



Standard Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date: July 22, 2025

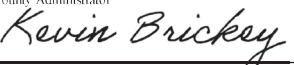
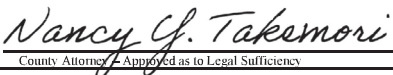
☒ Consent Section

☐ Regular Section

☐ Public Hearing

Requires Chair Signature? ☒ Yes ☐ No

Includes a Technology Component? ☐ Yes ☒ No

Subject: Historic Preservation Grant Award Agreement for Grant Application # 2025-01, A.P. Dickman House Designated Historic Landmark			
Department Name: Development Services			
Contact Person: Colleen Marshall		Contact Phone: (813) 272-5828	
Sign-Off Approvals:			
			
06/25/2025		6/24/25	
Assistant County Administrator		Department Director	
			
06/24/25		6/24/25	
Management and Budget – Approved as to Financial Impact Accuracy		County Attorney – Approved as to Legal Sufficiency	
Date		Date	

Staff's Recommended Board Motion:

Approve the attached Historic Preservation Grant Award Agreement in an amount not to exceed \$5,421 for roof replacement in like kind of the A.P. Dickman House Designated Historic Landmark located at 120 Dickman Drive SW in the Ruskin area (property folio 56235.0000).

Financial Impact Statement:

The non-departmental budget allotment for FY 25 includes \$35,000 in matching grant funds to encourage preservation of the County's designated historic landmarks. The subject grant, if approved, will reduce available funds in the matching grant program by \$5,421, leaving \$12,079 funds available for the remainder of FY 25.

Background:

The Historic Preservation Grant Program was established by the Board of County Commissioners in June 2006 (and revised in 2007 and 2010) to financially assist owners of certain locally designated Historic Landmarks (single-family homes and those owned by non-profit groups) within unincorporated Hillsborough County in performing approved exterior and structural renovations. The program is currently funded through a non-departmental budget allotment, with \$35,000 in funds being allotted each of the last two fiscal years. Under the program's guidelines, grants may be approved for no more than 50 percent of the project's estimated cost and property owners are required to match the grant value in cash or in-kind services (material and/or professionally rendered labor). Additionally, the grant may not exceed more than 50 percent of the amount allotted to the grant fund each year. Grant recipients are responsible for the full cost of the approved project then, upon completion, must submit a request for reimbursement for the amount of the grant award or 50 percent of the actual cost of the work, whichever is less.

As the reviewing entity designated by the BOCC to determine that a project meets the requirements of the Historic Preservation Grant Program, the Historic Resources Review Board reviewed Matching Grant Application # 2025-01 on May 20, 2025 and voted to recommend approval to the BOCC. According to the cost estimate submitted by the applicants, they will expend \$10,842 to replace the damaged roof in like kind to the A.P. Dickman House. A maximum of \$5,421 or 50 percent of the actual cost of the

project, whichever is less, will be reimbursed by the Historic Preservation Grant Program if the Grant Award Agreement is approved and the improvements are completed in accordance with the Agreement.

The Historic Preservation Grant Award Agreement for Grant Application # 2025-01 has been executed by the landowners and is attached for Board approval and execution.

List Attachments:

Historic Preservation Grant Award Agreement #2025-01; Grant Application #2025-01; Project Completion and Expenditure Report Form

Hillsborough County

Historic Preservation Grant Award Agreement

Grant No. 2025-01

This HISTORIC PRESERVATION GRANT AWARD AGREEMENT is made and entered into this ____ day of _____, 2025, by and between Arthur Mc.A. Miller and Melanie A. Hubbard (hereinafter together referred to as the “Grantee”), and Hillsborough County, a political subdivision of the State of Florida (hereinafter the “County”).

WITNESSETH:

WHEREAS, Grantee is the owner of the property located at 120 Dickman Road SW, Ruskin, Florida (hereinafter the “Property”);

WHEREAS, the Property has been previously designated a local historic landmark pursuant to Section 3.03.03 of the County’s Land Development Code;

WHEREAS, the County has established an Historic Grant Award Program for the purpose of assisting owners of local historic landmark properties in performing certain property renovations, thereby encouraging the maintenance and preservation of the County’s local historic resources as well as encouraging the owners of non-landmark designated historic property within the unincorporated County to seek landmark designation of their property;

WHEREAS, the Grantee has applied for an Historic Grant Award for the purposes of performing the repairs and/or renovations to the Property as described in the Grantee’s application, a copy of which is attached hereto and incorporated herein as **Exhibit A**;

WHEREAS, at a public meeting on May 20, 2025, the County’s Historic Resources Review Board (“HRRB”) reviewed the Grantee’s application pursuant to the criteria established under the Historic Preservation Grant Award Program, and recommended approval of the Grantee’s application pursuant to the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as follows:

I. Scope of the Project

The Grantee shall cause the work on the Property as described in **Exhibit A** to be completed in accordance with the plans submitted to and approved by the County. The work to be completed (hereinafter referred to as the “Project”) is described generally as follows:

- **Roof replacement in like kind**

Minor changes to the scope of work for Project, as determined by the County, may be approved administratively through the County's Development Services Department. All changes must comply with the Secretary of Interior's Standards for Rehabilitation.

II. Terms and Conditions for Performance of the Project

The Grantee agrees to perform the Project in accordance with the following specific conditions:

- A. The Grantee agrees to complete the Project by September 15, 2025 (the "Completion Date") and to submit the Project Completion and Expenditure Report, a form of which is attached hereto as **Exhibit B**, within 30 days of completion of the Project. No costs incurred prior to the commencement date of this Agreement are eligible for payment from grant funds. No costs incurred after the Completion Date will be eligible for payment without the written agreement of the County to extend the Completion Date.
- B. The County shall not assume any liability for the acts, omissions or negligence of the Grantee, its agents, servants or employees; nor shall the Grantee exclude liability for its own acts, omissions, or negligence to the County. The Grantee hereby agrees to be responsible for any injury or property damage resulting from any activities conducted by the Grantee, its agents, servants, subcontractors or employees.
- C. The Grantee agrees to indemnify and hold the County and the Hillsborough County Board of County Commissioners harmless from and against any and all claims or demands for damages, either at law or in equity, including attorneys fees and court costs, that may hereafter at any time be made or brought by anyone on account of personal injury, property damages, loss of monies, or any other loss, caused or allegedly caused as a result of any negligent or intentional act or omission of the Grantee, its agents, servants, subcontractors or employees, arising out of any activities performed under this Agreement.
- D. The Grantee shall be solely responsible for all work performed and all expenses incurred in connection with the Project. The Grantee may subcontract as necessary to perform the services set forth in this Agreement, including entering into subcontracts with vendors for services and commodities, provided that it is understood by the Grantee that the County shall not be liable to the subcontractor for any expenses or liabilities incurred under the subcontract and that the Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under the subcontract.

- E. All Project work must be completed by qualified professionals or licensed contractors. The grant awarded herein may not be used for compensating the Grantee or any individual residing on the Property for services performed, nor may the value of the services performed by the Grantee or any individual residing on the Property be considered in determining the Total Approved Expenditures for the Project, as set forth in section III of this Agreement.
- F. The Grantee agrees that all acts to be performed by it in connection with this Agreement shall be performed in strict conformity with all applicable federal, state and local laws and regulations. The Grantee or its agent shall obtain all permits required to complete the Project work.
- G. All Project work must be in compliance with Secretary of the Interior's Standards for Rehabilitation.
- H. All Project work must be completed in conformance with the plans submitted to and approved by the County.
- I. The Grantee agrees that appropriate representatives of the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Agreement are being observed.
- J. The Grantee will not discriminate against any employee employed in the performance of this Agreement, or against any applicant for employment because of race, religion, color, disability, national origin, age, gender, marital status, sexual orientation or gender identity or expression.
- K. The County shall not be liable to pay attorney fees, interest, late charges and service fees, or cost of collection related to the grant awarded herein.

