

December 1, 2022

MSPOA Contract with Chris Loza Services for 2023

Contractor: Chris Loza

Contractual Duties:

Mayan Seaside Property Owners Association Grounds Maintenance Contract for Calendar Year 2023:

Section A – Common Area Maintenance:

1. All common properties (including road sides) are to be mowed and trimmed every month to a level conducive to healthy growth of the grass.
2. All grass areas along community roadways are to be mowed once a month to the lot line.
3. In January and July, the community water bibs/shut off valves at each individual lot will be tested for free movement and to be free of leaks. Contractor must certify to the Team Leader of Grounds that the valve check has been completed. If any problems are found, such issues are to be reported to the Team Leader of the Facility Committee.
4. Contractor to provide the equivalent of 4 full days (3 employees each day) of road maintenance work at the discretion and direction of the Team Leader of Facilities.
5. A mowing cycle consists of a 2-week period each month. This two-week period is to be consistent from month to month unless prior arrangements are made with the Team Leader of the Grounds Committee.
6. Any debris created in the Common Areas by the Contractor must be removed within one week of the end of a 2-week mowing cycle. This does not include major storm damage or termite removal. These activities will be contracted separately if/as required.
7. Contractor will, unless otherwise noted, supply all equipment (mowing, trimming, debris removal, etc.)

Section B – Lot Maintenance:

1. Certain, identified lots, are to be kept clear of brush (undergrowth) on a semi-annual basis (January and July).
2. Said undergrowth is to be trimmed or cut away.
3. All debris from this activity must be removed within one week following the completion of the duties (January and July).
4. The grassy areas on these lots are to be mowed once a month.
5. This does not include major storm damage or termite removal. These activities will be contracted separately if/as required.
6. Currently, the total number of lots are 39. This number may increase or decrease based on owner participation in this service, subject to mutually agreeable terms and addendum.

Lots to be maintained: 6, 11, 12, 16, 17, 18, 19, 21, 22, 33, 40, 41, 42, 43, 47, 48, 52, 57, 61, 62, 64,, 71, 72, 73, 75, 76, 77, 80, 81, 82, 83, 84, 86, 89, 90, 94, 101, 104, 105.

7. Contractor must, unless otherwise noted, supply all equipment for mowing, trimming, debris removal, etc.


Payment – The contractor will provide a monthly status report (in a form and method determined by the MSPOA Board of Directors). Upon review, the Grounds Committee Team Leader will confirm that the work has been done and authorize the report so the contractor can present to the Treasurer or Board Member in charge, for payment. This slip maybe emailed to the Treasurer of MSPOA by the Team Leader of the Grounds Committee. Payment is made via bank to bank deposit.

Early Termination - This contract can be cancelled, with 30 days' notice, by the contractor for non-payment or MSPOA for poor performance of duties, as determined by a Board of Directors motion.

This contract is for a 12-month period, January 1, 2023 through December 31, 2023

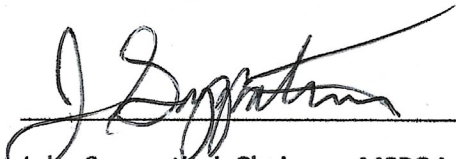
Value of Annual Contract \$21,696 BZ

MSPOA will be charged **\$1,808 BZ per month** for these services.

 12/12/22


Christian Loza, Contractor

Date

 12/12/22

John Scappaticci, Chairman MSPOA

Date

 12/12/22

Kristine Arnason, Treasurer MSPOA

Date

MONTHLY STATUS REPORT FOR THE MONTH OF _____

Prepared by:	Chris Loza	Date:
Grounds Authorization:		Date:
Board Authorization:		Date:

Monthly Common Area Maintenance:

- | | | |
|---|-----|----|
| 1. Mowing and trimming complete – two week mowing cycle | YES | NO |
| 2. Debris in common areas removed within one week of mowing cycle | YES | NO |

Monthly Lot Clearing Area Maintenance

- | | | |
|--|-----|----|
| 1. Mowing of grassy areas on designated lots -note lot numbers | YES | NO |
|--|-----|----|
- _____
- _____

Semi-Annual Maintenance- MSPOA (January and July):

1. Community water bibs/shut of valves at each individual lot tested/free of leaks

Completed on _____ Verified by _____

Semi-Annual Maintenance- Lot Clearing (January and July):

- | | | |
|---|-----|----|
| 1. Clearing of brush and undergrowth | YES | NO |
| 2. Removal of brush/undergrowth within one-week | YES | NO |

Road Work (Equivalent of 4 full days by 3 employees each day):

To be arranged with the Team Leader of Facilities

Day 1 -	Completed on _____	Verified by _____
Day 2 -	Completed on _____	Verified by _____
Day 3 -	Completed on _____	Verified by _____
Day 4 -	Completed on _____	Verified by _____