

GREENBELT INTERNATIONAL LLC

Exterior & Property Services for South Florida Condominium Associations

SBA-Certified Service-Disabled Veteran-Owned Small Business (SDVOSB) · VOSB · Miami-Dade & Broward

FREE OFFER: Exterior condition walk-through + written estimate your board can use for reserve planning.

Services for Condo Associations

- **Exterior & interior painting:** towers, garages, balconies, railings, corridors, lobbies
- **Stucco repair:** cosmetic crack and surface repair before coatings
- **Pressure cleaning:** walkways, pool decks, garages, pavers, facades
- **Landscaping & tree work, sod:** grounds care; trimming away from the building envelope
- **Drywall:** common-area repair and finishing
- **HVAC & duct cleaning:** with partner Elite Page AC
- **LED lighting retrofits:** garages, corridors, exterior; installed with licensed partner Love Electrical (ER13015989, Miami-Dade). LED installs underway now.

Own crews plus teaming partners. Licensed trades are performed by named licensed partners. Greenbelt does not perform structural or concrete restoration and is not a general contractor.

Why Greenbelt

- **Veteran-owned:** SBA-certified SDVOSB and VOSB, led by Managing Member Emerson Larmond
- **Responsive:** we answer, return calls, and put scopes in writing
- **Licensed partners:** licensed trades handled by licensed partners
- **Insured:** COIs available on request, including for management-company vendor programs
- **On time:** focused on small-to-mid-size projects delivered on schedule
- **Registered:** SAM.gov, Pompano Beach vendor list, DemandStar, BidNet, OpenGov
- **Who we serve:** condo boards, CAMs and management companies across Miami-Dade and Broward

How We Help Boards Plan Reserve-Funded Work

1. **Walk-through.** About 45–60 minutes with your manager or a board member: coatings, stucco, sealants, staining, grounds, lighting.
2. **Written estimate.** Line-item scope, quantities, pricing and suggested phasing, formatted for your board packet and reserve professional.
3. **Plan and phase.** Use current pricing to set reserves, compare bids, and schedule work by elevation or area to keep resident disruption low.
4. **Coordinate.** We work alongside your engineer and contractor of record when painting follows structural repairs.

Milestone Inspections & SIRS in Plain English

Since Florida's 2022 condo safety law (SB 4-D), updated by HB 913 in 2025, condo buildings three or more habitable stories tall need a **milestone inspection** by a licensed engineer or architect, generally at 30 years of age and every 10 years after. They also need a **structural integrity reserve study (SIRS)** at least every 10 years. The SIRS covers major components, including **waterproofing and exterior painting**, and recommends annual reserve amounts. For most associations that need a SIRS, these reserves can no longer be waived. Greenbelt does not perform inspections or reserve studies. We give contractor pricing so your professionals and board can plan.

General information only, not legal or engineering advice. Please consult your association attorney and engineer. Our estimate is a contractor's estimate, not a SIRS or milestone inspection.

Request your free walk-through: Call or text (786) 713-8741 · Office 786-508-5175 · info@greenbelt-intl.com · greenbelt-intl.com

Emerson Larmond, Managing Member · Greenbelt International LLC · 16031 NW 89th Ct, Miami Lakes, FL 33018