

Conversation with Lee Waldeop 70x100 Metal Building.

2 Jun 2021

Lee Waldeop 70x100 Metal Building.: I'm on another call and will call you back

3:54 pm

Me: OK thanks

3:55 pm

Me: Hi, my name is Pammy. I got your info from Mike in regards to metal buildings. Wanted to see what you may currently have available. I'm looking for buildings between 5,000 and 17,000 Sq ft for 2 plots. Please call when you get a min. Thanks

4:56 pm

Lee Waldeop 70x100 Metal Building.: Where are they going

4:56 pm

Me: Area 420

4:57 pm

Lee Waldeop 70x100 Metal Building.: Oh. Yes

4:57 pm

Lee Waldeop 70x100 Metal Building.: I have a 50x150x16 I can sell

4:57 pm

Lee Waldeop 70x100 Metal Building.: It's actually there already

4:57 pm

Lee Waldeop 70x100 Metal Building.: It's 90,000 with you choosing colors

4:58 pm

Lee Waldeop 70x100 Metal Building.: I do have someone who says he's gonna PayPal me a deposit on it but it's first come first serve

4:59 pm

Me: That's dearer than new. Mike said you were much cheaper than new lol

5:00 pm

Lee Waldeop 70x100 Metal Building.: I'm a star dealer so I'm able to quote new buildings and I'm cheaper than new

5:01 pm

Lee Waldeop 70x100 Metal Building.: However these building basically are new and you don't have to wait 6 months to get one

5:02 pm

Me: So is this a new building? I thought he said yours were used

5:02 pm

Lee Waldeop 70x100 Metal Building.: Only the framework

5:02 pm

Lee Waldeop 70x100 Metal Building.: Is used

5:02 pm

Me: I really need 2. I'm not really in a rush. What kinda deal could you do for 2. I am going to need another 2 in about 8 months

5:04 pm

Lee Waldeop 70x100 Metal Building.: I would knock 20,000.00 of each building contingent you buy two within 8 months of each other

5:06 pm

Lee Waldeop 70x100 Metal Building.: Otherwise I take the deposit from someone who's supposedly gonna pay his deposit tomorrow

5:07 pm

Me: We can buy 2 now and a further 2 in 8 months. But we would not be in a super hurry for building 2 if you don't have it yet

5:08 pm

Me: We can be flexible

5:08 pm

Lee Waldeop 70x100 Metal Building.: Does that price work for you

5:08 pm

Me: Just discussing with my husband. So how much will it be for 4 buildings

5:10 pm

Lee Waldeop 70x100 Metal Building.: Four 7500 sq ft Bldgs?

5:11 pm

Me: Yes please

5:12 pm

Lee Waldeop 70x100 Metal Building.: 70,000.00 x4= 280,000.00

5:13 pm

Me: We have (2) 2 acre plott directly next to Mike's extraction facility

5:13 pm

Lee Waldeop 70x100 Metal Building.: Nice

5:13 pm

Me: Does it include everything I need to put them together

5:14 pm

Me: Does it include everything I need to put them together ? Not sure if you received my last text

5:32 pm

Lee Waldeop 70x100 Metal Building.: That's the building package. Accessories are extra such as insulation, windows, doors, canopies etc etc

6:04 pm

Lee Waldeop 70x100 Metal Building.: What it includes is a complete framework, siding, roofing and trim. All fasteners and sealants

6:05 pm

Lee Waldeop 70x100 Metal Building.: It's impossible to guess the rest of what someone wants in or on their building

6:06 pm

Me: Can you at least throw in the entry doors on each building. If so, then we have a deal for all 4. I can send you a PayPal deposit tonight

6:44 pm

Lee Waldeop 70x100 Metal Building.: I can include a 3070 walk door in on each one with a the agreement you negotiate for me when I deal with someone like yourself. You caught me tired because I usually negotiate over a hundred dollars. Lol

7:01 pm

Me: Lol OK great we have a deal! Send me your PayPal address and how much deposit and I'll send it tonight

