

PERFORMANCE BOND

BOND NO. 3304209  
Executed in 3 Counterparts

KNOW ALL MEN BY THESE PRESENTS: that We,

Contractor GSB Construction & Development, Inc.  
Contractor Address 8470 NE 44th Dr., Ste. B, Wildwood, FL 34785  
Contractor Address 2 \_\_\_\_\_  
Contractor Telephone 352-748-1949

(hereinafter called the "Principal"), whose principal business address and telephone number is as stated above; and

Surety FCCI Insurance Company  
Surety Address 6300 University Parkway, Sarasota, FL 34240-8424  
Surety Address 2 \_\_\_\_\_  
Surety Phone 941-907-3224

(hereinafter called the "Surety"), whose principal address and telephone number is as stated above, a surety insurer chartered and existing under the laws of the State of FL and authorized to do business in the State of Florida; are held and firmly bound unto Lake County Board of County Commissioners, Lake County, Florida (hereinafter called the "Obligee"), whose principal address is P.O. Box 7800, Tavares, Florida 32778, and whose principal telephone number is (352) 343-9800, in the sum of

Three Hundred Ninety Thousand and 00/100 Dollars-----  
----- (\$ 390,000.00----- ) for payment of which we bind ourselves, our heirs, our legal representatives, our successors and our assignees, jointly and severally.

WHEREAS, Principal has entered into a contract with Obligee for East Lake Temporary Library Facility, 24819 Wallick Road, Sorrento, FL 32776  
Contract No. ITB No. 24-924 in accordance with drawings and specifications, which contract is incorporated herein by reference and made a part hereof, and is referred to as the Contract.

NOW THEREFORE, THE CONDITION OF THIS BOND are such that if Principal:

1. Fully, promptly, and faithfully performs the Contract at the times and in the manner prescribed in the Contract, including all obligations imposed by the Contract documents, specifications, and changes orders;
2. Pays Obligee any and all losses, damages, costs and attorneys' fees, including appellate proceedings, that Obligee sustains because of any default by Principal under the Contract, including, but not limited to, all delay damages, whether liquidated or actual, incurred by Obligee;
3. Performs the guarantee of all work and materials furnished under the Contract for the time specified in the Contract; and
4. Promptly make all payments to all persons defined in Section 713.01, Florida Statutes, as amended, whose claims derive directly or indirectly from the prosecution of the work provided for in the Contract;

then this bond shall be void; otherwise it remains in full force and effect.

BOND NO. 3304209

The Surety, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or other work to be performed hereunder, or the specifications referred to therein shall in any way affect Surety’s obligation under this bond, and it does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to work or to the specifications.

This instrument shall be construed in all respects as a statutory bond. It is expressly understood the time provisions and statute of limitations under Section 255.05, Florida Statutes, as amended, shall apply to this bond.

By execution of this bond, the Surety acknowledges that it has read the Surety qualifications and obligations imposed by the Contract and hereby satisfies those conditions.

The parties agree that this public performance bond and any claims instituted under this bond shall be governed by the laws, rules and regulations of the State of Florida and venue shall be in a court of competent jurisdiction in and for Lake County, Florida.

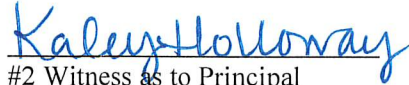
**IN WITNESS WHEREOF**, the above bounded parties have executed this instrument on the day and year below mentioned, the name of each party being affixed and these presents duly signed by its/their undersigned representative(s), pursuant to authority of its governing body.

Signed, sealed and delivered  
in the presence of:

**Contractor, as PRINCIPAL:**



#1 Witness as to Principal



#2 Witness as to Principal

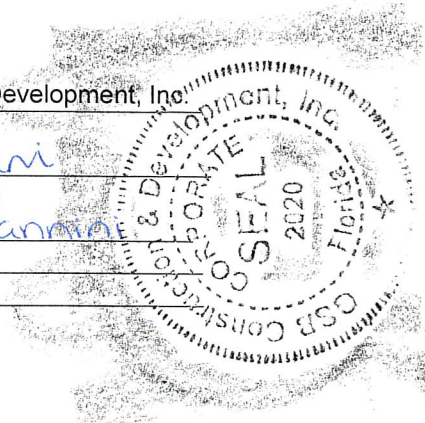
Company: GSB Construction & Development, Inc.