III. Grant Award Payment

- A. The County agrees to pay the Grantee up to a maximum of \$5,421.00 dollars ("the Maximum Grant Amount"), which amount shall represent no more than fifty percent (50%) of the Grantee's Total Approved Expenditures for the Project, as set forth on Exhibit B and as approved by the County through its designee. In the event that the Maximum Grant Amount exceeds fifty percent (50%) of the Grantee's Total Approved Expenditures for the Project, the Maximum Grant Amount shall be reduced so that it equals but does not exceed fifty percent (50%) of the Grantee's Total Approved Expenditures.

- B. In order for any expenditure to qualify for payment, it must be properly documented, and for a charge which is reasonable in amount and directly related to and necessary for the completion of the Project.
- C. Within 30 days of completion of Project, the Grantee shall submit the completed Project Completion and Expenditure Report form to the County's Development Services Department. The grant payment shall be payable upon receipt and verification of the Grantee's Project Completion and Expenditure Report, including verification of payment by the Grantee of the Grantee's Total Approved Expenditures.
- D. Payment for Project costs will be contingent upon all authorized Project work being in compliance with the aforementioned Secretary of the Interior's Standards for Rehabilitation, and the inspection and approval of the County. Payment for Project costs will also be contingent upon all Project work being in substantial compliance with the County approved plans for the Project. Payment shall be made to the Grantee, and under no circumstances will payment be made to any contractor, subcontractor or any other person or entity other than the Grantee.

IV. Choice of Law

This Agreement is executed and entered into Hillsborough County, Florida, and shall be construed, performed, and enforced in all respects in accordance with the laws and rules of the State of Florida. Each party shall perform its obligations hereunder in accordance with the terms and conditions of this Agreement.

V. Severability

If any term or provision of this Agreement is found to be illegal and unenforceable, the remainder of this Agreement shall remain in full force and effect and such term or provision shall be deemed stricken.

VI. Independent Contractor

The Grantee agrees that its agents, subcontractors and employees in performance of this Agreement shall act in the capacity of an independent contractor and not as an officer, employee or agent of Hillsborough County. The Grantee agrees to take such steps as may be necessary to ensure that each subcontractor of the Grantee will be deemed to be an independent contractor and will not be considered or permitted to be an agent, servant, joint venture, or partner of Hillsborough County.

VII. Assignment and Successors-In-Interest

- A. The Grantee shall not assign, sublicense or otherwise transfer its rights, duties or obligations under this Agreement without prior written consent of the County, which consent shall not be unreasonably withheld. If the County approves a transfer of the Grantee's obligations, the Grantee remains responsible for all work performed and all expenses incurred in connection with the Agreement.
- B. This Agreement shall bind the successors, assigns and legal representatives of the Grantee.

VIII. Termination

- A. When the Grantee has materially failed to comply with the terms and conditions of the grant, the County may terminate the grant after giving the Grantee a 30-calendar-day notice and an opportunity to show cause why the grant should not be terminated. The notice of default will detail any corrective action required of the Grantee, unless it is determined by the County that the default is of a nature that cannot be cured. The grant shall be terminated by the County if the Grantee fails to respond in writing to notification of default within 30 calendar days of receipt of such notification by the Grantee.
- B. The County or the Grantee may terminate the grant in whole or in part when both parties agree that the continuation of the Project would not produce beneficial results commensurate with the further expenditure of funds. The two parties will agree upon the termination conditions, including the effective date, and in the case of partial terminations, the portion to be terminated.

IX. No Waiver of Sovereign Immunity

Neither Hillsborough County nor any agency of the County waives any defense of sovereign immunity, or increases the limits of its liability, upon entering into this contractual relationship.

X. Entire Agreement/Amendment

This instrument and Attachments hereto embody the whole Agreement of the parties. There are no provisions, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, wither verbal or written, between the parties. No change or addition to this Agreement and the Attachments hereto shall be effective unless in writing and properly executed by the parties.

XI. Availability of Funds

The obligations of the County under this Agreement are subject to the availability of funds lawfully appropriated annually for its purposes and/or the availability of funds through contract or grant programs.

ATTEST:
VICTOR CRIST, Clerk of Circuit Court

HILLSBOROUGH COUNTY BOARD
OF COUNTY COMMISSIONERS

Deputy Clerk

By: _____
Chair

APPROVED BY COUNTY ATTORNEY

Nancy G. Takemori

Approved As To Form and Legal Sufficiency

Signature of Property Owner:

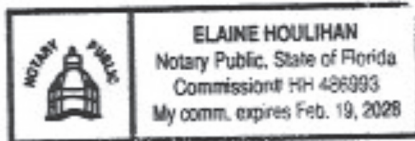
Printed Name:

Date:

[Signature]
Arthur M. Miller
23 May 25

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 23 day of May, 2025 by means of ☒ physical presence or ☐ online notarization, by Arthur Miller, owner of property located at 120 Dickman Drive Ruskin FL. S/he is personally known to me or has produced FLDL M460533746 as identification.



[Signature]
NOTARY PUBLIC
My Commission Expires: 2/19/28

Signature of Property Owner:

Printed Name:

Date:

Melanie Hubbard
Melanie Hubbard
5/23/25

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 23 day of May, 2025 by means of ☒ physical presence or ☐ online notarization, by Melanie Hubbard, owner of property located at 120 Dickman Drive Ruskin FL. S/he is personally known to me or has produced 6DL H463541469300 as identification.



[Signature]
NOTARY PUBLIC
My Commission Expires: 2/19/28



**Hillsborough
County Florida**

Historic Preservation Matching Grant Application

Official Use Only

Application No: _____ Date Submitted: _____

Name of Owner/Applicant: Arthur Mc A Miller Phone: 813-695-2493

Name of Co-Owner/Co-Applicant: Melanie A. Hubbard Phone: 813-695-1831

Mailing Address: 120 Dickman Dr SW, Ruskin FL 33520

Name of Property (if applicable): A. P. Dickman House

Property Address: 120 Dickman Dr SW, Ruskin FL 33520

Legal Description: Block(s): _____ Lot (s): _____ Subdivision: Ruskin City Map of Tract

OF A P DICKMAN TRACT DES C as from SW COR of LOT 400 RUSKIN CITY SUB 5-75 DEN NALING.

Folio Number: A0562360000

Project Type:

- ☒ Restoration of building exterior
- ☒ Structural or site stabilization
- ☐ Electrical, mechanical, and plumbing upgrades/repairs
- ☐ Preventative maintenance, including termite damage
- ☐ Other, as approved by the HRRB on an individual basis

Estimated Project Cost: \$ 50,695 or more Requested Amount of Grant Fund: \$ 25,428
Deductible of \$10,868 half of deductible

Attach the following items:

- ☒ Photos of main façade
- ☒ Detail photos of area to undergo improvements
- ☒ Written contract and cost estimate for work
- ☒ Proof of financial resources
- ☐ Site plan
- ☐ Architectural/engineering drawings and specifications
- ☒ Proof of insurance
- ☐ Proof of not-for-profit status, for non-residential properties

By signing below, the undersigned hereby agree(s) that if awarded, this grant shall be used for the restoration of his/her Historic Landmark designated property located within Unincorporated Hillsborough County in accordance with the plans and scope of work reviewed and approved by the County. The undersigned further agree(s) to match 100% of the requested amount of the grant awarded and to provide proof of same, and acknowledges that execution of a Historic Preservation Grant Award Agreement by the undersigned and Hillsborough County will be required.

Owner/Applicant (required) [Signature] Date 3/3/25

Co-Owner/Co-Applicant (required) Melanie Hubbard Date 3/2/25

Submit completed application and all necessary documents to OS-HistoricPreservation@hcf.gov



**Hillsborough
County Florida**

Historic Preservation Matching Grant Application

Official Use Only

Application No: _____

Date Submitted: _____

Description of the project for which the matching grant fund is requested:

Description of Project:

Hurricane Milton damaged the roof, and the house is in need of a full roof replacement. The metal shake shingle/panels will be replaced with a similar metal shake roof tile product. We used Alumatile last time, and this time we will use Decra aluminum shake tiles.