7:04 pm

Lee Waldeop 70x100 Metal Building.: Well are you actually in Moffat

7:05 pm

Me: No, we are currently in Florida but just purchased a house up there and closing the 1st of July

7:06 pm

Lee Waldeop 70x100 Metal Building.: Oh ok. I normally charge 50% deposit but I can wait because I know it's not possible to do that thru PayPal is it
7:08 pm

Lee Waldeop 70x100 Metal Building.: Have you already bought your lot?
7:09 pm

Me: Yes we have
7:09 pm

Lee Waldeop 70x100 Metal Building.: Are you ok with me placing the framework on your lot
7:10 pm

Me: Yes, of course. If you give me your email address I'll send you the lot info. Why don't I send you 5k deposit via PayPal and then 65,000 tomorrow via a cashiers check and then we can sort the deposit for the other 3 buildings when we get up there
7:13 pm

Lee Waldeop 70x100 Metal Building.: I think that sounds great
7:14 pm

Me: OK perfect
7:14 pm

Lee Waldeop 70x100 Metal Building.: PayPal is lee@waldroopconstruction.com
7:14 pm

Me: Ok, can I send the lot info to this email
7:16 pm

Lee Waldeop 70x100 Metal Building.: Absolutely
7:16 pm

Lee Waldeop 70x100 Metal Building.: Is it fenced
7:16 pm

Me: Not yet, that's our first job when we get up there. Mike tells me it's very safe there, but you probably know more than me if that's true
7:18 pm

Lee Waldeop 70x100 Metal Building.: It's very safe. I build fences of every type. My favorite it steel with some ornamental contrast. I typically use drill pipe for the framework then chain link with the fabric. It is stronger
7:21 pm

Me: I think my husband is planning to do the fencing with our contractor that we have here in FL once we get up there, but good to know you do fencing too. Will definitely keep that in mind.
7:26 pm

Lee Waldeop 70x100 Metal Building.: Waldroop Construction Company is a 52 year old general contracting company. GB Steel Erectors is 37 years old of which I started. GC work isn't my strong suit but if I ever stumble upon something I'm short on knowledge I'm not proud to reach out for advice. In 2010 I co-built the VA center in Orlando and of course we were recognizably waiting on our competition
7:33 pm

Me: Wow! That's impressive. That's good to know. Definitely something to be proud of!
7:48 pm

Me: I've sent the PayPal via friend's and family so you don't get hit with any fees
7:49 pm

Me: Let me know what address you want me to see the cashiers check
7:50 pm

Lee Waldeop 70x100 Metal Building.: Make check payable to: Garland L Waldroop II 18028 County Road 59 Moffat, Colorado 81143 I personally own the buildings
7:58 pm

Me: OK, that's fine. Can you please email me an invoice to the business name of Ridgeback Holdings LLC @ pammyferrari@gmail.com
8:02 pm

Lee Waldeop 70x100 Metal Building.: Yes I will and a receipt for the 5000
8:03 pm

Me: Perfect, many thanks
8:03 pm

Lee Waldeop 70x100 Metal Building.: It will be late tomorrow before I'm at my computer
8:03 pm

Lee Waldeop 70x100 Metal Building.: Same here. I look forward to meeting you guys
8:04 pm

Me: No worries, that will be just fine. Look forward to meeting you as well. Have a good night
8:05 pm

Lee Waldeop 70x100 Metal Building.: Good night
8:12 pm

3 Jun 2021

Me: Please do not forget to send me an invoice. Many thanks
1:13 pm

Lee Waldeop 70x100 Metal Building.: I won't forget
1:16 pm

Me: OK thank you
1:16 pm

Lee Waldeop 70x100 Metal Building.: No problem
1:29 pm

4 Jun 2021

Me: Hi Lee! I hate to pester you again, but I still haven't received an invoice. When do I need to choose colors and how long does it take for the metal sheeting to arrive?
Just trying to plan ahead. Thanks
10:56 am

Me: Hi Lee! Few questions.. was it Star Building Systems for the color chart? Taylor foam was the company you were speaking about in regards to the insulation? And finally, what was the website you said I could download to see the interior of the building. I couldn't remember. No rush to answer, just when you get a min. Thanks again!
Safe travels
11:54 am

Lee Waldeop 70x100 Metal Building.: starbuildings.com
12:19 pm

Lee Waldeop 70x100 Metal Building.: taylorfoam.com
12:19 pm

Lee Waldeop 70x100 Metal Building.: sketchup.com
12:20 pm

Me: Thank you very much!

