

VPOA'S PREFERRED VENDORS (As of 10/6/23)

Accounting Services

Data Unlimited
April Hatcher
Daytona Beach, FL
386 255 1004

April has extensive experience in accounting and book keeping for rental properties, having owned and managed many rentals herself personally over the last 20 years!

She also does all associated business bookkeeping. She is exceedingly knowledgeable and thorough.

Free estimates!

AC Filters

Reeds Filters 819 N. Ridgewood Ave. 386 252-4046

OR

Air conditioning and Heating
Reliable Heat and Air
Derick Soorsma
1305 Myrtle Jo Drive
Ormond Beach, Fl 32174
386 214 5830

Derick is fast ,cheap and good! A true professional with lots of experience.

He beat my last bid by 40%, an ambitious guy!

Takes Visa, MC, Amex, and Discover cards. Free estimates

OR

ClimateMaster Robert 451-0352 (lives in LPGA)

OR

Ash-Lee-Air (386)872-3510 or 566-1018 (emergency number)

I have been using them for over 4 years. He is fair and does not have a problem keeping an air-conditioner running as long as possible without replacing it.

OR

Justin McLeod 386/566-8674

Appliances

Art Sjoblom;repairs and sells appliances; Tel. 386-252-6145

OR

Peter Simon Appliance Repair
Appliance repair \$35 service call 386/366-3457

OR

Bruno at BJ Appliance Service
appliance repair 386/299-9645

Attorney

Arthur Simpson, Attorney and Broker
240 S. Atlantic Avenue, Ormond Beach, FL 32176
Office: (386) 301-4483
Direct: (386) 290-7980
asimpson@floridapros.com
www.floridapros.com
@The FloridaPros
Eviction: \$375, including mediation and appearance before a Judge
Corporate Rate \$150.00/Hour

Auction Services

Back Flow Preventors

Certified Plumbing Services, Inc.
Ron Harvley, Master Plumber
(386) 252-1000
or Port Orange (386) 761-2727
www.plumbermen.com
Be sure to tell him you are a VPOA Member for a 20% Discount.
He will do back flow testing for \$45

Background Checks / Tenant Screening

Locators International, Inc.
386-756- 6100
www.bestpi.com

Locators International, Inc. is recommended by the VPOA for all your tenant screening and background check needs. They are very professional and are the top choice of area attorneys for the best in investigative services. They are also certified as Phase One background check providers in the Crime Free

Multi Housing Program! Here is a schedule of their services:

For landlords they offer many different services, with the primary focus on tenant screening. Tenant screening is \$45 per person and includes the following:
Credit Report with score, Criminal History, Sexual Offender, Evictions, Liens,
Bankruptcy, Utility Debt, Judgments, Collections, Address Trace
Of course, they may also do additional tasks like calling employers, interviewing
past landlords, etc.

OR

Beenverified.com \$10 20 checks
Building Materials/supplies (Used)
Habitat Restore (building Supplies) 695 Mason Ave. Daytona Beach 386 225-2006

OR

ECO Building Materials
601 South Younge Street
Ormond Beach (near Yancey's Music store south of Granada)
(386) 671-6942

Cabinetry

Custom Kitchen Cabinets 386/689 3737

OR

LJ REMODELING LLC
(386) 383 0674 Ask for Louie
(see full ad under Remodeling)

Carpets

Discount Carpet
1529 Ridgewood, Holly Hill 386 673-1965
Bruce gives me great deals on commercial grade quality carpets.

Carpet Cleaning

Carpet, tile, and upholstery cleaning. Steve Sweet, owner operator
(386) 983 9750 magicsteam@aol.com

OR

Pro To Call (386) 453-7228
Carpet Cleaning, Emergency Water Removal, Upholstery cleaning

OR

Elite Steam Carpets
2894 Forsyth Road, Winter Park, FL 32792, (407) 718-6478
<http://elitesteamin@gmail.com/>
Hours of Operation:
M-F 8:00am-6:00pm, Saturday 9:00am-5:00pm. On Call 24/7
Certified, Licensed and Insured
They work in Volusia, Seminole, Brevard, Osceola, Lake Counties

Carpentry

Ceramic Tile

Cleaning

Apartment move-outs, residential cleaning and janitorial services
Cathy(407) 314-3644

Collections

Concrete work

Buddha Remodeling & concrete, flatwork concrete, finish carpentry and every in between. No job too big or too small. Joe Hontz @ 386/868-9704 or Brian Martin @ 386/679-4270. They pay attention to details and reasonably priced.

