

**Y & A**  
**Building Maintenance, Inc.**

To: The Lantana Condominium.  
1820N. Hwy A1A  
Indian Harbour Bch, FL 32937

From: Y&A Building Maintenance Inc  
4651 Babcock St. Unit 18 #337  
Palm Bay, FL 32905  
(321) 480-2618

July 5, 2022

Y&A Building Maintenance Inc. propose to provide the handy men (minor repairs) services for forty (40) hours per week at the Lantana Condominium for the rate of \$ 38.00 dollars and hour, the Lantana Condominium will provide all materials needed to perform and finish the job, if there are any questions please give us a call at any time from 8:00 am to 5:30 pm.

I, Lantana Oceanfront Condominium, Inc. hereby accept this proposal this 11th day of August, 2022 and agree to submit the invoice pertaining to this project in a timely manner, and understand that if the balance due is not paid within 30-days of the date on the invoice submitted, a 10% Late charge will be added to the balance due, and will accrue every 10-day thereafter, until the balance due is paid in full (i.e. including all Late Charges accrued).

Start service on 15 August 2022 to 31 December 2022

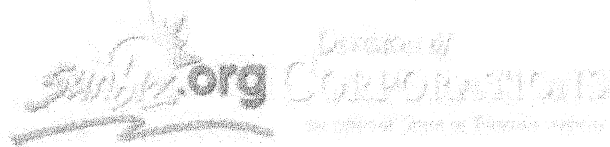
This contract is effective for one year. Y & A Building Maintenance, Inc. Must received a 90 days notice notarize by and certify mail prior to the expiration date. The Lantana Condominium analogue if not does so the contract will be extended for another year with out any further notice. Y&A Building Maintenance, Inc. reserves the right to terminate this contract at any given time with a 30 day certified notice by mail.

Accepted By: T. Kenny [Signature] 8-11-2022  
Representative of: Lantana Condominium Association.

Accepted By: [Signature] 11 August 2022  
Representative of: Y&A Building Maintenance, Inc.

Daily Services	Weekly Services	Twice Monthly Services	Monthly Services	As Needed Services	Additional Regular Tasks
Walk grounds & pick up trash	Blow debris from parking lot	Spray and lube all door locks	Wash down garage entrances	Paint lobbies and lobby entries	Provide roof access upon request during business hours
Check clubhouse mailbox for work orders	Check all lights around buildings and replace bulbs as needed	Wash down garbage dumpsters	Wash down building catwalks with disinfectant	Seal and paint wooden pool deck area	Complete work order requests submitted via clubhouse box, email, or DPM Apportal
Skim pool as needed on Tuesdays & Thursdays	Check all exits and emergency lights		Remove debris from building common areas & driveways	Provide contractors access to electrical rooms, etc. as needed	Clean and treat mold on parapets quarterly
Clean pool area and wash pool furniture	Remove well water stains from outside walls		Check irrigation system and repair sprinklers	Paint light poles	
Clean door jams (and paint as needed)	Perform fire sprinkler pump test		Apply pesticide for fire ants	Clean and touch-up paint curbs	
Check garbage dumpster chutes	Check stairwell lights		Inspect elevator shaft	Touchup paint buildings	
Clean garbage room as needed			Change AC filters in lobbies		
			Lube all door hinges		
			Wash down AC compressors and roof (1st, 2nd, 3rd, 4th Wednesdays by floor)		
			Wash down buildings		

Duties agreed upon by both parties on 8/11/2022.



Department of State / Division of Corporations / Search Results / Search by Entity Name /

## Detail by Entity Name

Florida Profit Corporation

Y & A BUILDING MAINTENANCE, INC.

### Filing Information

<b>Document Number</b>	P04000010094
<b>FE/EIN Number</b>	74-3112859
<b>Date Filed</b>	01/13/2004
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<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/09/2017

### Principal Address

171 NORGROVE ST.  
PALM BAY, FL 32909

Changed: 11/14/2011

### Mailing Address

4651 BABCOCK STREET, NE,  
UNIT 18, NO 337  
PALM BAY, FL 32905

Changed: 06/21/2009

### Registered Agent Name & Address

AMARANTE, ANGEL A  
4651 BABCOCK ST.  
UNIT 18 SUITE 337  
PALM BAY, FL 32905

Name Changed: 11/03/2015

Address Changed: 11/14/2011

### Officer/Director Detail

#### **Name & Address**

Title President, Owner



# Original duties chart summarized earlier (page 1)

	<u>MONDAY</u>	<u>TUESDAY</u>	<u>WEDNESDAY</u>	<u>THURSDAY</u>	<u>FRIDAY</u>
<b>-DAILY SERVICES-</b>					
Walk grounds every morning, pick up trash.					
Check club house mailbox for work orders. Make sure they are completed.					
Skim the pool.					
Check pool area and pool furniture wash down.					
Clean and paint all door jams.					
Check all garbage dumpster shoot rooms clean.					
<b>-WEEKLY SERVICES-</b>					
Blow debris on parking lot.					
Check all lights around building.					
Check all exits and emergency lights.					
Remove well water stains from walls.					
Monitor fire pump test.					
Check stairwell lights.					
<b>-TWICE A MONTH SERVICES-</b>					
Spray and lube all door locks.					
Wash down garbage's.					
<b>-MONTHLY SERVICES-</b>					
Wash down garage balconies in all buildings with bleach and remove any debris.					
Check irrigation svstem.					

Original duties chart summarized earlier (page 2)

Pesticide lawn for fire ants.			
Inspect elevator shaft.			
Change air conditioner filters in lobby.			
Repair any holes in the parking lot.			
Lube all door hinges.			
Check air conditioner comp on roof coil clean.			
Wash down buildings.			
<b>-AS NEEDED SERVICES-</b>			
Paint lobbies and lobbies entry way.			
Seal and paint wooden deck pool area.			
Give contractors access as where they need to go.			
Paint light poles.			
Paint entrance curb.			

**Additional Regular Tasks:**

1. Provide roof access as needed during normal business hours
2. Provide monthly report on the open and completed tasks for use at the monthly Board meeting
3. Complete work order requests submitted via hard copy or email
  4. Clean and treat mold on parapets quarterly.
  5. Hose down roof top condensers monthly.
6. Hold discussions on other regular maintenance tasks not listed in this document but still part of the regular maintenance