Owner's description of his/her financial resources for the required matching fund:

Financial Resources:

Citizens insurance adjusted for \$48,550.92, less a deductible of \$10,842, and we received a check for \$37,708.92.

We are asking for a match of the portion not covered by insurance, which is the deductible, so that half would be \$5,421. It is likely that due to tariffs on aluminum, the final price will be higher than the estimate of \$50,095.

Official Use Only

ACTION TAKEN

DATE

☐ Reviewed

☐ Approved

☐ Not approved

☐ Application meets the criteria

☐ Application does not meet the criteria

Explanation:



Story & Bleich Roofing
(SWFL)
3003 N E St
Pensacola, FL
Phone: (850) 530-7729

12/20/2024
Claim Information

Company Representative
Greg Medunycia
Phone: (303) 912-0001
Medunycia44@gmail.com

Arthur Miller
120 Dickman Drive Southwest
Ruskin, FL 33570
(813) 695-2493

Roofing Section

- Remove damaged tile down to deck.
- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of \$110 for 1/2 plywood & \$130 per sheet for 3/4" plywood
- Install High Temp ice and water shield to the roof deck.
- Install Eave Riser.
- Install Decra Tiles.
- Install Hip & Ridge Tiles.
- Install Rake Tiles.
- Install New flashings.
- Install new lead pipe flashings.
- Clean up all job related debris.
- Our Crews are licensed and insured.
- Crews will maintain safety requirement at all times during the construction process

	Qty	Unit
Decra Shake package	1.00	EA
Strip Nails - 2 1/2"	1.00	BX
Mule-Hide #211 Plastic Cement (5 Gal)	1.00	EA
1x3 Batten	350.00	EA
Labor		

\$50,695.29

TOTAL \$50,695.29

Starting at **\$519/month** with **Acorn** FINANCE • **APPLY**

TERMS:

No work shall be performed outside of the contract agreement. Nothing shall be promised nor performed if not in this written agreement.

Deposits:

Deposit Schedule: 30% due at contract signing and before materials are ordered. 30% due upon material delivery. Any quotes given that exceed (7) days, or the time frame provided by Story & Bleich Roofing, shall require a new material quote.

Payments:

30% due day of job completion with the final 10% due upon passing final inspection.

Late fees will be applied after (5) days of neglect to pay. After (10) days of negligence or omittance of pay, the legal process will begin including the filing of a Lien on the property.

CC Fees:

Payments made with credit cards will be subject to a 3.5% convenience fee which is the responsibility of the payee. No representative of Story & Bleich Roofing has the authorization to waive the convenience fee.

Materials:

If the material cannot be delivered close to the home or loaded onto the roof there will be an additional material handling charge. Please ask your sales representative for clarification. Any special delivery instruction must be provided in writing at contract signing.

Job Completion:

This is when the final nail has been driven and the crew is ready for departure. If the homeowner requests a walkthrough it must be scheduled with the project manager before installation and done prior to the crew leaving on job completion day. *The contract will be considered fulfilled upon a passing final inspection by the local jurisdiction.

Warranties:

If purchasing a "full name brand roofing system" your sales representative will set up your warranty for you. Warranty valid only after final payment is received. Partial repairs and fixes are not warrantied. Any partial repairs when a full, or complete repair or replacement is suggested will not be covered by a warranty.

In addition to each product's manufacturer's warranty, Story & Bleich Roofing is proud to offer a lifetime workmanship warranty on every OC or GAF complete roofing system we install. Please ask your sales representative for more information. A lifetime Workmanship Warranty can only be provided when using a complete OC or GAF system. Mismatched materials to cut down on cost will void this warranty.

Weather:

Inclement weather or "Acts of God" may delay start, finish, or delivery dates. Most days are lost even in partial rain days. Thus adding to agreed-upon deadlines and timeframes.

Accessibility:

Story & Bleich Roofing shall not be held responsible for any damage to the driveway caused by vehicles. I.e scrapes, cracks, or tire marks. Photos will be taken of the condition of the driveway prior to the commencement of the job.

Due to stringent insurance guidelines and protocols, homeowners are not allowed on the roof during the installation process. Additionally, homeowners are not authorized to use company ladders or other means of getting onto the roof at any point.

Billable Changes:

Any woodwork will be an additional charge to the homeowner. Wood pricing is as follows: ½" Plywood= \$110.00 per sheet installed. 1x lumber = \$5 per linear foot. 2x lumber = \$6 per linear foot. Fascia board= \$8.00 per linear foot- Any flashing or trim work needed will be of an additional charge. Story & Bleich Roofing is not responsible for damage to any pre-existing sun or dry rot damage exposed during the flashing process. (Salesperson can explain further). Certain circumstances require the use of third-party roof measurements. On rare occasions, the measurements provided by these companies may be inaccurate due to poor satellite imagery in your area, tree coverage, or alterations to your property. If this is the case, Story & Bleich Roofing reserves the right to alter their final invoice to reflect any additional square footage that was actually installed that was not included in the measurements at the estimate.

Code & Ordinance Law:

Any and all repairs will have to be brought to current City, County, and State laws without exception. Repairs will be required to be done to manufacture standards and codes.

Chimney:

Please let your sales representative know if there are any leaks at or near the chimney. If you would like to redo the chimney with Vinyl, Hardie board, or any other type of siding please let your representative know and we will work up an estimate for you.

Chimney cap: Please let your sales representative know if you would like a price for the removal and replacement of the chimney cap. Or, we can simply reuse what is existing.

SkyLights:

If you have skylights please advise your sales representative on what you would like to do with them. Skylights may have to be custom ordered so please be aware that this may affect the lead time of your installation. If there are leaks near or at the skylights please let your sales representative know. Option 1: Request a price for removing and replacing. Please let your sales representative know if you would like glass or poly plastic skylights or if you would like a quote for Impact rated skylights. Local building code(s) will prevail if in an Impact Zone. Option 2: Request price for removal of skylights and covering with OSB decking. We can not warranty existing skylights, only new ones.

Solar:

Please contact a solar company to remove the panels before installation. *Homeowner will be responsible for the reinstallation and connection of the solar panel system. Installation of solar panels shall void the roof warranty as stated in each shingle manufacturer's literature. Always be sure to speak with your solar representative about how they will warranty your new roof against leaks caused by their installation. Permitting and inspection delays of Solar will not change our payment process or timeline. Please ask the sales rep for more info on this. We can not warranty Solar install areas as that is up to the Solar company.

Gutters:

We are not responsible for gutters as it is virtually impossible to replace a roof without the possibility of damage to them. Gutters are not designed to be removed and replaced and there is no guarantee that they will not leak, therefore we do not remove and replace previous gutters. The only sure option is to have a Gutter specialist company install new gutters after the roof repair. We can in no way guarantee the cosmetics or function of existing gutters if they are not permanently removed while the roof is being replaced. There are no exceptions to this.

Satellites:

Satellite dish reinstallation and calibration will be the sole responsibility and cost of the homeowner.

Additional Trades/Permitting needs:

Any specialty service or contractors or additional trades services required will be the responsibility and cost of the homeowner. Such as the need for an electrician, Solar, Satellite, Chimney sweep, Tree removal, etc. These will require permits pulled by those trades and their services are not reflected in the estimate.

Specialty Equipment:

In the event that special equipment is required these services will be an additional cost and not reflected in the estimate. Such as special lifts for extreme heights and added safety equipment. This will not apply to most jobs.

Additional Terms:

Story & Bleich Roofing is responsible for replacing your roof covering using guidelines in the Florida Building Code. Story & Bleich Roofing is NOT responsible for repairing or replacing uneven rafters or other structures under the decking caused by "house settling" or any other factors that may cause slight "Dips", "Saging", "Waves", or uneven surfaces of the roof.