By:   
(Authorized Signature)

Printed Name: Jessica Giannini

Title: Vice President

Date: 8-9-24



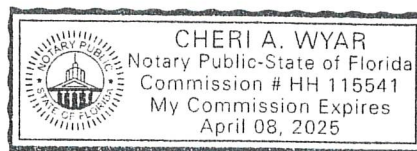
STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of August, 2024, by Jessica Giannini as Vice President for GSB construction.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

  
(Notary Signature)

(SEAL)



BOND NO. 3304209

SURETY:

Company: FCCI Insurance Company

N/A

#1 Witness as to Surety

By: N/A

(Authorized Signature)

Printed Name: N/A

N/A

#2 Witness as to Surety

Title: N/A

Date: N/A

OR BY ATTORNEY IN FACT (POWER OF ATTORNEY MUST BE ATTACHED)

Lisa A. Roseland  
#1 Witness as Attorney In Fact Lisa A. Roseland

Steve Engelhart  
#2 Witness as Attorney In Fact Steve Engelhart

By: Jeffrey W. Reich  
(As Attorney In Fact)

Printed Name: Jeffrey W. Reich

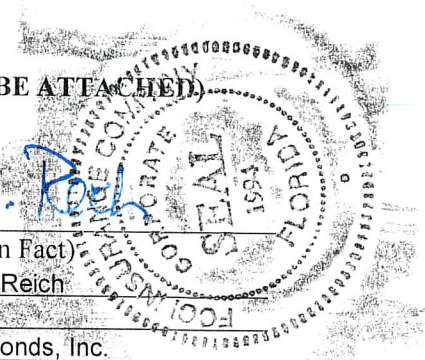
Date: August 6, 2024

Address: Florida Surety Bonds, Inc.

602 N. Wymore Rd., Suite 200

Maitland, FL 32751

Phone: 407-786-7770

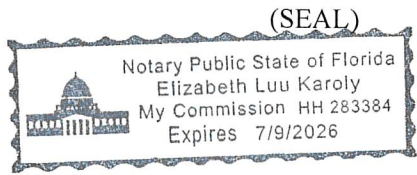


STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of August, 2024, by Jeffrey W. Reich as Attorney-In-Fact for FCCI Insurance Company.

Personally Known OR Produced Identification  
Type of Identification Produced N/A

Elizabeth Luu Karoly  
(Notary Signature) Elizabeth Luu Karoly



PAYMENT BOND

BOND NO. 3304209

Executed in 3 Counterparts

KNOW ALL MEN BY THESE PRESENTS: that We,

Contractor GSB Construction & Development, Inc

Contractor Address 8470 NE 44th Dr., Ste. B, Wildwood, FL 34785

Contractor Address 2 \_\_\_\_\_

Contractor Telephone 352-748-1949

(hereinafter called the "Principal"), whose principal business address and telephone number is as stated above; and

Surety FCCI Insurance Company

Surety Address 6300 University Parkway, Sarasota, FL 34240-8424

Surety Address 2 \_\_\_\_\_

Surety Phone 941-907-3224

(hereinafter called the "Surety"), whose principal address and telephone number is as stated above, a surety insurer chartered and existing under the laws of the State of FL and authorized to do business in the State of Florida; are held and firmly bound unto Lake County Board of County Commissioners, Lake County, Florida (hereinafter called the "Obligee"), whose principal address is P.O. Box 7800, Tavares, Florida 32778, and whose principal telephone number is (352) 343-9800, in the sum of Three Hundred Ninety Thousand and 00/100 Dollars-----

(\$ 390,000.00-----)

for payment of which we bind ourselves, our heirs, our legal representatives, our successors and our assignees, jointly and severally.

**WHEREAS**, Principal and Obligee as Owner have reached a mutual agreement for East Lake Temporary Library Facility, 24819 Wallick Road, Sorrento, FL 32776, ITB No. 24-924 (hereinafter referred to as the "Contract") which conditions and provisions as are further described in the aforementioned Contract, which said Contract being made a part of this Bond by this reference for the purpose of perfecting this Bond.

**NOW THEREFORE, THE CONDITIONS OF THIS BOND** are such that if Principal:

1. Shall promptly make payments to all claimants as defined in Section 255.05(1), Florida Statutes, as amended, supplying the Principal with labor, materials or supplies, as used directly or indirectly by the Principal in the prosecution of the work provided for in the Contract; and
2. Shall pay the Obligee for all losses, damages, expenses, costs and attorneys' fees, including those resulting from appellate proceedings, that the Obligee sustains because of a default by the Principal in contravention to the Contract in regard to payment for such labor, materials, or supplies furnished to the Principal;

then this bond shall be void; otherwise this Bond remains in full force and effect.

BOND NO. 3304209

BE IT FURTHER KNOWN AND AGREED TO BY THE PARTIES THAT:

1. Any changes in or under the Contract and compliance or noncompliance with any formalities connected with the said Contract or alterations which may be made in the terms of the said Contract, or in the work to be done under it, or the giving by the Obligee of any extension of time for the performance of the said Contract, or any other forbearance on the part of the Obligee or Principal to the other, shall not in any way release the Principal and the Surety, or either of them, their heirs, personal representatives, successors or assigns from liability hereunder, notice to the Surety of any such changes, alterations, extensions or forbearance being hereby waived.
2. Certain claimants seeking the protection of this Bond must timely comply with the strict requirements set forth in Section 255.05, Florida Statutes, as amended, and as otherwise provided by law.
3. The Provisions of this bond are subject to the limitations of Section 255.05(2), Florida Statutes, as amended.

