPON DISPOSING OF IT) APPLY BOND KOTE (BONDING AGENT FOR PLASTER) HAUL AWAY ALL DEBRIS CREATED BY AMERICA POOLS AND RENOVATIONS AND EMPLOYEES THEREOF NOTE: IF THIS REQUIRES A FULL CHIP-OUT INSTEAD OF BOND-COAT PREP ADDITIONAL \$3/SQFT	4000.00	1.00	4,000.00
Service	PUMP WHITE MARCITE PLASTER FINISH INTO POOL WITH HOSES AND HAND TROWEL UNTIL FINISH SETS PROPERLY. INSTALL EYEBALL JETS. *AVERAGE LIFESPAN OF WHITE PLASTER IS 5-7 YEARS FOR COMMERCIAL STANDARD POOLS	14680.00	1.00	14,680.00
Product	NEW ANTIVORTEX MAIN DRAIN COVERS TO MEET STANDARDS WITH CERTIFICATES	85.11	4.00	340.44
Service	FIND A SATISFACTORY LEVEL TO INSTALL NEW WATERLINE TILE AND COPING IN ACCORDANCE WITH NEW ELEVATION FOR THE PROPER ADDING OF NEW MORTAR AND THIN-SET AS NEEDED AND INSTALL NEW TILE AND COPING. IF ANY MINOR REPAIR IS NEEDED ON THE BEAM, IT WILL BE DONE AT TIME.	19660.00	0.00	0.00

	SOME AREAS WILL VARY DUE TO DECK MOVEMENTS. INCLUDES STANDARD COMMERCIAL-GRADE POOL-RATED CERAMIC TILE. 3CM COPING. ADD NEW SELF LEVELING CAULK AROUND PERIMETER OF POOL TO PROTECT TILE AND COPING. REMOVE AND REPLACE EXISTING WATERLINE DEPTH MARKER TILES AND INSTALL REQUIRED "NO DIVING" MARKER TILES AT APPROPRIATE LOCATIONS.			
Product	OPTIONAL UPGRADE: PUMP QUARTZSCAPES BLUE PLASTER AND HAND TROWEL UNTIL FINISH SETS PROPERLY. THIS MATERIAL AVERAGE LIFE SPAN IS 10-15 YEARS.	7995.00	0.00	0.00
Product	OPTIONAL UPGRADE: PUMP STONESCAPES MINI BEBBLE AQUA COOL MINI PLASTER AND HAND TROWEL UNTIL FINISH SETS PROPERLY. THIS MATERIAL AVERAGE LIFE SPAN IS 20-25 YEARS.	14020.00	1.00	14,020.00
Service	OPT FOR FULL CHIP OUT VS STANDARD PREP	5340.00	1.00	5,340.00
Service	REMOVE EXISTING DRAIN COMPONENTS AS REQUIRED AND INSTALL NEW COMMERCIAL-GRADE CHANNEL DRAIN ASSEMBLY IN THE WADING POOL. INCLUDES STANDARD FITTINGS, CONNECTION TO THE EXISTING DRAIN PLUMBING, SETTING, AND FINISHING AROUND THE NEW DRAIN. FINAL CONFIGURATION SHALL BE SUBJECT TO FIELD CONDITIONS AND APPLICABLE VGB REQUIREMENTS.	3250.00	0.00	0.00
Service	INSTALL CONTRASTING POOL-RATED TRIM TILE AT STEP EDGES AND REPLACE/INSTALL THE CONTRASTING TILE LINE IDENTIFYING THE DEEP-END TRANSITION.	1780.00	0.00	0.00
Service	REPAIR TWO IDENTIFIED CRACKED DECK AREAS DIRECTLY BEHIND THE COPING NEAR THE DEEP END. REMOVE LOOSE OR UNSOUND MATERIAL AS REQUIRED, PREP THE AFFECTED AREAS, PATCH, AND BLEND REPAIR AS CLOSELY AS PRACTICAL WITH THE EXISTING SURFACE. THIS IS A REPAIR OF EXISTING CONCRETE AND DOES NOT INCLUDE A WARRANTY AGAINST FUTURE CRACKING, SETTLEMENT, OR STRUCTURAL MOVEMENT.	1750.00	0.00	0.00
Service	REMOVE TWO EXISTING 120-VOLT POOL LIGHT FIXTURES AND CONVERT TO TWO NEW LOW-VOLTAGE LED POOL LIGHTS. INCLUDES TWO COMPATIBLE LIGHT FIXTURES, REQUIRED LOW-VOLTAGE TRANSFORMER, STANDARD INSTALLATION, AND CONNECTION TO THE EXISTING ELECTRICAL SYSTEM. PRICE ASSUMES EXISTING NICHES, CONDUITS, BONDING, AND WIRING PATHS ARE SERVICEABLE. ELECTRICAL OR CONDUIT REPAIRS DISCOVERED DURING INSTALLATION ARE ADDITIONAL.	4250.00	0.00	0.00