Thank you for choosing a family owned and operated local business to take care of all of your roofing needs. Story & Bleich Roofing is a proud member of the National Roofing Contractors Association, Florida Roofing & Sheet Metal Association; GAF Certified Roofing Contractor, and Owens Corning Preferred Contractors. We look forward to helping you through the roofing process with professionalism, integrity, and honesty.

.....

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



P.O. Box 39700
Jacksonville, Florida 32245-9700
Phone: (866) 411-2742
Fax: (888) 392-6739
email: claims.communications@citizensfla.com

Summary for Building Coverage

Line Item Total	47,326.60
Material Sales Tax	1,224.32
Replacement Cost Value	\$48,550.92
Less Depreciation	(4,995.23)
Actual Cash Value	\$43,555.69
Less Deductible	(10,842.00)
Net Claim	\$32,713.69
Total Recoverable Depreciation	4,995.23
Total Paid When Incurred	1,714.17
Net Claim if Additional Amounts are Recovered	\$39,423.09

Additional Amounts include depreciation that has been recovered and Paid When Incurred (PWI) items. Paid When Incurred (PWI) items refer to items, which may not be necessary in the repair of your property damaged by a covered loss. If incurred, or completed, reimbursement of reasonable costs will be made up to the maximum amounts identified as eligible for PWI in the estimate.

Building Coverage Paid When Incurred

Line Item Total	1,697.79
Material Sales Tax	16.38
Replacement Cost Value	\$1,714.17
Total Paid When Incurred	\$1,714.17
Net Claim	\$32,713.69
Net Claim if Additional Amounts are Recovered	\$39,423.09

Brent Souder FL LIC #173245
FL LIC# G173245



00007108987 Claim Center
001-00-526474

ARTHUR MILLER
120 DICKMAN DRIVE SW
RUSKIN FL 33570
UNITED STATES



CHECK #: 7108987

CHECK DATE: 11/16/2024

CHECK AMOUNT: \$*****37,708.92

POL #: 00147364

CLAIM #: 001-00-526474

PAYMENT ID: A1370127

CHECK MEMO: Claim 001-00-526474









Fwd: Payment Confirmation - Citizens Property Insurance Corporation

From: Arthur Miller (macmiller@ncf.edu)

To: melhub2001@yahoo.com

Date: Friday, February 28, 2025 at 10:07 AM EST

citizens, paid, attached.

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

From: <BillPay@paymentus.com>

Date: Fri, Feb 28, 2025 at 10:04 AM

Subject: Payment Confirmation - Citizens Property Insurance Corporation

To: <macmiller@ncf.edu>



Payment Confirmation - Citizens Property Insurance Corporation

Dear ARTHUR MILLER,

We are pleased to confirm your payment with Citizens Property Insurance Corporation. Below is the summary of your payment transaction. Your payment has been received and will be reflected in your account within 24 hours of the payment date shown. Thank you for your continued relationship with Citizens Property Insurance Corporation.

Confirmation number: **200216834272**

Payment date: **Feb 28, 2025**

Payment amount: **4,566.00**

Service Fee: **0.00**

Total amount charged: **4,566.00**

Contact Information

First name: **ARTHUR**

Last name: **MILLER**

Daytime Phone Number: **0**

Email: **macmiller@ncf.edu**

Account Information

Payment type: **Citizens Prem Payment**

Policy No. / Offer No. /
Agency ID: : **00147384**

Zip Code: **33570**

Payment method: **E-Check**

**Payment Method
Information**

Account type: **Checking Account**

Account holder name: **Arthur McA Miller or Melanie Hubbard**

Account number: *******1112**

Routing number: *******2152**

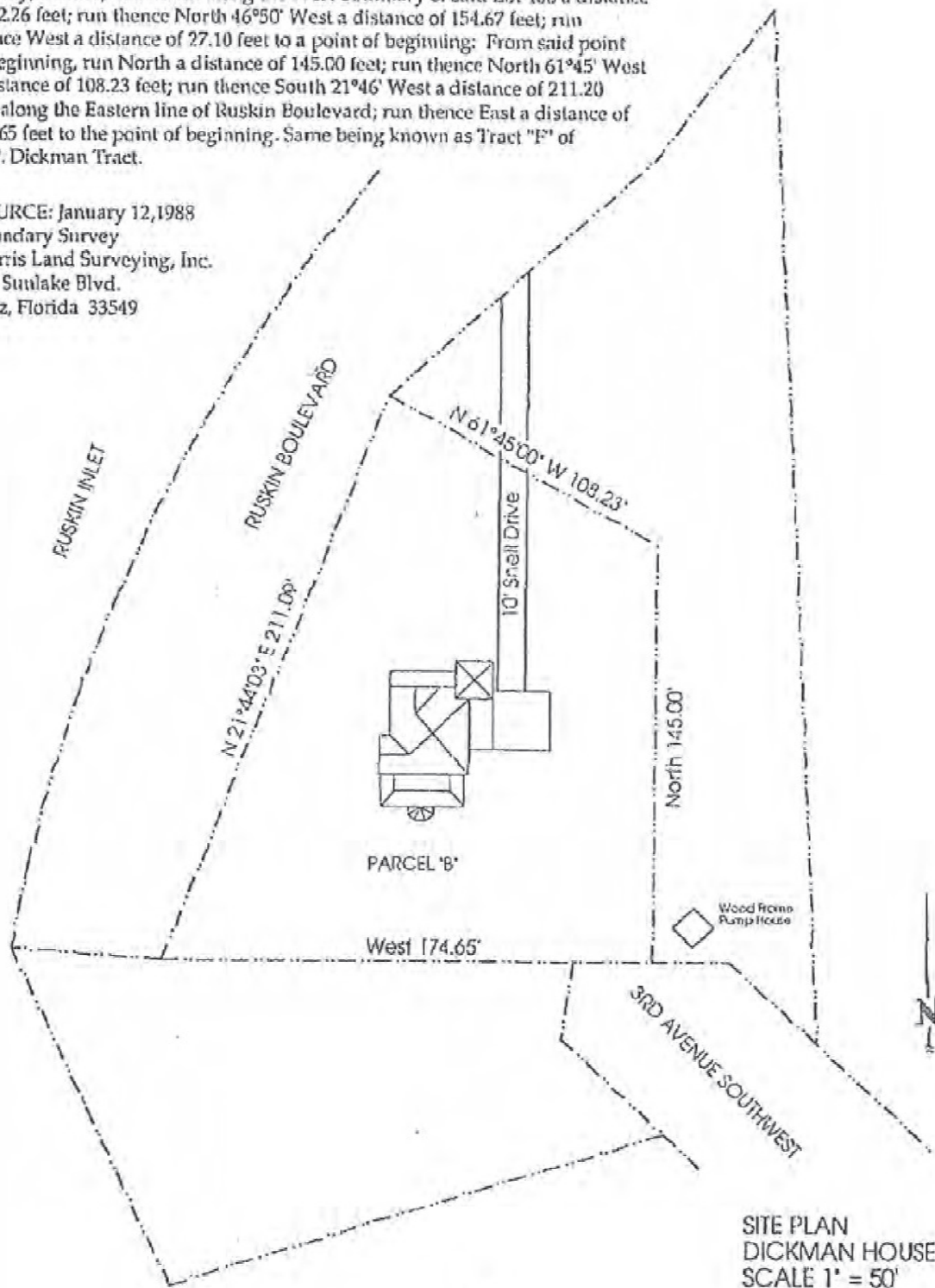
Bank name: **TRUIST BANK**

f2

LEGAL DESCRIPTION: Parcel "B"

From the Southwest corner of Lot 400, as shown on MAP OF RUSKIN CITY, as same is recorded in Plat Book 5, Page 75, public records of Hillsborough County, Florida, run North along the West boundary of said Lot 400 a distance of 22.26 feet; run thence North $46^{\circ}50'$ West a distance of 154.67 feet; run thence West a distance of 27.10 feet to a point of beginning; From said point of beginning, run North a distance of 145.00 feet; run thence North $61^{\circ}45'$ West a distance of 108.23 feet; run thence South $21^{\circ}46'$ West a distance of 211.20 feet along the Eastern line of Ruskin Boulevard; run thence East a distance of 173.65 feet to the point of beginning. Same being known as Tract "F" of A. P. Dickman Tract.