By execution of this bond, the Surety acknowledges that it has read the Surety qualifications and obligations imposed by the Contract and hereby satisfies those conditions.

The parties agree that this public bond and any claims instituted under this bond shall be governed by the laws, rules and regulations of the State of Florida and venue shall be in a court of competent jurisdiction in and for Lake County, Florida.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument on the day and year below mentioned, the name of each party being affixed and these presents duly signed by its/their undersigned representative(s), pursuant to authority of its governing body.

Signed, sealed and delivered in the presence of:

[Signature]

#1 Witness as to Principal

[Signature]

#2 Witness as to Principal

Contractor, as PRINCIPAL:

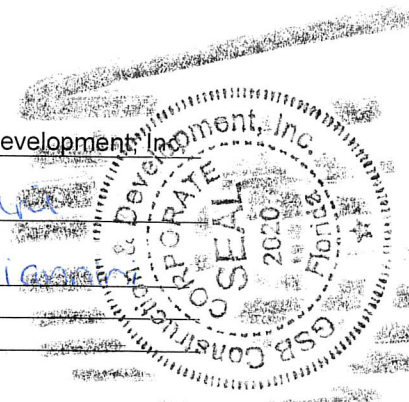
Company: GSB Construction & Development, Inc.

By: [Signature]  
(Authorized Signature)

Printed Name: Jessica Giannini

Title: Vice President

Date: 8-9-24



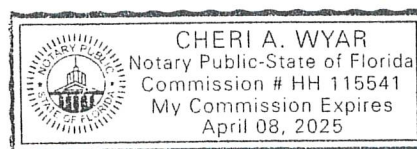
STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of August, 2024, by Jessica Giannini as Vice President for GSB Construction.

Personally Known OR Produced Identification  
Type of Identification Produced \_\_\_\_\_

[Signature]  
(Notary Signature)

(SEAL)



BOND NO. 3304209

SURETY:

Company: FCCI Insurance Company

N/A  
#1 Witness as to Surety

N/A  
#2 Witness as to Surety

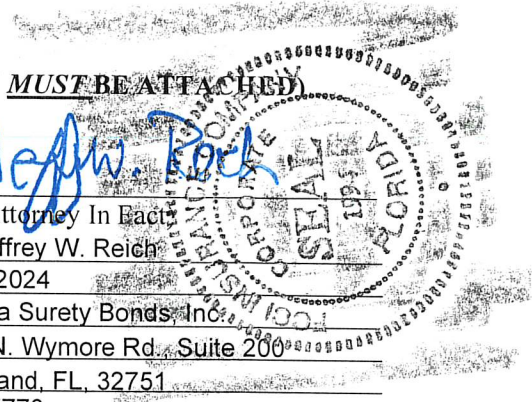
By: N/A  
(Authorized Signature)  
Printed Name: N/A  
Title: N/A  
Date: N/A

**OR BY ATTORNEY IN FACT (POWER OF ATTORNEY MUST BE ATTACHED)**

Lisa A. Rosland  
#1 Witness as Attorney In Fact Lisa A. Rosland

Steve Engelhart  
#1 Witness as Attorney In Fact Steve Engelhart

By: Jeffrey W. Reich  
(As Attorney In Fact)  
Printed Name: Jeffrey W. Reich  
Date: August 6, 2024  
Address: Florida Surety Bonds, Inc.  
620 N. Wymore Rd., Suite 200  
Maitland, FL, 32751  
Phone: 407-786-7770

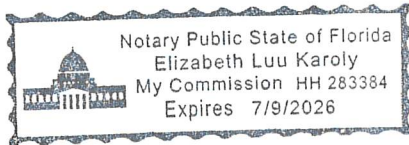


STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of August, 2024, by Jeffrey W. Reich as Attorney-In-Fact for FCCI Insurance Company.

Personally Known OR Produced Identification  
Type of Identification Produced N/A

Elizabeth Luu Karoly  
(Notary Signature) Elizabeth Luu Karoly  
(SEAL)





**GENERAL POWER OF ATTORNEY**

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Cheryl A. Foley; Emily J. Golecki; Kim E. Niv; Sonja Amanda Floree Harris; Robert P. O'Linn; Sarah K. O'Linn; Jeffrey W. Reich; Susan L. Reich; Nathan K. Reich; & Lisa A. Roseland

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed \$30,000,000.00): \$30,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: Christina D. Welch  
Christina D. Welch, President  
FCCI Insurance Company



Christopher Shoucair  
Christopher Shoucair,  
EVP, CFO, Treasurer, Secretary  
FCCI Insurance Company

State of Florida  
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW  
Commission # 1H1 326535  
Expires February 27, 2027

Peggy Snow  
Notary Public

State of Florida  
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW  
Commission # 1H1 326535  
Expires February 27, 2027

Peggy Snow  
Notary Public

**CERTIFICATE**

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 6th day of August, 2024

Christopher Shoucair  
Christopher Shoucair, EVP, CFO, Treasurer, Secretary  
FCCI Insurance Company

