

**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

PERMIT NUMBER: \_\_\_\_\_

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO. 494219010580  
SUBDIVISION Lauderdale Lakes North Gate BLOCK \_\_\_\_\_ TRACT \_\_\_\_\_ LOT \_\_\_\_\_ BLDG. \_\_\_\_\_ UNIT \_\_\_\_\_  
3660 NW 37th St, Lauderdale Lakes Fl 33309

2. GENERAL DESCRIPTION OF IMPROVEMENT:  
REROOFING PROPEERTY

3. OWNER INFORMATION: a. Name ROSA GESUALDO-MOJICA

b. Address 3660 NW 37th St, Lauderdale Lakes Fl 33309 c. Interest in property: Owner

Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:  
Carpediem Improvements LLC 305-481-2304  
2719 Hollywood Blvd, Hollywood Fl 33020

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:  
\_\_\_\_\_

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:  
\_\_\_\_\_

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified):  
\_\_\_\_\_

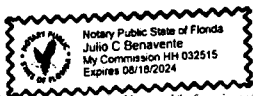
**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

Rosa Gesualdo-Mojica  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

Rosa Gesualdo-Mojica  
Print Name and Provide Signatory's Title/Office

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of February, 2024  
by Rosa Gesualdo Mojica, who is personally known \_\_\_\_\_ or produced the following type of identification: Driver's License



Julio C Benavente  
(Signature of Notary Public)

Under Penalties of Perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).