12:20 pm

Lee Waldeop 70x100 Metal Building.: You're welcome

12:21 pm

5 Jun 2021

Lee Waldeop 70x100 Metal Building.: Who is the purchaser of the buildings

9:11 am

Lee Waldeop 70x100 Metal Building.: I'm doing your invoice

9:12 am

Me: Ridgeback Holdings LLC

9:13 am

Lee Waldeop 70x100 Metal Building.: I'll need your address, email address and any contact numbers and names you feel I should have

9:43 am

Me: My contact info is Pammy Ferrari 561-729-7411 Pammyferrari@gmail.com My husband's is Terry Ferrari 561-317-4507 Terryferrari@gmail.com

9:48 am

Lee Waldeop 70x100 Metal Building.: Thank you Pammy

10:21 am

Me: Thank you!

10:21 am

Lee Waldeop 70x100 Metal Building.: I'm very sorry for not having the drawings, engineering data and invoice to you. I've been dealing with a death of my brother.

10:22 am

Me: Oh no! Very sorry to hear that. No worries, whenever you can get it to me. Sounds like you have a lot on your plate at the moment.

10:25 am

Lee Waldeop 70x100 Metal Building.: I did get 90% completed on your plans and invoice is complete but it was checkout time in the hotel. I'm 3 hours from being home in Colorado and it will take me about 15 more minutes after my arrival and I'll get them to you

11:10 am

7 Jun 2021

Lee Waldeop 70x100 Metal Building.: I've sent an invoice out to you and I will be sending the drawings out today

12:39 pm

Me: I only received one email from you and it was a blank invoice

12:47 pm

Lee Waldeop 70x100 Metal Building.: I will find out what's wrong that it's sending blank and get it fixed along with the plans, concrete reactions and materials list.

12:49 pm

Me: My husband will be up there Wed or Thurs so hopefully he can meet up with you, perhaps at area 420, and you can go over everything with him in more detail. Just email the invoice once you get it fixed please. Many thanks

12:52 pm

Lee Waldeop 70x100 Metal Building.: Will do

12:52 pm

9 Jun 2021

Me: Hi Lee, I emailed you last night. Not sure if you received. Please 🙏🙏 can you send me the invoice along with other info you were going to send regarding the buildings and our different options. My husband is driving to see you today and should be there around 6 but may be sooner. I will keep you posted when I have a better idea nearer the time. Thanks

12:26 pm

Me: Hi Lee Terry said he will be in Moffat between 5:30 and 6:00 if you are able to meet. He said he was hoping to see the building while he was there. If you can't make it, just please let me know and he will head out once he leaves alamosa. thanks

3:25 pm

Me: I'm going to assume you will not be able to meet since you have not responded. Very frustrating trying to communicate with you. Have been waiting for an invoice for a while now and can't even seem to get that. I have to admit I'm a bit worried. So far this hasn't been a pleasant experience. I do not like to keep pestering you, but it seems I'm not getting anywhere. Just a lot of promises that never seem to be followed through with. A simple yes or no you can or cannot meet would have been helpful. I explained my husband would be leaving town if you were unable to meet, but unfortunately I cannot even get a simple response. Thanks for your time

5:32 pm

Lee Waldeop 70x100 Metal Building.: I'm here onsite

5:35 pm

Lee Waldeop 70x100 Metal Building.: I'm very sorry. It's primitive out here

5:35 pm

Lee Waldeop 70x100 Metal Building.: I stayed here to meet with him. I had some big issues to contend with and I finished unloading the steel that you bought

