



City of St. Petersburg
Planning and Development Services
One Fourth Street North
St. Petersburg, FL 33701

Construction Services & Permitting

Notice of Commencement

Permit No. 24-08001063

Tax Folio No.

THE UNDERSIGNED hereby informs you that the improvement will be made to certain real property and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

- Description of property (legal description): Jim & Heather Gills YMCA
 - Street Address: 3200 1st Ave S St. Petersburg, FL 33712
- Description of improvements: Renovation to the existing parking lot and the surrounding landscaping
- Owner information or Lessee information if the Lessee contracted for the improvement:
 - Name and Address: YMCA of Great St. Petersburg 600 First Avenue North, St. Petersburg, FL Unit #201 33701
 - Name and Address of fee simple titleholder (if other than owner): _____
 - Interest in property: Assembly/Business
- Contractor information:
 - Name and Address: Hennessy Construction Services Corp. 2300 22nd Street N, St. Petersburg, FL 33713
 - Telephone No.: 727-821-3223 Fax No. (opt.) _____
- Surety information:
 - Name and Address: _____
 - Telephone No.: _____ Fax No. (opt.) _____
 - Amount of Bond: \$ _____
- Lender:
 - Name and Address: _____
 - Phone No.: _____
- Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
 - Name and Address: _____
 - Telephone No.: _____ Fax No. (opt.) _____
- In addition to himself or herself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
 - Name and Address: _____
 - Telephone No.: _____ Fax No. (opt.) _____
- Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): _____

Warning to Owner: Any payments made by the owner after the expiration of the Notice of Commencement are considered improper payments under chapter 713, Part I, Section 713.13, Florida Statutes, and can result in your paying twice for improvements to your property. A notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult your lender or an attorney before commencing work or recording your Notice of Commencement.

Under penalty of perjury, I declare that I have read the foregoing Notice of Commencement and that the facts stated therein are true to the best of my knowledge and belief.

(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

President/CEO
(Signature's Title/Office)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online this 23 day of June, 2025

by _____ as _____ (type of authority, e.g. officer, trustee, attorney in fact)
for _____ (name of party on behalf of whom instrument was executed).

☒ Personally Known ☐ Produced Identification
Type of ID _____

Notary Signature

Print Name

Virginia Joseph
VIRGINIA JOSEPH

Virginia Joseph
Comm.: HH 578245
Expires: Aug. 6, 2028
Notary Public - State of Florida

05/19/2020

Reserved for Clerk of Court



STATE OF FLORIDA, PINELLAS COUNTY
I hereby certify that the foregoing is a true
copy as recorded in the official records of
Pinellas County
This _____ day of _____, 20____
KEN BURKE
Clerk of the Circuit Court & Comptroller
BY: _____
Deputy Clerk

GENERAL SURETY RIDER

To be attached and form a part of

Bond No. S7A2SU0005092
For Gills YMCA First Ave. N
Dated effective 06/17/2025 (MONTH, DAY, YEAR)
Executed by Hennessy Construction Services Corp., as Principal,
(PRINCIPAL)
And by American Alternative Insurance Corporation, as Surety,
(SURETY)
And in favor of YMCA of Greater St. Petersburg (OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

| INFORMATION | FROM | TO |
|-------------|---------------|---------------|
| Bond Number | S7A2SU0005092 | S7A2SU0005094 |

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective

06/17/2025

(MONTH, DAY, YEAR)

Signed and Sealed

07/22/2025

(MONTH, DAY, YEAR)

Hennessy Construction Services Corp.
PRINCIPAL

BY MARK J. STALKER, PRESIDENT TITLE
American Alternative Insurance Corporation
SURETY

BY Jennifer C. Hoehn, ATTORNEY-IN-FACT



CERTIFIED COPY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint

John David Pollack, III; G. Timothy Wilkerson; Jennifer C. Hoehn; Amy Daugherty; Katherine Fowler; and Angela D. Ramsey

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of One Hundred Million Dollars (\$100,000,000).

Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24th day of September, 2021.



By:

Michael G. Kerner
Michael G. Kerner
President

Attest:

Ignacio Rivera
Ignacio Rivera
Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24th day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.



Julian Sanfilippo
Julian Sanfilippo, Notary Public
State of New Jersey
My Commission Expires February 8, 2026

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 22nd day of July, 2025.