SOURCE: January 12, 1988
Boundary Survey
Morris Land Surveying, Inc.
601 Sunlake Blvd.
Lutz, Florida 33549

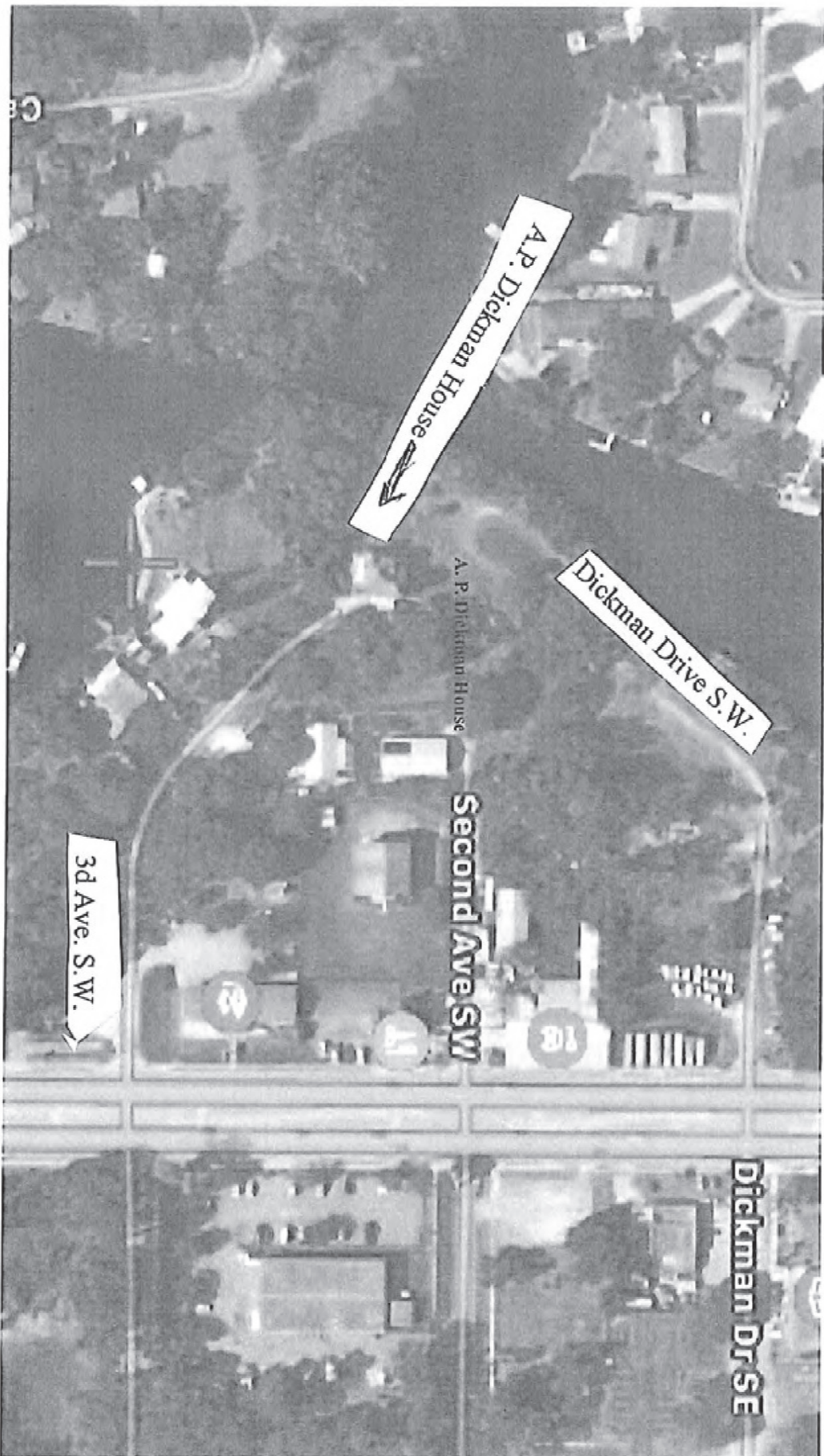


63



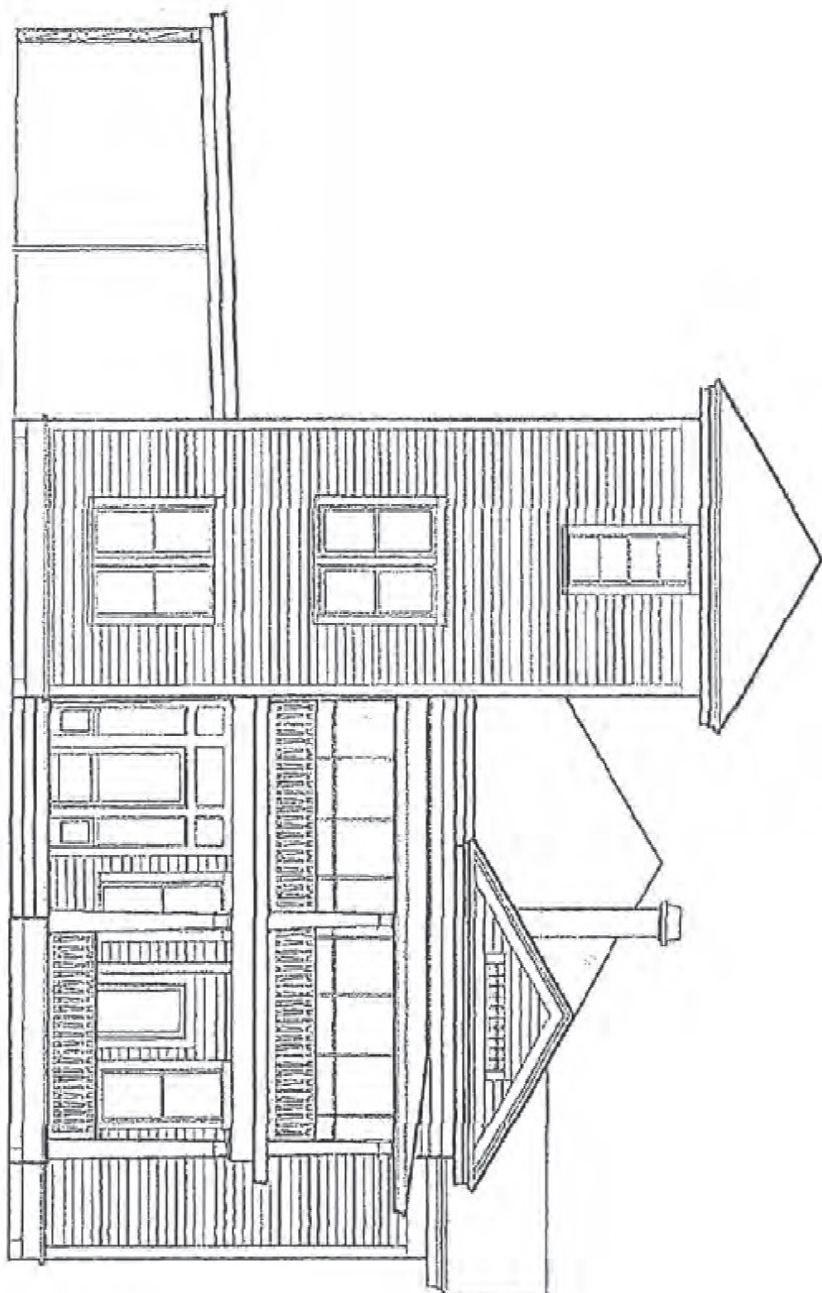
Rustin House Bed-Bkfst
120 Dickman Dr. SW
Rustin, FL 33570-4611

North



#P 42
NORTH

61



A. P. DICKMAN HOUSE

Scale 1/8" = 1'-0"

