



10380 SW Village Center Dr. #353,
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February 24, 2020

Bat Exclusion Proposal

CUSTOMER:	East Lake Woodlands Condominiums Section VII
ADDRESS:	Camille Ct., Oldsmar, FL 34677
ATTENTION:	Carol Cappo



Introduction

In February 2020, Friends of Bats was asked to conduct a survey of the six on-site buildings and to produce a proposal to rid the roofs of the current bat infestations and to prevent future infestations to other parts of the buildings.

Bat Behavior

The bats present in the area are predominantly Mexican/Brazilian Free-tail bats [*Tadarida brasiliensis*] (although we also found evidence of smaller numbers of Evening Bats [*Nycticeius humeralis*]). These animals are extremely social and tend to roost in large colonies (up to 20,000 or more). They live for 30-35 years and each female typically has one offspring per year (occasionally they have twins). They are very territorial and babies born on a site tend to consider it their "home". As a result, they are persistent in their attempts to return. Typically, we find that bats excluded from a particular building on a complex or from a particular area of a building will simply relocate to the nearest convenient aperture or structure in the vicinity.



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Potential Bat Problems

It should be understood that bats are generally extremely shy, docile mammals. They do not carry many diseases and they do not fly into people's hair or attack people in any way. They are extremely beneficial to the environment. In the northern hemisphere, they make-up 25% of the mammal population and in the southern hemisphere, this increases to 50%. In Florida, the *micrchioptera* that make up the bat population consume billions of insects (including mosquitoes) every evening. Each bat will eat 2-3,000 insects per night. While it is true that bats can carry and transmit rabies, this risk is recognized as being limited (see below).

That said, large colonies of Free-tail bats (and others) can and do cause problems for people when the two species co-exist in the same environment. The smell from the excrement and urine and the subsequent staining on buildings and structures is a concern. In the case of large colonies, rabies should be a consideration (albeit small) and the build-up of waste products can be excessive with the attendant odor and possible health risks, the most serious of these being histoplasmosis (see below).

Histoplasmosis

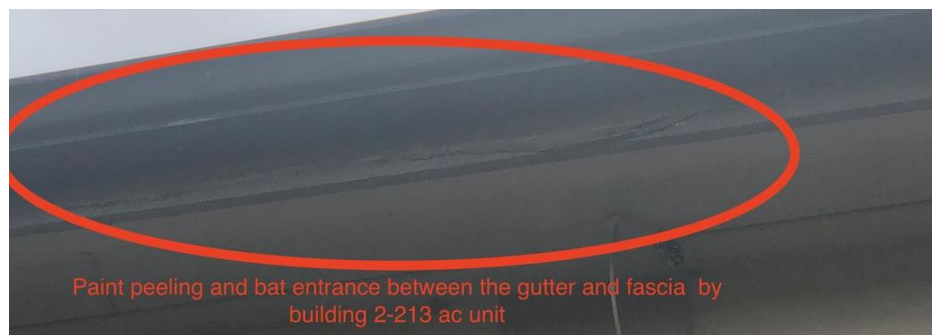
This is a fungal disease, from the *histoplasma capsulatum* fungus that is associated with bat guano (feces) deposits. Once inhaled, it grows in the lungs and can ultimately lead to a chronic respiratory condition.

Rabies

Rabies can be contracted as a result of contact between infected saliva or nervous tissues and the mucous membranes found in the eyes, nose and mouth. It can also enter the body through open wounds. However, it is almost always transmitted by a bite from the infected animal. Although a minute number of cases of airborne infection have been reported as having occurred in cave environments, none have been recorded as having occurred in man-made structures. Only a very small percentage of the bat population is thought to carry the disease.

Proposal

Our assessment of the site was conducted with respect to discovering the areas in the roofs that are currently infested and



those which are vulnerable to possible future bat infestation. We found evidence of Mexican Free-tailed bats and Evening bats infesting the gaps between the gutters and fascia, and also in the gaps afforded to them in the soffits, across the entire six-building site.



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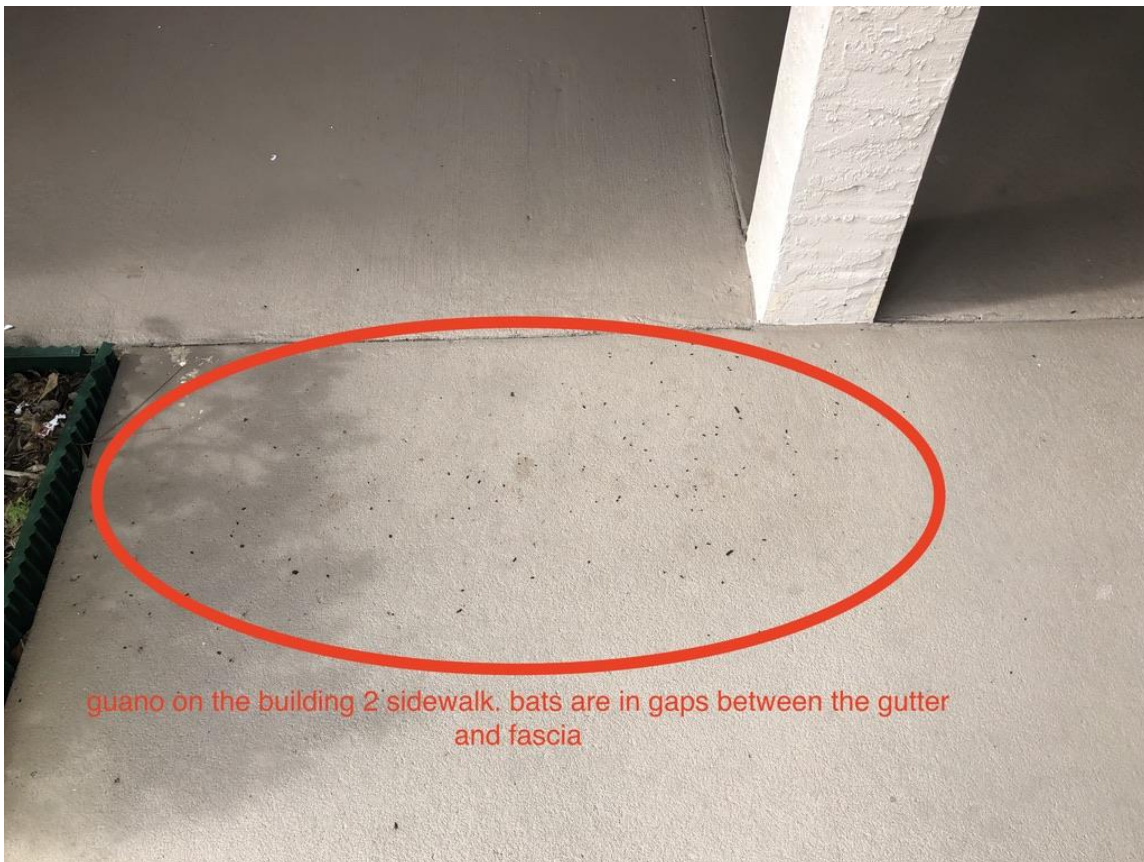
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Building 2 exhibits the biggest problem, with one unit reporting that bats have been gaining entry into the interior

