

NeC

# NOTICE OF COMMENCEMENT

Permit Number 21 104980 00BT Tax Folio # 0167090027

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

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020164072 1 PG(S)  
November 20, 2020 09:56:05 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



*This space reserved for recording*

**1. DESCRIPTION OF PROPERTY:**

(Legal description of the property and street address, if available).  
16872 Full Sail Way, Nokomis, FL 34275

**2. GENERAL DESCRIPTION OF IMPROVEMENT:**

Construction of single family home with pool and cage.

**3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:**

Name & Address: Jean Messina & Marianne Radenius, 2047 Timucua Dr, Nokomis FL 34275  
Interest in Property: \_\_\_\_\_

Fee Simple Title Holder (if different from owner listed above): \_\_\_\_\_

**4. CONTRACTOR:** Name: Caithness Construction LLC

Phone Number: 941-918-2417

Contractors Address: 3976 Destination Drive #206, Osprey, FL 34229

**5. SURETY (If applicable, a copy of the payment bond is attached):** Amount of bond: \$ \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_

**6. LENDER'S NAME:**

Lender's address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**7. Person's within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_

8. In addition, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.  
Phone number of person or entity designated by Owner: \_\_\_\_\_

9. Expiration of notice commencement (the expiration date will be 1 year from date of recording unless a different date is specified). \_\_\_\_\_ 20, \_\_\_\_.

**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.

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

JEAN MESSINA  
(Print Name and Provide Signatory's Title/Office)

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of November, 2020, by Jean Messina for \_\_\_\_\_  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known or \_\_\_\_\_ Produced Identification \_\_\_\_\_  
(type of identification produced)

Michelle N. Gossett  
(Signature of Notary Public - State of Florida)

FormIPS02 - Revised 05/13/2020

Prepared by: Lyn MacEachern c/o Caithness Construction LLC  
3976 Destination Drive #206, Osprey, FL 34229

[www.lazyrivervillage.com](http://www.lazyrivervillage.com)

Print Name of Notary Public, affix Seal and state Notary's Commission Number & Expiration Date