Service	PREP AND APPLY A COMMERCIAL-GRADE TEXTURED COOL-DECK-TYPE COATING SYSTEM TO APPROXIMATELY 1,200 SQ FT OF COVERED PATIO AREA. INCLUDES STANDARD CLEANING/PREPARATION, TEXTURE APPLICATION, AND FINISH COATING. MAJOR CONCRETE REPAIRS, MOISTURE ISSUES, STRUCTURAL CRACKS, OR REMOVAL OF FAILED EXISTING COATINGS BEYOND NORMAL PREPARATION ARE ADDITIONAL.	12000.00	0.00	0.00
<u>NOTES:</u> NOTES: POOL SIZE: 172 LNFT 1650 SQFT MAIN POOL 42 LNFT 130 SQFT BABY POOL 28 LNFT RACING LINE -INCLUDES ALL LABOR AND MATERIAL UNLESS NOTED. IF EXTRA WORK ARISES UPON PREPPING OF THE POOL WILL BE DISCUSSED FOR PRICING. -DOES NOT INCLUDE WATER. CUSTOMER MUST PAY FOR IT. -PLEASE NOTE THAT CLIENT MUST GET WATER LOAD DELIVERY FOR QUICK FILL TO AVOID HAIRLINE CRACKS ON PLASTER FROM HEAT AFTER PLASTERING. -INCLUDES 18-MONTH WORKMANSHIP WARRANTY. THIS LIMITED WARRANTY DOES NOT COVER DAMAGES TO THE FINISH WHICH HAVE BEEN FADED, STAINED, PHYSICALLY DAMAGED, SCALED, LACK OF PROPER WATER CHEMISTRY, DAMAGE FROM STRUCTURAL MOVEMENTS, CHEMICAL ABUSE OR SANITATION APPLICATIONS. DISCOLORATION CAN BE TREATED WITH ACID AT CUSTOMER'S EXPENSE. DELAMINATION IS COVERED. DAMAGES FROM ACT OF GOD, DAMAGES FROM OTHER TRADES, MALICIOUS DAMAGES, OR DAMAGES FROM IMPROPER USE OR LACK OF MAINTENANCE ARE EXCLUDED. WE PROPOSE HEREBY TO FURNISH LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS. ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER ACCORDING TO SPECIFICATIONS SUBMITTED, PER 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 WORK SCHEDULE TO BE DETERMINED DEPENDING ON WEATHER PERMITTING AND PROMPTLY PER COMPANY STANDARDS. PROJECTED START DATE TBD PLASTER: STONESCAPES MINI PEBBLE TILE: COMMERCIAL STANDARD PORCELAIN COPING: 3CM PAVER DECK: TBD ACCEPTED PAYMENT METHODS INCLUDE CASH, IF IN CHECKS MUST BE A CERTIFIED CHECK OR CASHIERS CHECK. DEBIT CARD, CREDIT CARD, ZELLE, CASH APP OR VENMO IS ACCEPTED WITH A 4.6% FEE PAYMENT WILL BE DISTRIBUTED IN TWO SEGMENTS -UPON ARRIVAL OF THE DEMO CREW 50% -UPON ARRIVAL OF PLASTERING CREW 50% *DEPOSITS ARE REFUNDABLE IF CUSTOMER DECIDES TO CANCEL CONTRACT. MUST BE NOTIFIED 3 WEEKS PRIOR TO COMMENCEMENT OF WORK MINUS A 5% FEE. **ESTIMATE IS ONLY VALID FOR 90 DAYS FROM DAY OF ISSUANCE.				

	Subtotal	39,280.44
	Total	39,280.44
	Amount Paid	0.00
	Estimate	\$39,280.44

drains replacement	\$3,250.00
trim tile	\$1,780.00
deck repair	\$1,750.00
12v lights	\$4,250.00
patio refinish	\$12,000.00
New Total =	

8/5/26

Cape Malibu Pool
15816 Malibu E
Willis TX 77318
Attn: Jim Davis

Proposal

Swimming pool and Wade Pool
Replaster swimming pool and Wade Pool
Scope of work
Chip out complete pool and wade pool
Steps and benches
(12) fitting and (12) eyeballs
(2) rope anchors
(2) 10" VGB drain covers
(1) remodel main drain with VGB channel drain
Finish around trim tiles
Install trim tiles as per code 2x2 straight line sapphire blue
Finish wade pool
Slurry pickup
Stabilize pool with chemical
Give instructions how to maintain pool
Brushing of pool by others.

Price for MMG Pebble (white, blue grey, verde)...\$41'990.00 material, tax and labor included

Price for NPT Quartz (white): 35'398.00 material, tax and labor included

Price for Pebble TEC and Pebble Sheen: \$43'917.00 material, tax and labor included
Color Level One

Warranty : 10 years for workmanship and material.

Payment : 50% to start, 50% when completed

Contact
281 531 5072 Office
281 531 5022 Fax

Mailing Address
1127 Eldridge Parkway #300
Houston, Texas 77077
www.aguabluepools.com



We charge 3% late fee after 45 days.

Contact
281 531 5072 Office
281 531 5022 Fax

Mailing Address
1127 Eldridge Parkway #300
Houston, Texas 77077
www.aguabluepools.com



1 Mio Dollar liability insurance , workmen's compensation, vehicle insurance,
Member of Better Business Bureau, HAA, NSP

Water and electricity are necessary for our work and must be available on site.
Customer just keep area free from other workman, pets and children. Water
(sprinklers) must be turned off during construction. Agua Blue Inc. is not
responsible for any cracks on drive-way, due to heavy vehicles during construction.

