

**PREPARED BY & RETURN TO:**

Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055

File No. 7-20058

Permit Number: \_\_\_\_\_

Inst: 202412002795 Date: 02/15/2024 Time: 9:55AM

Page 1 of 3 B: 1508 P: 64, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy Clerk

## **NOTICE OF COMMENCEMENT**


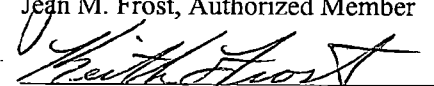
State of Florida  
County of Columbia

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:

1. **DESCRIPTION OF PROPERTY:** 300 Southwest Windswept Glen, Lake City, FL 32025  
Tax Folio No.: 24-4S-16-03120-501  
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Comercial Building Remodel
3. **OWNER INFORMTAION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
  - (a) Name and address: Frost Innovations, LLC  
300 Southwest Windswept Glen, Lake City, FL 32025
  - (b) Interest in property: Fee Simple
  - (c) Name and address of fee simple titleholder (if different from Owner listed above):
4.
  - (a) **CONTRACTOR'S NAME:** Bryan Zecher Homes, Inc., Bryan Zecher  
Contractor's address: 2370 SR 47, Lake City, FL 32025
  - (b) Phone number: (386) 752-8653
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6.
  - (a) **LENDER'S NAME:** Millennium Bank, A Tennessee Banking Corporation  
Lender's address: 151 Northwest Commons Loop, Lake City, FL 32055
  - (b) Lender's 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:
  - (a) Name and address:
  - (b) Phone numbers of designated persons:
8.
  - (a) In addition to himself or herself, Owner designates Michael Harrell of Abstract and Title Services, Inc at 283 NW Cole Terrace, Lake City FL 32055 to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
  - (b) Phone number of person or entity designated by owner: 386-752-0946
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified):

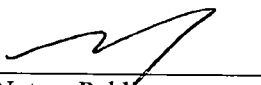
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED 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.

Frost Innovations, LLC, a Florida Limited Liability Company

  
Jean M. Frost, Authorized Member  
  
Keith F. Frost, Authorized Member

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14 day of February, 2024 by Jean M. Frost and Keith F. Frost, Authorized Members of Frost Innovations, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

  
\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



**MICHAEL H. HARRELL**  
Notary Public  
State of Florida  
Comm# HH203548  
Expires 11/30/2025


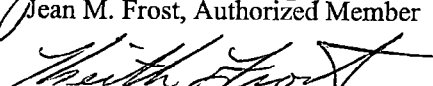
Personally known: ✓  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Frost Innovations, LLC, a Florida Limited Liability Company

  
Jean M. Frost, Authorized Member  
  
Keith F. Frost, Authorized Member

## EXHIBIT "A"

Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

Lot 1, Windswept Industrial Subdivision, Unit 5, according to the Plat thereof, recorded in Plat Book 9, Page(s) 163 and 164, of the Public Records of Columbia County, Florida.