5:37 pm

Me: I never heard back from you on whether you were coming or not. I will call him and see where he is

5:40 pm

Lee Waldeop 70x100 Metal Building.: Ok. And I'm very sorry for dropping the ball

5:41 pm

Lee Waldeop 70x100 Metal Building.: I just found out that your lots are over here by ours

5:41 pm

Lee Waldeop 70x100 Metal Building.: 123&128

5:42 pm

Me: Still trying to reach him. Cell service isn't the greatest

5:46 pm

Lee Waldeop 70x100 Metal Building.: I'm not leaving until I have met with him

5:49 pm

Me: I just reached him and he's about 30 min away

6:07 pm

Me: Can you please prepare the invoice and give it to my husband when he arrives

6:14 pm

Lee Waldeop 70x100 Metal Building.: I'm searching for my charger cord to my laptop. I'm gonna get it to you shortly

6:15 pm

Lee Waldeop 70x100 Metal Building.: I'm powered up and about to send to you. Give me 30 minutes or less

6:50 pm

Me: OK great

6:50 pm

Me: What are you driving

6:53 pm

Me: He's there

6:53 pm

Lee Waldeop 70x100 Metal Building.: Have him call me

6:53 pm

Me: He only has data and no bars at the moment

6:54 pm

Lee Waldeop 70x100 Metal Building.: We are the lot next to yours

6:54 pm

Me: He's at our plot

6:55 pm

Lee Waldeop 70x100 Metal Building.: The old house

6:55 pm

Lee Waldeop 70x100 Metal Building.: Have him stay there

6:55 pm

Me: Ok

6:56 pm

12 Jun 2021

Me: Hi Lee ,just wanted to let you know I received your email. Some of the attachments I couldn't open since they were not reformatted so will download Autocad to view. I will send you a cashiers check from my bank if that's OK as my bank charges me for wires but not cashiers checks. I can either mail it or give it to you when we get there around the 1st of July. Let me know what works for you. Once I can view colors will get that info to you as well. Many thanks Pammy

6:14 pm

2 Jul 2021

Lee Waldeop 70x100 Metal Building.: I will call you in about an hour. We need to go over your color selection

1:00 pm

Me: OK no worries

1:01 pm

Lee Waldeop 70x100 Metal Building.: <https://www.starbuildings.com/products/pbr/>

2:37 pm

Me: Terry 561-317-4507

2:47 pm

Me: Hi Lee, when you meet with Terry tomorrow please explain to him about the building colors and your recommendations about the lighter roof ect. I was trying to explain today but couldn't remember exact details. Let him know about the trim, roof, building color etc and what is painted what. Thanks and hope you have a good evening .

8:13 pm

7 Jul 2021

Lee Waldeop 70x100 Metal Building.: Hello Pammi

2:29 pm

Me: Hello

2:33 pm

Lee Waldeop 70x100 Metal Building.: Yes, I'm just letting you know that the check is for 20k as you know but there's still another 20k owed. I'm not worried about it, just reminding you. Please call me later, I think I may have something you guys want before we order the siding and roofing

2:44 pm

Lee Waldeop 70x100 Metal Building.: I'm in a meeting, I will contact you ASAP

2:57 pm

Me: OK

2:57 pm

4 Aug 2021

Lee Waldeop 70x100 Metal Building.: Haven't heard from you guys. I'm coming to Moffat this weekend to bring the little bit you guys are needing to have two complete frames. I will need to get your Sheetmetal ordered ASAP as soon as y'all are ready

7:17 pm

Lee Waldeop 70x100 Metal Building.: Are you guys ready to do your concrete yet

7:17 pm

Me: Hi Lee, I was just about to text you to ask if you could get us a paper copy of the plans. We are still in the middle of the move but I was going to ask you how long lead time you need for the sheet metal because we don't want to be stuck waiting even though we aren't starting the slab for a few wks. Also, you mentioned the roof insulation not being much extra. What are the options and cost for that please? We were actually in moffat yesterday and we are just driving to Denver Airport, but Terry is back in a few days.

