

May 4, 2020 Correspondence to MSPOA Owners Regarding Pier Repair Project

Hello,

The board of directors are pleased to provide an update on the pier repair project. Tim Hicks, Facilities Team Lead together with Marv Horton, Chairman are supervising the project. The board finalized the contract, total value of **\$28,250 BZ** between the MSPOA and the chosen provider, Johan Wiebe. This contractor is very well known and respected as a reputable honest man with exemplary workmanship which has been reiterated by many satisfied customers. Johan also has had experience in building structures in the sea, and in fact was contracted to build the pier in Lamanai.

In order to ensure the contract is a legally binding contract in the country of Belize and the MSPOA interests are protected, the board approved an unbudgeted expense of \$562 BZ to have our lawyer work with us in this regard. The contract ensures the contractor is legally responsible for all permits, social security payments for his workers and assumes all costs and liabilities to protect the MSPOA and keep the project in legal standing pertaining to local as well as national law in the district of Corozal and the Country of Belize. It also has provisions to alleviate any potential environmental concerns by contamination of water.

The board was able to negotiate a few items that are generally unheard of in Belize, such as a **7 year warranty to both materials and workmanship** as well as a **varied payment schedule which ensures the board is not paying out the standard 50% of the funds up front but rather payments are staggered throughout the project** (contingent on contractor meeting the predefined deliverable). It also contains a hold back retention of 10% which will only be paid out after the job site is cleared, ready for public use, and the project supervisors have approved the concluded project. Most importantly **the contract ensures the MSPOA that there will be no (zero) payments given in excess of the agreed upon contract value in the event of cost overruns.**

The contract has just been signed by the contractor and the Board of Directors and our contractor will commence sourcing out the appropriate wood (sapodilla and bullet wood) and stainless-steel bolts etc. Owners will be notified when construction is to start as access to the pier will be restricted for the duration of the project. This could start as early as June 15 and anticipate the project not to go over four weeks. This is contingent on the State of Emergency restrictions staying lifted to allow for construction work to be done.

We trust this will be satisfactory to all.

Kind regards,

MSPOA Board of Directors