Contractors

Crandall Construction
Jay Crandall
Ormond Beach, FL
386 566 1917

Jay is an excellent GC with years of experience with rental properties, as he owns several rentals himself! He specializes in all types home repairs, remodeling, roofing and remedying code violations .

Jay is very skilled and stands behind his work!

Doors

Smooth Coast LLC
Sliding Glass Door Repair
386-441-3635

Website: thesmoothcoast.com

This company is veteran owned and operated, licensed, insured and workman's comp. compliant. I, and several of my friends that are Property Managers have used them on numerous occasions. They are professional and very knowledgeable of what needs to be done to make a sliding door glide like new again. They can also restore track that has deteriorated, change weather stripping that has failed and can build custom screen doors to fit. They also do custom powder coating and recently I had them powder coat parts of a light fixture to keep it from rusting.

Brenda S. Frahm 386/299-1993

Drains

Drain Master (2)

Call 386/788-7742 to get a recording giving you the cell phone number of Rick or Heath on duty that day. Most jobs under \$100. Serving East Volusia.

Driveways

Dry Wall

Ryan 386/299-8906

Electrical

Sanders Electrical Services Corp.

P.O. Box 531

Daytona Beach, Fl 32115-0531

386-253-0607 office

386-253-0608 fax

Willie Sanders has done my electrical work for decades and is very professional, competent and reasonable. He will consistently beat others' bids and is supportive of our Association as well! Free estimates.

OR

Charlie Lee 386-334-0108 GREAT electrician

OR

Jim's Electric

386-672-4433

Jim's Electric is always on time, reasonably priced and professional.

Fasteners

Fastenal

1440 N. Nova Road

(386) 226-9937

OR

B&B Fasteners

291 S. Yonge Street, Ormond Beach

(386) 673-6299

OR

Fences

A-1 Fencing (Rick) at Nova Road (386) 672-5056

Flooring

LJ REMODELING LLC

(386) 383 0674 Ask for Louie

(see full ad under Remodeling)

Fire and water restoration

Volusia Repairs and construction Mike 788-9185

Garage Doors

Magic Doors

700 N. Beach (386) 253-5396

General Contractor

Crandall Construction
Jay Crandall
Ormond Beach, FL
386 566 1917

Jay is an excellent GC with years of experience with rental properties, as he owns several rentals himself! He specializes in all types home repairs, remodeling, roofing and remedying code violations.

Jay is very skilled and stands behind his work!

Glass

Alpha Omega Glass 151 Carswell Avenue (386) 239-9521

Gutters

Clayton (407) 415-7101. Reliable and reasonably priced

Handyman

James Knehr
386-334-4466

And electrician

Glenn Wise
386-481-4974

Bob's Fix-it
386-761-4055

bobsfixit1@yahoo.com

I've used Bob's Fix-it 2 times in the last year
and have been happy with their service.

OR

Mike Esposito 386/547-2604

OR

LJ REMODELING LLC
(386) 383 0674 Ask for Louie
(see full ad under Remodeling)

Hauling

Heating and Air conditioning

Reliable Heat and Air

Derick Soorsma

1305 Myrtle Jo Drive, Ormond Beach, FL 32174

386 214 5830

Derick is fast ,cheap and good! A true professional with lots of experience.

He beat my last bid by 40%, an ambitious guy!

Takes Visa, MC, Amex, and Discover cards. Free estimates

Hurricane Shutters

Inspections – home inspections and wind mitigation

John Banks 386/566-0963

OR

Tom Haring 386/295-4351

Insurance

CCI insurance 386/756 8551

Lawns

Blaine Randall (386) 299-0734 Excellent

OR

Mike Ogonowski (386) 451-1916

Reasonable and Reliable – have used him for a couple properties for a couple years
and had him do some cleanups of a couple other properties.