Remove any vehicles from drive way. No Landscaping included in price. We are not
responsible for any damage to grass, bushes or plants during construction. Agua
Blue Inc. is not responsible for any damage to underground utility lines or sprinkler
during work. We use outmost care not to damage landscaping or utility lines or
sprinkler system.

This proposal once signed is a legal and binding document between the customer
and Agua Blue Inc. Faxed or emailed copies are also legal binding documents. Work
can only be cancelled before we start work, not after.

Acceptance of proposal

Print Signature.....

Agua Blue Pool Service Inc.
1127 Eldridge Parkway
Suite 300/357
Houston, TX 77077

Please approve via email
Aguabluepools@gmail.com



From EDEN POOL SERVICE
1111 League Line Rd
STE 108
Conroe, TX 77303
admin@edenpros.com
+19369009335

Job ID # 98424013
Estimate # 8956
Issue date Apr 07, 2025
Job Address 15816 Malibu W, Willis TX,
77318

Estimate for Cape Malibu POA
15816 Malibu W
Willis, TX 77318
cmpoatreasurer@gmail.com

Item	Quantity	Price	Total
Resurface pool with white Stonescapes mini pebble includes start up	1	\$19,500.00	\$19500.00
Remove and replace waterline tile standard 6x6 waterline tile	213	\$37.50	\$7987.50
tile markers (depth, steps and divider)	1	\$1,200.00	\$1200.00
Standard travertine coping	213	\$57.50	\$12247.50
Plaster Chip Out Complete chip out of existing plaster	1	\$8,000.00	\$8000.00
Pentair FullfloXF 620 sq ft commercial filter	1	\$2,700.00	\$2700.00
plumbing materials replumb complete equipment pad	1	\$500.00	\$500.00
labor plumbing	1	\$500.00	\$500.00
SpaElectric	2	\$1,150.00	\$2300.00
100w low voltage transformer	1	\$250.00	\$250.00



from EDEN POOL SERVICE
1111 League Line Rd
STE 108
Conroe, TX 77303
admin@edenpros.com
+19369009335

Item	Quantity	Price	Total
labor lights	1	\$300.00	\$300.00
Subtotal			\$55,485.00
Tax			\$474.38
remove new filter cost	- \$3,700.00		
remove replace coping	- \$12,247.50		
add mastic 7.50*213	+ \$1,597.00		
Total			\$55,959.38
New total = \$41,609.38			

Terms

Thank you for allowing us the opportunity to work for you!

- EDEN POOL SERVICE
- (855)-654-POOL (7665)
- admin@edenpros.com
- www.EdenPoolService.com

OUR PROMISE: Eden Pool Service and it's employees are fully insured and licensed. Eden continues to strive in customer satisfaction as proven by our review record. If at any time you are not satisfied with work performed by Eden Pool Service, please call us directly and we will work with you to achieve the desired satisfaction if at all possible. We look forward to working for you!

DISCLAIMER: Service fees and/or diagnosis fees are due upon initial visit. Diagnostic Reports will then be recorded for proposal to be approved. If any approved service is needed following diagnosis and requires additional payment of customer, 50% of total may be due up front and before service is performed with the remaining 50% to be paid following completion. If job is fully covered under a warranty program then no additional payment will be required of customer at any time. Following diagnosis, please allow a minimum 2-4 days for reporting, approval, parts acquiring, and rescheduling. If service, diagnosis, trade call, or repair fee is not paid upon completion of job and by date of invoice due, Eden Pool Service reserves the right to collect funds using any means necessary and customer acknowledges and approves these and the above terms as well as any necessary late/collections fees that may come as a result of non payment. All quotes, proposals, estimates, or bids are a quotation on only the parts and labor described therein and are subject to the conditions noted below: Once the proposal is approved, signed, and returned to an Eden Pool Service Representative, it is considered a binding legal agreement between the customer and Eden Pool Service. Proposals may be returned by mail, fax, email, or in person, all which hold the same legal binding power as a verbal agreement in the State of Texas. Deposits placed on proposals also acknowledge acceptance of terms. Cancellations will be accepted within UP TO 24 HOURS prior to the job start date. Cancellations submitted... (Continued on next page)



EDEN POOL SERVICE

1111 League Line Rd
STE 108
Conroe, TX 77303
admin@edenpros.com
+19369009335

(Continued)... on the day of the start date may be subject to a 20% cancellation fee of bid total. If payment in full is not received within 10 days of completion, a \$15 late fee will be added to the outstanding invoice which will also be subject to a fee equal to 20% of balance if not paid in full within 30 days of completion.

