

VPOA'S PREFERRED VENDORS (As of 6/1/17)

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 (Air conditioning filters)

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,Am Ex, 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**

OR

**D. Michael Clower, Attorney at Law
224 S. Beach Street, #204, Daytona Beach, FL 32114**

(386) 239-0100

Hours: 9 AM - 5 PM

Eviction: \$400, including mediation and appearance before a Judge

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.

OR

Clog Busters

Call George at (386) 756-7714

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**

Daytona Bolt and Nut

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**



Daytona Bolt & Nut

**Your Local Fastener Supplier
Family Owned Since 1961**



**Coastal Supply Experts
Fast, Quality Service Specializing In**



- Marine Construction
- Roofing Fasteners
- Manufacturing
- Construction Supplies
- General Maintenance



Call Ahead Ordering

Ask About FREE Local Jobsite Delivery!

Open 7:30- 4:00 M-F

DBNDaytona@gmail.com

DAYTONA BEACH
815 N. Beach Street
Daytona, FL 32114
P: 386-255-0248
F: 386-257-5985

DELAND
1324 E. Int'l. Speedway
DeLand, FL 32724
P: 386-738-5402
F: 386-738-1525

EDGEWATER
1207 S. Ridgewood Avenue
Edgewater, FL 32132
P: 386-423-7511
F: 386-423-4891

MELBOURNE
95 East Drive
Melbourne, FL 32904
P: 321-254-6535
F: 321-345-4949



Stainless Steel Experts

WWW.DURABLESTAINLESS.COM



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

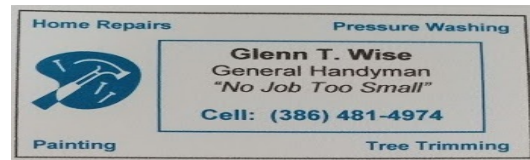
Clayton (407) 415-7101. Reliable and reasonably priced

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,Am Ex, 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)