Landscaping

B&N Home Services

General construction – roofs, repair or replace, landscaping, carpentry. Always
competitive quote. 386/212-7210 or 386/672-2127

Locksmith

Kittles Locksmith 945 Ridgewood Ave. Holly Hill. 386 252-0145

Masonry

Painting

Guy Del or Elizabeth. Great painter. Competitive prices
(let it ring long enough) 386/383-5770

OR

LJ REMODELING LLC
(386) 383 0674 Ask for Louie
(see full ad under Remodeling)

Pavers

Pest Control and Fertilizer

John Deere Landscapes 705 Samms Ave. And Division Avenue
386 756-9600

OR

Certified Pest Control
2763 S Ridgewood Ave
South Daytona, FL 32119
386-672-8440

I've used Certified Pest Control for over 10 years

OR

Professional Pest Control Division Avenue and US1
(386) 677-3219

Plastering

Ruggiano Plastering Co 386-738-3711 or 386-956-4621 for true craftsmanship in
repairing plaster walls - indoor and outdoor

OR

Fine Finish Leo Rosquete 341-5754

Plumbing

Certified Plumbing Services, Inc.
Ron Harvley, Master Plumber
(386) 252-1000
or Port Orange (386) 761-2727
www.plumbermen.com

Be sure to tell him you are a VPOA Member for a 20% Discount.
He will do back flow testing for \$45

OR

Scott from Clog Dog is excellent and very reasonable for plumbing.
I use him on all my buildings.
Phone 386 233 0137

OR

Andy Frattin Plumbing
(386) 441-1005

Good plumber, reasonable, highly recommended:

Pool Services

Pressure Washing

Process Servers

AAA Process Serving, Inc.
(407) 871-6506

Email: aaapsinc@gmail.com

Our Services Are Efficient, Professional and Confidential

We Are Licensed Process Servers

We Handle All Aspects Of Process Serving Including Eviction Posting
and Court Filing

Remodeling

Buddha Remodeling & amp; concrete, flatwork concrete, finish carpentry and every
in between. No ob too big or too small.

Joe Hontz @ 386/868-9704 or Brian Martin @ 386/679-4270. They pay attention to
details and reasonably priced.

OR

LJ REMODELING LLC

(386) 383 0674 Ask for Louie

email: ljremodelingllc@yahoo.com

Everything your home needs...

House repair & remodeling

Handyman & maintenance

Kitchen & bath installation and remodeling

Dealer for "Masterbrand Cabinets"

Floor installation & repair

Painting interior/exterior

FREE ESTIMATES!

Check our reference on Angie's List

Roofing

B & N Services

OR

General construction – roofs, repair or replace, landscaping, carpentry. Always
competitive quote. 386/212-7210 or 386/672-2127

Screening

Signage

Coleman Stamp Company

171 Madison Avenue

Daytona Beach, FL 32114 386-253-1206

Coleman stamp has done all the signage for our Association and is prompt and priced right. These custom signs are highly recommended to get your property rented fast! Most signs done in a day or two and can be totally custom in size, color or construction. Signs can be designed for short or long term use. See Bonnie for special discounts to VPOA members when ordering!

OR

East Coast (next to B&B Signs) 386/672-7018

Stucco

Dale Mayor tel: 407-760-1534 in Orange City

He covers all of Volusia County.

He's done 4 properties for us. Very reasonable.

Tile

Bill's Tile

William Morris

Ormond Beach FL 386 453 7832

Bill is an expert with tile. He has done several jobs at 40% less than others.

He likes to work!

Has done the last 3 jobs for me {Kim} at \$1.00 a foot with excellent craftsmanship. Usually does most jobs in 2 days. He will also pick up materials for you and bring them to the work site in his heavy duty truck for free and you pay actual cost of materials. Free Estimates!

Title Insurance

Surfside Title 302 Dunlawton Ave., Port Orange 386 322-5800

Tree Services

Branching Out Tree Removal – Eric (386) 562-3545

OR

Atlantic Tree Service (Cal Clay) 386/233-0550

OR

Thomas Ryan Treescapes LLC

960 Ramble Bush Drive, Port Orange, FL 32127

(386) 756-8551 Fax: (386) 756-2344
Bonded and Insured

Water Removal

Pro To Call (386) 453-7228
Carpet Cleaning, Emergency Water Removal, Upholstery cleaning

Welding

East Coast Ornamental Welding 386-672-4340 for outdoor handrails

Windows

Daytona Window and Screen 345 10th St., Holly Hill 386 253-2215
(Window parts, replacement and screens)