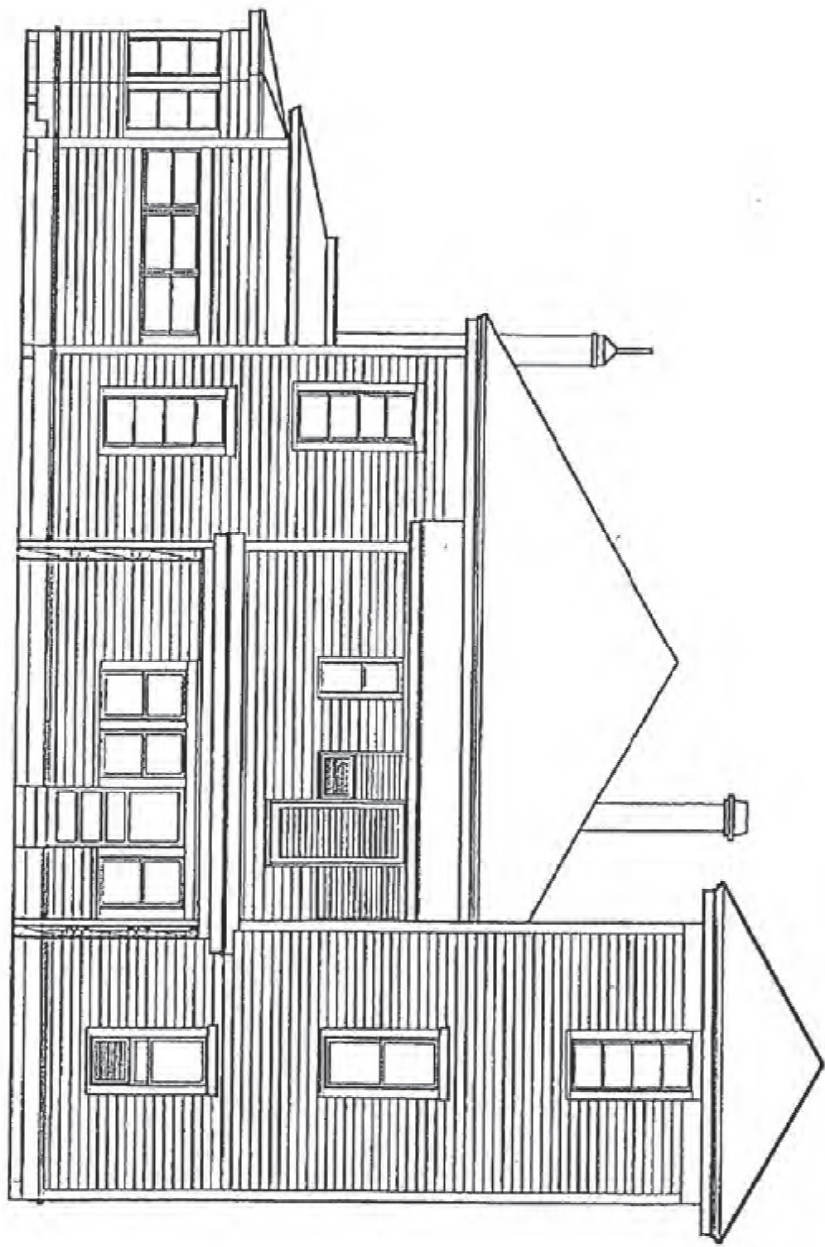
North Elevation



F46

East

21



A. P. DICKMAN HOUSE
Scale 1/8" = 1'-0"
East Elevation

0 5' 10' 15'

Marshall, Colleen

From: melanie hubbard <melhub2001@yahoo.com>
Sent: Monday, March 3, 2025 10:30 AM
To: DS-HistoricPreservation; Mac Miller
Subject: HRRB application for March 8th meeting--Miller/Roof replacement
Attachments: MillerHRRBRoofapp 1.jpeg; MillerHRRBRoofapp 2.jpeg; roofRuskinfrontOct24.jpeg; roofRuskinwestOct24.jpeg; roofTowerOct24.jpeg; roofBirdRmMainBackOct24.jpeg; Decra Stone Coated Steel Estimate.pdf; CitizensInsPaymentMiller.pdf; Payment Confirmation - Citizens Property Insurance Corporation.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hi, Ms. Marshall-- We would like to apply for a matching grant to replace the roof damaged during Hurricane Milton. Please see all the attachments. The photos are of the roof damage--we are now 'blue-tarped.' Mac is in the hospital so please call or text me if there is anything missing or that needs fixing. I'm at 813-695-1831.

Thank you--

Melanie Hubbard
Mac Miller

Marshall, Colleen

From: melanie hubbard <melhub2001@yahoo.com>
Sent: Tuesday, May 6, 2025 12:32 PM
To: Marshall, Colleen
Cc: Mac Miller
Subject: next HRRB meeting--materials
Attachments: JanneyRoofingConsent_Form.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hi, Colleen-- just in case you guys need these for your next meeting, I am letting you know that we've picked Vic West's Cedar Creek shake, which is a metal shake that is not stone-coated (i.e., it doesn't look like asphalt shingles--it looks like 'wood'). We are going with the Antique Brown color, which seems closest to an aged Cedar look; it should be covered by the previously granted C of A, but I'm just letting you know. We are going to use Janney Roofing, and I'll attach the estimate here, which is a good-faith ballpark and well over what our insurance paid us (approx \$48K, minus the \$11K deductible, so our check was for about \$37K). It seems that this roofing-vs.-insurance company process could take 60-90 days, so it turns out that we do have time to try again to get half of the deductible granted by you guys.

I have another concern, which is that I will be out of town on May 20th, and I would be loathe to have Mac try to attend by being driven and accompanied by a random home health aide. Would it be possible for him to Zoom in?

Thanks--

Melanie Hubbard

Janney Roofing, LLC

"Changing The World One Roof At A Time"

Licensed &
Insured

Orlando: 1211 FL-436 E, Suite 227 Casselberry, FL 32707
Tampa: 3104 Cherry Palm Dr, Suite 250 Tampa, FL 33619
Jacksonville: 3728 Philips Highway, Suite 45 Jacksonville, FL 32207
FL License # CCC1334170 | CGC1532814 | Email: info@janneyroofing.com | Phone: (321) 385-7663

AGREEMENT BETWEEN OWNER(S) AND GENERAL CONTRACTOR

Name: Melanie Hubbard & Arthur Miller Date: 04/10/2025
Address: 120 Dickman Drive Southwest
City: Ruskin State: FL Zip: 33570 E-Mail: melhub2001@yahoo.com
Home Phone: _____ Work / Cell Phone: (813) 695-1831
Sales Representative: Ben Genet Phone: (727) 492-4955 Storm Date: 10/09/2024

ROOFING ASSESSMENT:

- ☒ Grade of Shingle: High Style: Metal
- ☐ Pitch: _____ 2-Story: yes
- ☒ Tear Off: 2 layers
- ☐ Peel and Stick: _____
- ☐ Felt: _____ Valley: _____
- ☐ Dead Valley: _____
- ☐ CRV: _____ ORV: _____ Other: _____
- ☐ Plumbing Jacks: _____
- ☐ Skylights: _____
- ☐ Solar Tubes: _____
- ☐ Goosenecks: _____
- ☐ Solar PV: _____ HW: _____ Pool: _____
- ☒ Remove debris from roof, gutters and yard
- ☒ Protect landscaping
- ☒ Furnish Permit

DAMAGE ASSESSMENT:

Roof:
Multiple damaged slopes / missing tiles
A/C unit to be detached and reset
Flat roof needs ISO board
Gutters:
Spiked; remove and replacement required
Notes: Damaged plank boards
OOP - Deductible
Base Contract Price: \$60,000

General Contractor: The OWNER acknowledges JANNEY ROOFING, LLC ("JANNEY") as a general contractor and as such shall be entitled to General Contractor's Overhead and Profit, as allowed by insurance industry standards, including any supplements. OWNER agrees to pay JANNEY all general contractor's Overhead and Profit and approved supplements paid by insurance company for all trades performed by JANNEY under this agreement. JANNEY may display a construction sign at the Project Site.