7:23 pm

Lee Waldeop 70x100 Metal Building.: I will get the insulation options put together and email them to you once I receive the quote

7:28 pm

Lee Waldeop 70x100 Metal Building.: The sheet metal needs a three week lead time

7:28 pm

Me: And can you mail us some paper plans please

7:29 pm

Lee Waldeop 70x100 Metal Building.: Absolutely

7:30 pm

Me: OK that's great, I appreciate it. Please mail to 12952 Mallard Dr Palm Beach Gardens, FL 33418 and I'll wait for you to email the insulation options

7:32 pm

Lee Waldeop 70x100 Metal Building.: Will do

7:55 pm

Lee Waldeop 70x100 Metal Building.: And thank you

7:56 pm

Me: Thank you!

8:10 pm

5 Aug 2021

Lee Waldeop 70x100 Metal Building.: For some reason I thought you guys were paid up on the agreement for the buildings deal. I bank at US Bank and can give you my banking info. Please remit payment via bank wire, PayPal or Zelle to complete the deposit requirement. The balance of the deposit is 20,000.00 Please advise how you would like to pay

11:35 am

Me: Lee, We met a few people yesterday who were pretty upset with you and even with us. They said that when we agreed to buy the buildings off you, you took off and did not finish your deal with them. You've not even sent us a signed contract, I hope you can understand our concern. Each time we pay you, you tell us that you are just about to deliver our building but even at this point, all our framework is not on our site despite us giving you \$90,000. As you know in business you have to have give and

take on both sides, but at this point it all seems a little one sided with us doing most of the giving. Just by the fact that we gave you 90k before you delivered us a single piece of metal shows you that we are of course good payers, but please at least get us one entire building on site including sheeting, fixings and plans. Once we confirm receipt of a building, we are happy to shell out more cash but 90k should at least get us to that point, As soon as we confirm 1st building delivery, we will be happy to pay additional deposits. If you want I can send you colors later today and you can order the sheeting immediately. I don't mind having our building earlier than we need, I just want to see some more goods on our site before having to pay out more cash, I hope you understand, and agree that this is a reasonable request.

1:11 pm

Lee Waldeop 70x100 Metal Building.: Hold on. Rather than saying people let me guess who you're referring to. Ben and Jeremy Pospisil who after I mobilized to build their building decided to build it theirselves. I was going to leave them alone for not fulfilling their end of the agreement and it took them forever to pay what they owed me The real problem came when they said to me that I owed them a commission for the sale to you guys and it wasn't until after we made a deal that they felt owed a commission. There is too much to text. Call me when u have a moment

2:35 pm

Lee Waldeop 70x100 Metal Building.: I have sent you a contract long ago

2:50 pm

Lee Waldeop 70x100 Metal Building.: I'm now getting concerned that my materials are becoming absconded and we either must prepare to close the deal out or litigate of which I'm currently filing paperwork on the exact people who said this to you

3:01 pm

Lee Waldeop 70x100 Metal Building.: My concern is the statement that I've not sent you a contract

3:02 pm

Me: I'm trying to ring you

3:04 pm

Lee Waldeop 70x100 Metal Building.: 14055328660 Depositing new message Hi pammy. This is lee walter pod, press the wrong button when you call just now. I apologize. I uh calling you back uh just call when you have time or you can call immediately. Um The hospitals are upset because I would not partner with them on a potential two million square foot project out there because uh three different times they threatened to whip my ass when they got super stoned. And I don't partner with people like that. I don't I have 37 years in this industry. I've never burned anybody. Um I already got damn uh about to be served for their default in the agreement. Uh It's not as you've been told if they would take one serious day out there instead of getting high every day, all day long. Uh We would have already had their building up anyway. I just received a text from you. I'll call you back. Click here: [13608424000](tel:13608424000) to listen to full voice message.