- TICL 1198-

"Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov"



3803 Lauder Rd
Houston, TX 77039
Office: 281-590-5656
Fax: 281-590-6565

ESTIMATE

August 14, 2026

Cape Malibu HOA
15816 Malibu E.
Willis, TX 77318
Jim Davis 214-952-0289
president@capemalibu.org
Salesperson: Julio Rivas

Following is a proposal and list of procedures for **replaster and retile**:

1. All work will be performed according to the current National Plasterers Council Technical Standards.
2. Drain the pool completely and punch an appropriate number of hydrostatic holes in the bottom of the pool to ensure the structural integrity of the pool during work.
3. Remove existing tile and install new.
4. Remove plaster around all returns, lights, rope anchors, and main drain covers.
5. Completely chip/strip pool to remove any loose plaster, hollow spots, or paint (excluding steps & benches). Steps & Benches will be bond coated.
6. Acid-wash the entire surface with muriatic acid to etch the surface and neutralize the acid with soda ash.
7. **Apply Multi-Kote**, a bonding agent that ensures that the new plaster binds to existing surfaces. Allow it to dry.
8. Two coats of plaster will be applied. Plaster will be hand troweled.
9. The water is started immediately for curing purposes - **Do NOT turn off the water until the water reaches the middle of the waterline tile.** It is the customer's Responsibility to turn the water off.
10. Special care will be taken to protect the homeowner's property during the work, and all cleanup will be performed in a timely manner.
11. Recommended literature from The National Plasterers Council will be given to customers for proper start-up and filling procedures.

Continued on next page

Replaster Pool & Baby Pool 1,650 sq ft – Standard White	\$ 14,025.00	2-year warranty
Strip Plaster	5,775.00	
Retile pool & Baby pool 230ft – Standard	4,830.00	
Mortar areas in coping that's needed – does not include lift & re-set	N/C	
2 Main Drain Covers – Pool	40.00	
Add channel drain to Baby pool	1,800.00	
Trim tile to match – 2x2 Non-Skid	675.00	
Depth Divider – approx. 30ft	640.00	
Depth Markers (waterline only) – 7 Sets	1,400.00	
Replace Fittings & Eyeballs – does not include cleaner adaptor	800.00	
Spray Deck Covered Patio 1200 sq ft	6,600.00	
– No warranty on existing cracks		
–Repair two small, cracked areas of deck behind the coping, near the deep end of the pool (repair may not match)		
Mastic around pool & baby pool 215 ft	1,400.00	
LED White Pool Light (x2)12V w/Transformer	3,800.00	

Total:	\$ 41,785.00	
Discount if scheduled by August 14 th , 2025	- 1,055.00	

New Total:	\$ 40,730.00	
<i>*Price Does Not Include Start-Up Cost.</i>	remove plaster -\$ 14,025.00	
<i>*Prices are subject to change.</i>	add White Pebble +\$ 19,800.00	
	New Total =	

Prices of upgraded plaster options go in place of the Standard White Finish NOT in addition to.

<u>Other Plaster Option:</u>		<u>Applicator Warranty</u>	<u>Manufacturer Warranty</u>
Standard White w/ 30% quartz	\$ 16,500.00	3 year warranty	-----
100% Quartz – White Quartz	\$ 18,150.00	5 year warranty	10 Year Warranty
Pebble Finishes - White Pebble	\$ 19,800.00	7 year warranty	10 Year Warranty
Pebble w/ Glass – White Pebble	\$ 31,350.00	7 year warranty	10 Year Warranty

Plaster Start-Ups- Contact our office at 281-590-5656

-Price does not include salt	price without filter clean	with filter clean
Standard White Plaster - 3 day process	\$ Call for quote	\$ Call for quote
Acid Start Up – Up to 5-day process (upgraded plaster finishes)	\$ Call for quote	\$ Call for quote

By initialing below, I acknowledge that I have received, understand, and agree with the following:

_____ Express Pool Plastering will take extra care to protect your property throughout the remodel process. It is the homeowner's responsibility to move any patio furniture or yard accessories. Damaged landscaping, underground utilities, sprinkler systems or grass will be replaced by the homeowner.

_____ Prior to Express Pool Plastering commencing work, it is the customer's responsibility to report any existing issues with pool or spa lights. Please note that if a light replacement is required, any associated electrical work—including but not limited to breaking of the deck, GFI, conduit, relays, box switches, or computer/automation issues—will incur an additional cost.



_____ Pool and Spa lights have rubber gaskets, which can become corroded with pool chemistry. **If your pool/spa light is more than 8 years old, we highly recommend replacing the light(s) at the time of a replaster.**

_____ **If structural cracks exist, there is no warranty on existing cracks!** It is possible for any existing cracks in the pool or deck to reoccur at a later date if further movement of the pool occurs.

_____ If, during preparation, it is found that the previous/existing plaster needs to be removed or completely chipped out, an additional charge may be incurred for the extra prep work required to achieve a long-lasting & durable finish. *This only applies to pools that are extremely dirty & we are unable to see the bottom of the pool (plaster) at the time the estimate was given*

_____ All materials and labor are provided by Express Pool Plastering & Repairs. There is a one-year warranty on retile and recoping jobs. A two-year warranty on standard plaster finishes & a five-year warranty on 100% quartz finishes. Pebble plaster finishes have a seven-year warranty. Warranty starts date of plaster to the end of the warranty period. Plaster warranty only covers: Plaster pop-offs or any plaster hollow spots. If any of these warranty issues were to arise, Express Pool Plastering is to repair these areas by administering a plaster patch. Replastering the entire plaster surface is NOT covered under the plaster warranty unless the entire plaster surface cracks or the plaster completely starts delaminating. If warranty repair consists of draining your pool, Express Pool Plastering is only responsible for the material & labor of the repair. Water & chemical expenses are not covered under the warranty. For warranty purposes, computerized monthly water analyses are highly recommended (handwritten reports will not be accepted).