TERMS: This agreement does not obligate OWNER or JANNEY in any way unless the damage is approved by your insurance company and accepted by JANNEY. By signing this agreement, OWNER authorizes JANNEY to identify & present all damages to the insurance company found which may require replacement, and to present a comprehensive estimate for repair to the insurance company. OWNER also authorizes JANNEY to discuss and/or explain a bid for construction or repair of covered property with the insurance company. OWNER is responsible only for the insurance deductible for the work paid for by the insurance company. OWNER authorizes JANNEY to supply labor and install material in accordance with this contract, including the Work Order & Product / Color-Selection Form and the terms and conditions to accomplish the repairs.

For purposes of this Agreement, "OWNER" means the owner(s) of the Property identified above. Where more than one person owns the property, the execution of this Contract by any OWNER constitutes a representation of authorization by all property owners to execute this Contract and to the performance of work under it. Where the property is part of a multifamily development and the Contract is signed by a property manager or officer for the owners or association of owners, execution of this Contract by a property manager or officer constitutes a representation of authorization by all property owners to execute this Contract and to the performance of work under it.

This is a two-part agreement. Part 1 is comprised of this document, including the Terms and Conditions, Receipt of Contractor Documents, which includes certain statutory disclosures (ROCD), and D&E. Part 2 consists of the finalized scope of work and material selections, approximate dates for your project ("Work Order & Product / Color-Selection Form"), and any applicable update to the base contract price ("Contract Price"). By signing below, the parties agree that all referenced contract documents are a part of this Agreement and are all incorporated by reference. Further, it is agreed the Contract Price may be adjusted without a Change Order if the insurance company approves a different contract price, so long as the OWNER's deductible contribution remains unchanged and the cost for retail work and insurance upgrades remains unchanged.

EFFECTIVE on 04/15/2025

PROPERTY OWNER Sign: e-Signed by melanie hubbard PROPERTY OWNER Sign: _____

JANNEY ROOFING, LLC Sign: e-Signed by Ben Genet Print: Ben Genet DATE: 04/11/2025

Insurance Company: Citizen Claim #: 001-00-526474

Right to Cancel: If for whatever reason you do not want the goods or services described herein, you may cancel this Agreement by providing written notice to JANNEY in person, by telegram, or by mail. This notice must indicate that you do not want said goods or services and must be delivered or postmarked before midnight of the third business day after you sign. If you cancel this Agreement, JANNEY may not keep all or part of any cash down payment.

TERMS AND CONDITIONS

1. All contracts are subject to approval of JANNEY'S credit department. Failure to sign a Work Order & Product / Color-Selection Form does not void this Agreement.
2. Unless stated otherwise on the front page, final payment shall be due 30 days after substantial completion. Should default be made in payment of this Contract, interest shall be added from the date thereof at a rate of 18% per annum, or the maximum amount allowed by law, whichever is less. OWNER also specifically agrees to pay for all collection costs, including employee time and expense and all attorneys' fees and costs JANNEY incurs in either the collection and/or protection of its interests in the OWNER'S past due account or performance of this Contract. All coupons, credits, or other deductions become void if final payment is not received in accordance with these terms.
3. JANNEY shall have no responsibility for damages from rain, hail, fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by homeowner's or similar insurance. OWNER waives any/all subrogation claims or rights against JANNEY to the extent such claim or damage is covered by OWNER'S insurance.
4. The Contract Price does not include expenses for bond insurance premiums or costs beyond normal insurance coverage, and any such additional expenses, premiums or costs shall be added to the Contract Price.
5. Replacement of deteriorated decking, fascia boards, roof jacks, ventilators, flashing or other materials that are NOT COVERED BY OWNER'S INSURANCE and are not specifically STATED IN THIS CONTRACT, are NOT INCLUDED in the Contract or the Contract Price, and, if needed, will be charged as an extra at our standard rates and automatically added to the Contract Price.
6. Each (30) day period after submission of this Contract to OWNER, JANNEY reserves the right to revise our price in accordance with costs and market conditions as well as availability of materials.
7. JANNEY shall not be liable for failure or delay of performance or any damages or claims due to force majeure, due to or arising out of labor controversies or shortages, strikes, fires, weather, the inability to obtain materials from usual sources, pandemics, including those related to illness or death from the novel coronavirus, COVID-19, "acts of god" or any other circumstances of any kind beyond JANNEY'S control ("Delay Events"). The estimated Start Date and Completion Date (collectively "Performance Dates") are contained in the Work Order & Product / Color-Selection Form and are only estimates. If the Performance Dates are delayed due to Delay Events, the Performance Dates shall be automatically extended on a day for day basis equal to the duration of the Delay Events without the need for a Change Order. JANNEY shall give OWNER timely notice of any delays in the Performance Dates and the new proposed Performance Dates.
8. JANNEY is not responsible for any damage on or below the roof due to leaks by excessive wind driven rain, ice, or hail during the period of the warranty. EXCESSIVE WIND IS 50 OR GREATER M.P.H or winds sustained by a named storm. JANNEY is not responsible for any damage to trees, bushes or shrubs during the construction project(s).
9. JANNEY'S limited workmanship warranty, as referred to on the front of and applicable to this CONTRACT, is solely for OWNER and is non-transferable unless otherwise agreed to by JANNEY in writing. The warranty period terminates automatically upon OWNER'S conveyance of the property. A separate document containing this Warranty shall be provided to OWNER upon full payment.
10. **IF OWNER cancels this Agreement prior to the start of work, but not within the timeframe allowed by any applicable laws pertaining to cancellation, OWNER is liable for 15% of the total Contract Price as liquidated damages because Janney is unable to accurately measure its damages for the cancellation of this Agreement as doing so would be difficult to impossible. The parties agree this amount is fair and is not a penalty. Notwithstanding, in the event OWNER cancels improperly or if OWNER'S insurance does not cover the work to be performed by JANNEY, OWNER is still responsible for paying JANNEY for any such services provided and/or materials furnished at OWNER'S request or direction, including tarping or emergency repairs.**
11. The Replacement Cost Value constitutes Actual Cash Value (ACV) plus the Recoverable and/or Non-Recoverable Depreciation plus the deductible. If there are insurance upgrades selected and/or retail work requested by the OWNER in addition to the work covered by the Insurance RCV, the cost of such work shall be added to the CONTRACT PRICE and itemized accordingly on the Work Order & Product / Color-Selection Form. If the insurance proceeds plus insurance deductible is insufficient to cover the Insurance RCV part of the "CONTRACT PRICE" for replacement of OWNER's property covered by the insurance policy, this Contract may be voided at the discretion of JANNEY and/or OWNER.
12. Payments are to be made in the following manner: full insurance deductible is due upon signing of Work Order & Product / Color-Selection Form (part 2 of this contract); first insurance check is due on or before day of commencement; final balance due upon substantial completion of work. Any retail work or upgrades selected outside of the insurance claim must have ½ down of the total amount upon placing order of materials, and balance upon substantial completion of work. Partial invoicing for trade(s) completed will occur at JANNEY's discretion. Progress payments will be collected in accordance with the percentage of work completed. Other arrangements must be discussed with JANNEY'S credit manager. Contractor reserves the right to require a deposit in excess of 10%, and Customer hereby waives the requirements of Section 489.126, Fla. Stat.
13. If any provision of this Contract should be held to be invalid or unenforceable, the availability and enforceability of the remaining provisions of this Contract shall not be affected thereby.
14. OWNER takes responsibility to take the necessary precautions to protect their property inside the home during the duration of the work. The OWNER and / or its insurance will be responsible for any interior damage as long as JANNEY has taken reasonable precaution during the construction process. JANNEY is not responsible for any damage caused by the dumpster.
15. If the scope of work of this contract does not specifically include the detaching and resetting of solar panels, JANNEY will not be responsible or liable for such work or any damage caused to solar panels.
16. JANNEY may perform work in addition to that required by this Contract under a Change Order. Changes directed by OWNER and performed by JANNEY in advance of a written change order shall be reduced to writing within a reasonable time frame. Email and text are an acceptable form of communication for agreement on Change Orders. All change orders shall include the dollar amount of increase or dollar of decrease, and the additional days added to the date, completion if required, together with the specific scope change. In the event that the OWNER and JANNEY cannot agree on the price for additional work described in a Change Order, JANNEY shall perform such work for the cost of labor at JANNEY'S then standard labor rates and actual cost of materials (including the cost of any work performed or materials supplied by subcontractors), plus JANNEY'S fee of 25 percent of the cost of labor and materials, for overhead and profit, and OWNER agrees to pay for same.
17. CONTRACT PRICE shall be equitably adjusted via Change Order for all costs associated with any concealed or unknown conditions, including but not limited to subsurface or otherwise concealed conditions, conditions which differ materially from what is shown in this Contract, or other unknown physical conditions.
18. OWNER waives all claims for consequential or incidental damages, damages due to delays, hindrance, interference, or extended duration.
19. OWNER agrees to indemnify and hold harmless JANNEY and its agents and employees, from and against all claims, damages, losses and expenses, arising out of personal injury, illness or death, or for property damage that arise out of Hazardous Materials. OWNER is responsible for all existing Hazardous Materials at the Project Site, including but not limited to asbestos, mold, and lead paint, including any costs for testing, or abatement. The OWNER is responsible for all existing violations of applicable building codes, regulations, or ordinances.
20. JANNEY is not responsible for pre-existing construction problems, conditions or code compliance issues related to OWNER'S property ("Existing Conditions"). If made known to or discovered by JANNEY, it may attempt to assist OWNER in correcting the Existing Conditions on a time and material basis in addition to the Contract Price pursuant to a written change order.
21. The OWNER hereby authorizes its insurance company to pay JANNEY directly. In the event the insurance company pays the OWNER directly for work of JANNEY, such payments shall be paid directly to JANNEY within 2 business days of receipt. The OWNER will be liable directly to JANNEY for its deductible, plus the balance of the CONTRACT PRICE to the extent not paid by the insurance company. OWNER agrees that any supplemental or additional amounts approved by insurance for JANNEY'S work shall be owed to JANNEY.
22. OWNER recognizes that damages can be mitigated if JANNEY has the ability to correct defects. Accordingly, OWNER shall provide JANNEY notice of defects and an opportunity to correct. Only one opportunity to correct defects, for each individual defect at a single location, is required. It is OWNER'S duty to notify JANNEY in writing within seven (7) days of the discovery of any claim, defect or deficiency arising out of work, services or materials provided by JANNEY under this Agreement ("Claim"). Failure of the OWNER to provide such notice of a Claim shall result in the OWNER waiving all claims that may be brought against JANNEY arising out of or relating to that Claim, including claims arising in law, equity, contract, warranty (express or implied), tort, negligence, or federal or state statutory claims. If the OWNER fails to comply with the foregoing, the OWNER may not commence litigation or arbitration as the opportunity to repair is a condition precedent to such litigation or arbitration. JANNEY'S liability, if any, shall be limited to the amount it would have cost it to repair the defect(s).
23. In the event of litigation between the parties to this Agreement, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THIS AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL IS A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER THIS AGREEMENT. This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding related to or arising out of this Agreement shall be Hillsborough County, Florida. The non-prevailing party in any legal or equitable action to collect unpaid amounts due under this agreement shall reimburse the prevailing party for all reasonable attorney's fees incurred, whether incurred before, during or after mediation, arbitration or litigation, including, without limitation, fees incurred or attributed to the determination of entitlement and/or the amount of fees to be awarded (i.e., "fees for fees"), and includes administrative, appellate and bankruptcy proceedings, as well as fees incurred in connection with the enforcement of any judgment.
24. All dimensions are approximate. Duplication of colors, textures, and finishes may not be achieved. OWNER agrees that JANNEY may substitute material sizes, grades, weights, or other distinguishing characteristics or features that will perform equally as those specified. JANNEY will use reasonable efforts to match existing materials with new materials, using standard materials from local suppliers, but cannot guarantee an exact match. Substitution of equivalent materials which may deviate from a manufacturer's specification shall not be deemed a violation of any applicable building code.