In 2014, we had previously serviced Section V, which is located across the street and has the same building design & issues, with respect to bat infestation vulnerability.

This species of bat are crevice dwellers and from a bat's perspective, the small spaces present in the building's structure represent a perfect environment in which to make their roosts. Bats can flatten their bodies and enter a space half an inch wide. In fact, they tend to avoid large apertures, since predators (hawks, owls snakes etc) can also enter these.



Scope of Work

The Scope of Work is defined as: the gutters, fascia and soffits.



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Options

Whenever possible, we like to give our customers options. In this case, we can offer two:

Option 1

In Option 1 Only building 2 would be serviced. This work would be performed using ladders.

Option 2

In Option 2 all six residential buildings, plus the pool house would be serviced. For this option, we would deploy a 40 ft lift for all of the site buildings. This equipment will serve to save on time and provide easier and safer access to the buildings and because – unlike in Option 1 - the costs associated with this lift can be distributed over multiple buildings, it becomes the most economical method.

Friends of bats will implement a methodology that will rid the buildings serviced of all bat populations, using safe and humane techniques that will not harm the animals. The issues of current infestation and the vulnerability to future infestations in other parts of the buildings being serviced can be divided into three distinct, linear phases:

Phase 1

All areas of the buildings serviced which are vulnerable to infestation but which are not currently being used by the bats would be sealed and secured. This is essential in order to prevent the bats from entering the roofs at new points and must be conducted prior to the exclusion itself. Once the non-infested areas have been bat-proofed, we would move on to the actual exclusion.

Phase 2

Exclusion devices would be installed in the areas currently being inhabited by bats. These devices would need to remain in place for a period of approximately 5-15 days. This is because not all of the bats will leave their respective roosts each night. In the case of an unusual cold spell or in the case of rain or high winds, it is likely that none of them will leave at all.

Phase 3

Once it has been determined that the bats have been safely and humanely excluded from their respective roosts (approximately 7 days after the initial installation), we would take down these exclusion devices and seal those areas. At the end of this third phase, we would declare the buildings to be bat-free and on receipt of the final contract payment our warranty would be in force.



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Guarantee

This exclusion comes with a One year guarantee. Upon the anniversary of the one year from clearance date, the guarantee can be extended for an additional year for a 10% renewal fee (of the original cost of service). The guarantee can then be further extended on an annual basis for up to 5 years from the original date of service. In the event of damage or entry holes made into structures by birds or other animals, storms, vandalism, contractor/structural alterations, or as a result of physical deterioration in a structure, the areas affected by these third party-introduced or influenced changes would no longer be covered.

All work is designed to remove bats and prevent bats from living in specified structures as outlined above. Our service cannot prevent bats from flying over and around structures or residing in trees and neighboring structures not serviced. Indeed, having bats in the general area is extremely beneficial to the environment and its human inhabitants.

Program Cost – Option 1

The Cost for this program, including all equipment, labor and material costs, would be **\$2,900**

This is payable as follows:

Cost for program as outlined above:	\$2,900
40% of Program Fee due at signing (non-refundable):	\$1,160
Program balance due upon completion	\$1.740

Program Cost – Option 2

The Cost for this program, including all equipment, labor and material costs, would be **\$7,900**

This is payable as follows:

Cost for program as outlined above:	\$7,900
40% of Program Fee due at signing (non-refundable):	\$3,160
Balance Due on completion:	\$4,140



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Program Approval – Option 1

Customer Acceptance Date Friends of Bats
For and on Behalf of East Lake Woodlands Condominium Association Section VII, Camille Ct.,
Oldsmar, FL 34677

Please sign this Approval Section if you wish Friends of Bats to proceed with the work (keep a copy of the Proposal for your records and return a copy of the first page, along with a copy of the signature page to us).

This proposal is subject to acceptance for (90) days from the proposal date. After (90) days, Friends of Bats reserves the right to revise or void the proposal.

Program Approval – Option 2

Customer Acceptance Date Friends of Bats
For and on Behalf of East Lake Woodlands Condominium Association Section VII, Camille Ct.,
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