_____ It's the customer's responsibility to provide extra water hoses to fill the customer's pool and to remove any attached sprayer/hose nozzles. Express Pool Plastering is not responsible for any lost, damaged, or missing sprayer/hose nozzles.

_____ Depending on the size of your pool and water pressure, your pool should fill within 24-48 hours. The faster your pool fills, the better. If your pool takes longer to fill, shrinkage cracks can appear. Because Express Pool Plastering & Repairs has no control over your water pressure, it will not be held liable should any shrinkage cracks occur.

_____ Weekly pool maintenance starts one week after the start-up has been completed. It is imperative that the pool be brushed at least once a day for two weeks to remove any plaster dust or scale. This is the responsibility of the homeowner and not the plaster company. Express Pool Plastering & Repairs will provide pool owner-specific written instructions regarding startup and filling procedures to ensure that appropriate curing of plaster occurs, and the warranty is not voided.

_____ Pool plastering is done and applied "freehand". Each plaster surface coating will have some waviness or fluctuation. Observations should not be made during times of direct noontime sunlight, windy days, or in poor lighting conditions. Using the pool light at night will also grossly exaggerate imperfections. These are not considered a fair representation for viewing the true appearance of the new plaster finish.

_____ Express Pool Plastering & Repairs is not responsible for damage to the surface caused by existing pool defects (weep holes & leakers), acts of God (serious and unforeseen weather conditions following completion of work), improper filling procedures, improper startups, or third-party work. The warranty does not cover etching nor stains.



If the proposal is accepted, 50% of the total amount is due upon arrival to begin work. The remaining balance is due day of plaster (not after start-up has been completed).

Make checks payable to Express Pool Plastering and Repairs. A processing fee of 3% will be charged on all credit card transactions. Once the contract is signed by the customer and Express Pool Plastering, it is considered a binding and legal contract between the customer and Express Pool Plastering. Faxed copies are also considered binding and legal documents.

If you have any questions, please feel free to contact us at 281-590-5656.

By signing below, both parties have approved and accepted all terms of this contract.

Homeowner:

Accepted _____ Date _____

Express Pool Plastering & Repairs

Accepted _____ Date _____





Cape Malbu
c/o Jim Davis
15816 Malibu East
Willis, TX 77318
August 14, 2026

QUOTATION

Option 1: Replaster pool and wading pool with level 1 Pebblesheen **\$47,312**

Includes full plaster chip-out, updated VGBA compliant drains, replacement of pool fittings with color matching fittings to best match Pebblesheen color, and initial balancing of pool chemicals

Option 2: Replaster pool and wading pool with level 2 Pebblesheen **\$55,512**

Includes full plaster chip-out, updated VGBA compliant drains, replacement of pool fittings with color matching fittings to best match Pebblesheen color, and initial balancing of pool chemicals

Remove and replace waterline tile in pool and wading pool with 6 x 6 porcelain tile. **\$8,731**

Also includes replacement of all 8 depth markers tiles in pool with the addition of 8 "No Diving" symbol tiles. Replacement of missing grout between coping pieces included.

Replace both pool lights with Jandy 12 volt white LED lights **\$4,110**

Includes 12 volt transformer to power 12 volt lights. Due to age of pool, if light conduit is compromised, extra charges to install lights may apply.

Install deck mastic between deck and coping **\$876**

Total = \$61,029

**Quotes good for 30 days
Price based on 8 foot wide access for normal excavation equipment**

For hip lifestyles.

ESTIMATE

Patten Pool Repair
330 Rayford Rd Ste 701
Spring, TX 77386

info@pattenpool.com
+1 (281) 367-7796
http://www.pattenpool.com



Bill to

Jim Davis
Cape Malibu Property Owners Association
15816 Malibu East
Willis, Tx 77318

Ship to

Jim Davis
Cape Malibu Property Owners Association
15816 Malibu East
Willis, Tx 77318

Estimate details

Estimate no.: 4202478
Estimate date: 08/12/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/10/2026	Services	Re-surface pool and spa with a NPT StoneScape Level 1 mini pebble finish. This includes new anti-vortex drain covers and return fittings. The single drain in the spa will be replaced with a channel drain. The finish will be applied to the complete interior of the pool and wading pool. The existing surface will be checked for adequate bonding to the undersurface once the water has been removed. Any loose plaster will be chipped out until the surface left is adequately adhering to the undersurface. The new toe tile on the edges will be 1x1 laid in a single strip. Finish will be hand troweled to a depth of 3/8"-1/2" thick. Price includes all startup chemicals, including salt and initial balancing and two weeks of chemical maintenance. Warranty is Ten (10) years against defects in materials (not staining) and 2 years against workmanship defects provided an electronic record is kept monthly of the water chemistry.	1	\$41,988.00	\$41,988.00
2.	08/10/2026	Services	OPTION: Re-surface pool and spa with a NPT QuartzScape Level 1 quartz finish. This includes new anti-vortex drain covers and return fittings. The single drain in the spa will be replaced with a channel drain. The finish will be applied to the complete interior of the pool and wading pool. The existing	1	\$29,914.00	\$29,914.00

surface will be checked for adequate bonding to the undersurface once the water has been removed. Any loose plaster will be chipped out until the surface left is adequately adhering to the undersurface. The new toe tile on the edges will be 1x1 laid in a single strip. Finish will be hand troweled to a depth of 3/8" -1/2" thick. Price includes all startup chemicals, including salt and initial balancing and two weeks of chemical maintenance. Warranty is Ten (10) years against defects in materials (not staining) and 2 years against workmanship defects provided an electronic record is kept monthly of the water chemistry.