ATTACHMENT B

Return Completed Report to:
Hillsborough County Development Services Department
Historic Preservation Program
601 East Kennedy Boulevard, 20th Floor
P.O. Box 1110
Tampa, FL 33601-1110

PROJECT COMPLETION AND EXPENDITURE REPORT FOR HISTORIC PRESERVATION GRANT NO. 2025-01

Please provide the information requested and return this form to the Hillsborough County Development Services Department at the address listed above within thirty (30) days of the completion of the Project.

General Information

Grantee Name(s): Arthur McA. Miller and Melanie A. Hubbard

Address of Property: 120 Dickman Drive SW, Ruskin, FL 33570

Grantee's Mailing Address: 120 Dickman Drive SW, Ruskin, FL 33570

Grantee's Daytime Phone Number: (813) 695-2493, (813) 695-1831

Maximum Grant Award Amount Per Grant Award Agreement: \$ 5,421.00

Actual Project Completion Date:_____

Project Summary: Roof Replacement in like kind

Summary of Project Work Completed: Remove damaged tile down to deck. Re-nail any loose wood, install High Temp ice and water shield to the roof deck, install eave riser, decra tiles, hip and ridge tiles, rake tiles, new flashings, and new lead pipe flashings.

Please attach photographs of the Project Work Completed

☐ check box to indicate photographs are attached

Indicate any variations from the Project as originally approved: _____

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Project Expenditures

The amount of the grant awarded will equal no more than fifty percent (50%) of the Total Approved Expenditures for the Project. The **Total Approved Expenditures** are the documented, County-approved expenditures for the Project. In order to determine your Total Approved Expenditures, please complete an Expenditure Report Summary form (attached) for each expenditure made in connection with the Project. Be sure to attach all invoices, contracts and scope of work agreements.

Please attach Expenditure Report Summaries

☐

check box to indicate Expenditure Report Summaries are attached

Disbursement of grant funds is contingent upon review and verification of the information contained in this Report and inspection of the Property by an authorized representative for the County. Grant funds disbursed will not exceed the Maximum Grant Amount in the Grant Award Agreement, and may be less than the maximum, depending upon the Total Approved Expenditures for the Project.

Certification

I/We certify that, to the best of my/our knowledge, the information reported herein is correct, that all goods and services invoiced have been received, and that all outlays were made in accordance with grant conditions.

Signature of Grantee: _____ Date: _____

Signature of Grantee: _____ Date: _____

EXPENDITURE REPORT SUMMARY
FOR HISTORIC PRESERVATION GRANT NO. 2024-01

Please fill out an Expenditure Report Summary for each expenditure made in connection with the approved Historic Preservation Grant Project.

Vendor Name: _____

Purpose of Expenditure: _____

Amount of Invoice: \$ _____ **Date of Invoice:** _____

Was all of the work reflected on the invoice for purposes of the Project outlined in your Grant Award Agreement with Hillsborough County: ☐ yes ☐ no

If no, please explain: _____

Please attach paid invoices and/or receipts

☐ check box to indicate paid invoices and/or receipts are attached

Please attach cancelled checks

☐ check box to indicate cancelled checks are attached

Please attach contract/scope of work/proposal

☐ check box to indicate contract/scope of work/proposal is attached

Questions regarding this form Please contact Colleen Marshall, historic preservation staff, at the Hillsborough County Development Services Department, (813) 272-5828.

For County Use Only:

Proper documentation attached: ☐ yes ☐ no

Expenditure Project-related: ☐ yes ☐ no

Amount of Approved Expenditure Per This Form: \$ _____ (subtotal only)

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