AMERICAN ALTERNATIVE INSURANCE CORPORATION

Ignacio Rivera
Ignacio Rivera (Sep 24, 2021 16:03 EDT)

Ignacio Rivera
Deputy General Counsel & Secretary

TRS-1001-1

PERFORMANCE – PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That we Hennessy Construction Services Corp.
2300 22nd St. North, St. Petersburg, FL 33713 (Contractor-Principal), a Corporation
 (Corporation-Partnership-Sole Proprietor, Etc.), hereinafter called "Principal" and American Alternative
Insurance Corporation (Surety) of 555 College Road East, Princeton, NJ 08543,
 State of Florida, hereinafter called the "Surety", are held firmly bound unto the City of St.
 Petersburg, hereinafter called "Owner" in penal sum of Thirty-four Thousand Two Hundred
Fifty-three & 50/100
 Dollars (\$ 34,253.50) in lawful money of the United States for the payment of
 which sum will and truly be made, we bind ourselves, our heirs, executors,
 administrators, and successors, jointly and severally firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION is such that Whereas, the Principal entered
 into a certain contract (work permit/minor easement) with the Owner, dated the 17th
 Day of June, 20 25, a copy of which is attached hereto and made a part hereof for
 the construction of: Gills YMCA First Ave. N
Right of Way

as described in City Engineering Work Permit # N/A
(contact City Engineering Department to obtain permit number assigned to this project).

NOW, THEREFORE, if the principal shall, will, truly and faithfully perform its duties,
 all the undertakings, covenants, terms, conditions and agreements of said contract (work
 Permit/minor easement) during the original term thereof, and any extensions thereof
 which may be granted by the Owner, with or without notice to the Surety, and if he shall
 satisfy all claims and demands incurred under such contract (work permit/minor
 easement), including appellate proceedings, and shall fully indemnify and save harmless
 the Owner from all costs and damages which it may suffer by reason of failure to do so,
 and shall reimburse and repay the Owner all outlay and expense which the Owner may
 incur in making good any default, and shall promptly make payments to all claimants, as
 defined in Sec. 255.05(1), Florida Statutes supplying Principal with labor, materials or
 supplies used directly or indirectly by Principal in the prosecution of the work provided
 for in such contract (work permit/minor easement), and any authorized extension or
 modification thereof, including all amounts due for materials, lubricants, oil, gasoline,
 repairs on machinery, equipment and tools, consumed or used in connection with the
 construction of such work, and for all insurance premiums on said work, and for all labor,
 performed in such work whether by subcontractor or otherwise then this obligation shall
 be void; otherwise to remain in full force and effect. This bond is executed pursuant to
 Section 255.05 Florida Statute, and is subject to the notice and time limitation provisions
 therein.

PROVIDED, FURTHER, that the said Surety, for the value received hereby stipulates
 and agrees that no change, extension of time, alterations or additions to the terms of the
 contract (work permit/minor easement) or to the work to be performed thereunder or the
 specifications accompanying the same shall in any way affect its obligation on this bond,
 and it does hereby waive notice of any such change, extension of time, alteration or
 addition to the terms of the contract (work permit/minor easement) or to work or to the
 specifications.

PROVIDED, FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, the said Principal and Surety have duly executed this instrument under seal in 2 counterparts, each one of which shall be deemed an original, this the 24th day of June, 2025.

ATTEST:

Amy Whelouick

(Principal) Secretary WITNESS



(SEAL)

(Witness as to Principal)
2300 22nd St. North

(Address)
St. Petersburg, FL 33713

(City / State / Zip)

Hennessy Construction Services Corp.

(Principal)

By Mark J. Stalker

Mark J. Stalker, President

2300 22nd St. North

(Address)

St. Petersburg, FL 33713

(City / State / Zip)

American Alternative Insurance Corporation

(Surety)

ATTEST:

Angela D. Ramsey
(Surety) Secretary Angela D. Ramsey

(SEAL)



(Witness as to Surety) Amy Daugherty
6100 Fairview Rd., Ste 1400

(Address)
Charlotte, NC 28210

(City / State / Zip)

By Jennifer C. Hoehn
(Attorney-in-fact) Jennifer C. Hoehn

C/O USI Insurance Services
6100 Fairview Rd., Ste 1400

(Address)

Charlotte, NC 28210

(City / State / Zip)

Note: Date of Bond must not be prior to date of Contract

** NOTWITHSTANDING ANYTHING IN THE PAYMENT BOND OR THE CONSTRUCTION CONTRACT TO THE CONTRARY, THE PROVISIONS AND LIMITATIONS OF SECTION 713.23, FLORIDA STATUTES, INCLUDING BUT NOT LIMITED TO THE TIME LIMITATIONS ARE INCORPORATED IN THIS BOND BY REFERENCE.

CERTIFIED COPY

POWER OF ATTORNEY

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John David Pollack, III; G. Timothy Wilkerson; Jennifer C. Hoehn; Amy Daugherty; Katherine Fowler; and Angela D. Ramsey

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of One Hundred Million Dollars (\$100,000,000).

Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

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IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24th day of September, 2021.



By:

Michael G. Kerner
Michael G. Kerner
President

Attest:

Ignacio Rivera
Ignacio Rivera
Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

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Jillian Sanfilippo
Jillian Sanfilippo, Notary Public
State of New Jersey
My Commission Expires February 8, 2025

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1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

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RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 24th day of June, 2025



AMERICAN ALTERNATIVE INSURANCE CORPORATION

Ignacio Rivera
Ignacio Rivera
Deputy General Counsel & Secretary

Ignacio Rivera
Deputy General Counsel & Secretary

TRS-1001-1