3.	08/10/2026	Services	The existing patio/porch area will be refinished in a spray deck product. The existing surface will be prepped to remove loose material, add a bonding agent and apply the spray deck finish.	1	\$5,719.00	\$5,719.00
4.	08/10/2026	Services	The existing waterline tile will be removed in the pool and wading pool, the undersurface prepped by cleaning surface and smoothing out with a mortar coat. The tile will be installed, including depth markers.	1	\$6,494.00	\$6,494.00
5.	08/10/2026	Services	The expansion joint around the pool will be removed and redone.	1	\$992.00	\$992.00
6.	08/10/2026	Services	The stack chlorinator will be replaced with a similar unit	1	\$676.00	\$676.00
7.	08/10/2026	Services	The two lights will be replaced with white LED lights, 120V. The price includes the labor to remove the old lights and install the new lights.	1	\$2,472.00	\$2,472.00
Total					\$88,255.00	

Accepted date

Accepted by



826 Wagon Trail
Austin, TX 78758
512-293-7690

Quote #626798 08/11/2026
OPEN

Cape Malibu Pool
15816 Malibu East
Willis, Texas 77318

SERVICE ADDRESS
15816 Malibu East
Willis, Texas 77318

	QTY	PRICE	AMOUNT
Plaster - Premium Stonescapes Premium Stonescapes Plaster, Per Linear Foot. Includes preparation and application of new premium stonescape plaster finish on existing pool interior. Surface will be prepped, and resurfaced. Price includes labor and materials. Final finish is durable, water-resistant, and designed for long-term performance under standard pool use. As part of every new pool fill, we add EasyCare Startup-Tec to protect your finish by minimizing plaster dust and reducing staining potential. It's a safe, non-acidic solution that helps your pool start strong and stay beautiful from day one. *Mottling and natural surface variations are common in swimming pool interior finishes, particularly plaster, and are not considered defects. These variations, often described as a "mottled" appearance, can be caused by factors like humidity, temperature, substrate conditions, and the rate of cement hydration during installation. They typically lessen or disappear over time. The National Plasterers Council (NPC) guidelines acknowledge that these variations are inherent to cementitious products and do not require remedy. 1 Year Quality of Workmanship Warranty. 10 Year Manufacturers Warranty for Materials	3237.0	\$12.85	\$41,595.45
Tile - Standard Tile Removal & Installation, Per Linear Foot. Color Options attached for reference :) Includes removal of existing tile, surface preparation, and installation of new waterline tile using premium thinset and grout. All materials and labor are included. Tile installation with Poolie includes attention to detail, quality materials, and expert craftsmanship to ensure a watertight seal and a refreshed aesthetic that enhances the overall look of your pool.	169.0	\$31.00	\$5,239.00
Pool Mastic Replacement Service Pool Mastic Replacement - Per Linear Foot	169.0	\$13.65	\$2,306.85

Includes removal of old expansion joint material, thorough surface prep, and installation of new, high-performance mastic sealant designed for swimming pools. This flexible, waterproof barrier is applied between the coping and deck to prevent water intrusion and accommodate natural movement between concrete and stonework.

Mastic is essential to protecting your pool from cracking, shifting, and costly structural issues. It's the unsung hero of your pool's long-term durability—sealing the gap that keeps water where it belongs and your deck in great shape.

This price includes all labor and materials. Standard color options are grey, white, or tan. Optional sand.

Custom Renovation Includes: Coping grout repair Bring baby pool up to code on drain - needs 2 drains 3 feet apart	1.0	\$2,500.00	\$2,500.00
Comprehensive Leak Detection Service Comprehensive Leak Detection Service Our advanced leak detection includes dye testing, pressure testing of plumbing lines, and digital sonar scanning using professional-grade equipment to accurately locate leaks in the pool structure and underground plumbing. This service ensures precise diagnostics, reduces unnecessary repairs, and gives you a clear understanding of where and why water loss is occurring. All findings are documented with photos and expert recommendations for repair.	1.0	\$675.00	\$675.00
Decking Renovation Pool Deck Prep & Paint (Sold per Square Foot) *Pool deck under covered patio only Includes all labor and materials to prepare and paint the pool deck. Surface will be cleaned, textured, and coated with a high-quality cool-deck paint, including the concrete slab beneath the diving board. Homeowner may select from a range of included color options. This service includes a 1-year warranty on both materials and workmanship. Please note: warranty does not cover surface cracks resulting from natural concrete movement or settling.	1125.0	\$11.00	\$12,375.00
Custom Renovation 2 Full chip out	1.0	\$11,330.00	\$11,330.00
Custom Renovation 3 Full start up service included at no cost! New customer discount. We will service the pool for 1 month FREE on the start up. We will provide and additional 2 months of FREE service to show our quality of work in hopes of future business.	1.0	\$0.00	\$0.00
Trim Tile on Steps and Benches - Linear Feet Trim tile is a row of accent tiles installed along the edges of steps, benches, and other entry points in a swimming pool. Its purpose is both functional and aesthetic: it clearly	1.0	\$0.00	\$0.00

defines step edges and seating areas for improved visibility and safety, while also adding a decorative finish that enhances the pool's overall appearance. Trim tile is especially useful in preventing slips and ensuring swimmers can easily see changes in depth or seating transitions.