3:06 pm

7 Aug 2021







Lee Waldeop 70x100 Metal Building.: 14055328660 Depositing new message yeah.. Click here: 14699825001 to listen to full voice message.

1:46 pm

Lee Waldeop 70x100 Metal Building.: Well I tried call you to do a video but no answer

6:54 pm

Me: Sorry, I was outside working today and not near my phone. Was expecting your call on Friday. The last we spoke you were moving it on Friday. Thanks for the pics. Is that all the framework for the first two buildings?

7:15 pm

Lee Waldeop 70x100 Metal Building.: Yes, actually I have one too many lines there. I didn't have time to load it up and bring back. I'll wait until we deliver the secondary after you two choose your colors

7:32 pm

Lee Waldeop 70x100 Metal Building.: We restocked your steel since the pics I sent you

7:33 pm

Lee Waldeop 70x100 Metal Building.: Restacked **

7:33 pm

Me: OK no worries, thanks I appreciate it. I'll get colors to you tomorrow. Have a good night.

7:34 pm

Lee Waldeop 70x100 Metal Building.: Thank you and you guys have a good night as well I will definitely be working on your insulation options

7:37 pm

Lee Waldeop 70x100 Metal Building.: When you get ready to make the final payment I would like it to be on PayPal. Deduct the fees it costs you

7:38 pm

Me: I'll speak with Terry about it when he gets in. I know he wanted to see you when he comes up.

7:45 pm

Me: When will you be sending the written plans out

7:54 pm

Lee Waldeop 70x100 Metal Building.: I sent you plans with the purchase agreement. I'm not trying to make an issue out of this but it is part of the agreement. I gave an understanding because of the way things have gone. But now it has came time to complete what we've already agreed to

7:58 pm

Lee Waldeop 70x100 Metal Building.: I can most definitely send you a hard copy of the drawings

7:59 pm

Lee Waldeop 70x100 Metal Building.: In fact when I get back to the office I will do it tonight

8:00 pm

8 Aug 2021

Lee Waldeop 70x100 Metal Building.: I have printed off two complete sets of drawing and will hand them to Terry upon his arrival if that is approved by you. If not I will continue with mailing them to you

4:25 pm

Me: Are you meeting up with Terry? He said you hadn't replied to his email yet

4:28 pm

Lee Waldeop 70x100 Metal Building.: Can you send his number to me

5:40 pm

Lee Waldeop 70x100 Metal Building.: I just received your email and it's very simple. We have an agreement that you have yet to perform on. As of now I am placing you on notice to fulfill your obligations or be considered in default. What you are doing is based off of trust and so far I'm the only one who has fulfilled the agreement. I'm not going to argue this any further. Either do as we have discussed or be in default

6:32 pm

Me: Terry has emailed you. Please don't text me again. I don't respond to threats.

7:51 pm

Lee Waldeop 70x100 Metal Building.: Mrs Ferrari I've not threatened you. I've simply notified you and I'll be notifying Terry as well

8:39 pm

1 Oct 2021

Lee Waldeop 70x100 Metal Building.: Liked "Hi, my name is Pammy. I got your info from Mike in regards to metal buildings. Wanted to see what you may currently have available. I'm looking for buildings between 5,000 and 17,000 Sq ft for 2 plots. Please call when you get a min. Thanks "

12:36 pm

Lee Waldeop 70x100 Metal Building.: Liked "It's 90,000 with you choosing colors"

12:36 pm

Lee Waldeop 70x100 Metal Building.: Liked "I really need 2. I'm not really in a rush. What kinda deal could you do for 2. I am going to need another 2 in about 8 months "

12:37 pm

Lee Waldeop 70x100 Metal Building.: Liked "I would knock 20,000.00 of each building contingent you buy two within 8 months of each other"

12:37 pm

Lee Waldeop 70x100 Metal Building.: Liked "We can buy 2 now and a further 2 in 8 months. But we would not be in a super hurry for building 2 if you don't have it yet "

„

12:37 pm