Houston Repairs Discount First time customer savings	1.0	-\$6,500.00	-\$6,500.00
Pentair Automatic Commercial High Capacity Chlorinator, Installed Chlorinator, fully installed with all materials and labor necessary. Commercial High Capacity Chlorinator is the easy way to sanitize large Pools These heavy-duty, high-capacity feeders provide automatic sanitization for residential or commercial pools up to 658,500 gallons. All sizes operate effectively and efficiently with slow-dissolving trichlor or bromine tablets.	1.0	\$857.35	\$857.35
Poolie P Series LED Pool Light – 150ft 12V 32W The Poolie P-Series LED Pool Light is a 12V, 32W low-voltage color LED built for professional installation and long-term performance. This model comes with an extended 150ft cord to accommodate longer conduit runs. RGB color-changing with full P-Series compatibility works seamlessly with most major automation systems including Pentair, Jandy, and newer Hayward systems — and runs perfectly as a standalone light with no automation required. Stainless steel mounting ring and hardware throughout, where most manufacturers still rely on plastic components that warp and fail over time. Delivers even, full-coverage illumination across the pool with consistent color output and no dark spots. Energy-efficient low voltage operation meets in-pool safety codes and keeps operating costs down. A premium light that looks as good as it's built.	2.0	\$999.00	\$1,998.00
Beige 300W 120V Steel Enclosure PX Pool & Spa Safety Transformer	1.0	\$268.82	\$268.82

Subtotal	\$72,645.47
Taxable Subtotal	\$72,645.47
Discount	\$0.00
Tax Texas (8.25%)	\$5,993.25

TOTAL **\$78,638.72**

Thank you! We'll be reaching out shortly to follow up and help schedule your repair if needed.

A couple quick notes to keep things smooth:

*All quotes are valid for 30 days from the date they're sent. After that window, pricing may need to be updated based on labor or material costs.

*For repair team quotes over \$2,000, a 50% deposit is required before scheduling. This helps us secure materials and lock in your

installation date.

*For renovation projects, we follow a milestone-based payment schedule:

* 50% deposit due at time of scheduling

* 50% final payment due on the last day of the project

* To get started, please fill out this secure form to place a card on file: <https://poolie.com/cc/> — this is required to move forward.

Finance with Poolie — as low as 0% APR!* We've partnered with Wisetack for fast, flexible financing. Check your rate in minutes with no hard credit pull. Apply now: <https://wisetack.us/#/vt3r8io/prequalify>

Questions? Call or text us at 512-293-7690, or email service@poolie.com — we're here to help.

Thanks again!

- The Poolie Team

*Financing offered through Wisetack, Inc. Subject to credit approval. Rates range from 0% to 35.9% APR. Loan amounts from \$500-\$65,000. 0% APR available on select terms to qualified borrowers. Not all applicants will qualify. Poolie Pool Service, LLC is not a lender.



TOWN & COUNTRY POOLS OF TEXAS

POOL REPLASTER & SPRAY DECKING PROPOSAL

Customer: Jim Davis

Property: 15816 Malibu E. Willis, TX 77318

Project: Cape Malibu Neighborhood Pool

Phone: 214-952-0289

Proposal Date: August 11, 2026

Scope of Work

Item 1: Full Plaster Chip-Out & Tile Removal — \$5,000

- Completely remove existing plaster down to the pool shell.
- Full chip-out is included in this price.
- Remove existing waterline tile.
- Remove plaster around lights, drains, and inlet fittings.
- Prep the pool shell for the new interior finish.

Item 2: Repaster Pool with Pebble Plaster — 1,275 Sq. Ft. — \$20,267

Stonescapes Mini Pebble

- Full chip-out of existing plaster is included.
- Apply Bond Kote for proper adhesion.
- Install new Stonescapes Mini Pebble interior finish.
- Fill and start equipment immediately after completion.
- Add “NO DIVE” markers to the tile line.

Plaster Warranty: Stonescapes Mini Pebble carries a 12-year manufacturer warranty, subject to manufacturer requirements and proper water chemistry/maintenance.

Item 3: New Waterline & Toe Tile — \$7,840

Includes \$6,890 for new tile + \$950 for tile depth/toe tiles

- Install upgraded waterline tile.
- Install new depth markers/toe tiles.
- Includes all materials and labor.
- Properly set and grout new tile.

Item 4: New Spray Decking on Covered Patio — \$7,500

- Prep existing surface.
- Apply new spray texture finish.
- Seal for durability and color retention.

Item 5: Mastic & Small Deep-End Crack Repair — \$1,500

- Remove old expansion joint mastic between the coping and existing stamped concrete.
- Install new commercial-grade mastic.
- Repair the small cracked area at the deep end underneath the mastic area.

Item 6: Replace Drains and Jets in Pool & Spa — \$3,200

- Remove existing drains.
- Install new VGB-compliant drains.
- Replace pool and spa jets as required.

Item 7: Add Sprinkler Valve to Fill Line — \$350

- Install new valve.
- Tie into existing irrigation system.

Item 8: Replace DE Filter with Pentair FullFloXF™ C620 Cartridge Filter — \$3,200 Installed

- Remove existing DE filter.
- Install new Pentair FullFloXF™ C620 High Efficiency Cartridge Filter, 620 Sq. Ft.
- Includes necessary plumbing adjustments.

- Includes startup.

Item 9: Replace Both Pool Lights — \$3,700

Pentair 12V White LED Lights — \$1,850 Each

- Remove existing pool lights.
- Install two new Pentair 12V white-only LED lights.
- Includes materials and installation.

Item 10: Repair Loose Coping Pieces — \$650

- Remove and reset loose coping pieces.
- Properly secure and set repaired coping.
- Includes labor and necessary materials.

Optional Work

Option A: Replace All 3 Skimmers — \$6,250

- Remove existing skimmers.
- Install three new skimmers.
- Patch stamped concrete around skimmer areas.
- Includes all materials and labor.

Option A is not included in the proposal total.

Replaster Procedures

1. Drain the pool completely.
2. Complete a full chip-out of the existing plaster.
3. Acid wash the pool with straight muriatic acid.
4. Apply Bond Kote for proper adhesion.
5. Apply the new interior finish.
6. Trowel the plaster smooth and feather against the tile and fittings.

7. **Begin filling the pool immediately for proper curing.**
 8. **Once full, start equipment, stabilize water, and begin brushing according to warranty guidelines.**
-

Warranty

Town & Country Pools Workmanship Warranty

Town & Country Pools guarantees its replaster work to be free from defects in materials and workmanship for two (2) years from completion, provided all terms and payments are met.

The Stonescapes Mini Pebble interior finish carries a 12-year manufacturer warranty, subject to the manufacturer's warranty requirements.

Staining, etching, and scale formation are not covered under the workmanship warranty, as these conditions can result from minerals, improper water chemistry, or improper maintenance.

- **Water should be tested weekly.**
 - **Water should be computer analyzed every 90 days.**
 - **Customer must brush the pool once daily for ten (10) days after completion for warranty validity.**
 - **Proper water chemistry must be maintained in accordance with the plaster manufacturer's requirements.**
 - **Town & Country Pools may repair or replace defective workmanship at its discretion.**
 - **Manufacturer warranty claims are subject to the manufacturer's terms and conditions.**
 - **Town & Country Pools is not responsible for water costs if draining and refilling the pool is required.**
-

Investment

Description	Price
Full Plaster Chip-Out & Tile Removal	\$5,000
Stonescapes Mini Pebble Replaster — 1,275 Sq. Ft.	\$20,267
New Waterline & Toe Tile	\$7,840
Spray Decking — Covered Patio	\$7,500
Mastic & Small Deep-End Crack Repair	\$1,500
Replace Drains & Jets	\$3,200
Sprinkler Valve to Fill Line	\$350
Pentair FullFloXF C620 Cartridge Filter	\$3,200
Two Pentair 12V White LED Pool Lights	\$3,700
Repair Loose Coping Pieces	\$650
TOTAL	\$53,207.00

Total: \$53,207.00

Optional skimmer replacement is not included.

Payment Schedule

- 40% due after demo
 - 40% due after tile
 - 15% due after plaster
 - 5% due at startup completion
-

Acceptance

By signing below, the customer acknowledges and accepts the scope of work, pricing, payment schedule, and warranty terms outlined in this proposal.

Customer Signature: _____

Date: _____

Submitted By:

Emil W. Hermis

Senior Executive

Town & Country Pools of Texas

832-366-7797

emil@tcpool.com

Accepted by: _____ **Date:** _____ **Buyer:**

_____ **Date:** _____



President CMPOA <president@capemalibu.org>

FW: Cost estimator

Frank Herron <frank@herrongroup.net>

Thu, Aug 13, 2026 at 1:46 PM

To: "president@capemalibu.org" <president@capemalibu.org>

Cc: Donna <donna@herrongroup.net>

The policy is in force and you have \$55,000 on the pool house right now. The question is what do you guys want to insure for? You only have 600 sq ft of enclosed space, but you do have 1,800 sq ft under roof. At the age-old number of \$55K we are underinsured, but we need a realistic number to rebuild. The amount contractors charge these days, you are probable closer to the \$150,000 mark to rebuild if we had a total loss. If we increase the building to \$150,000 the premium would increase about \$800 for the year. Adding the playground equipment would generate a liability charge of \$250 per year (maybe a little less).

There's your two numbers, let me know how you want to proceed. If we increase the amount, I would send docs to the insurance company and they would endorse the policy and send an invoice.

I look forward to hearing from you, Frank.

Frank Herron, LUTCF, CIC, CRM

Herron Group Insurance

[17220 Houston Drive, Ste. 100](#)

Cypress, TX 77433

Office: (281) 858-5818 | Fax: (281) 858-5817

frank@herrongroup.net

Texas License No. 917069 & 1317280

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