

Kendall Star Property Services
11962 SW 176 Terrace
Miami, FL, 33177
P.H 786-399-6016

JANITORIAL AND CLEANING SERVICES AGREEMENT
Lic. # 08BS0026

Kendall Star Property Services will provide the following services:

1. Pressure cleaning sidewalks (2 times a year)
2. Touch-ups of painting buildings, Townhouses, Entrances.

3. **ELECTRICAL WORKS:**

- Timer change
- Timer regulation
- Change photocells
- Change of light bulbs (buildings and Clubhouse)
- Install and uninstall Christmas lights and decorations.

4. Correctly maintain traffic signs, signs in general (including paint)
5. Channel termination (once a year)
6. Distribute information/news from the association
7. Change bumpers, paint, signs and fix it (when needed)
8. Pick up furniture and take it to the county landfill
9. Visits to units with possible licees.
10. Light spraying in units or common areas (ants, rodents, etc)
11. Repair of garbage tank doors when necessary (including paint)
12. Cleaning of building lamps cover (1 times a year)
13. Container painting (twice a year)

14. **MINOR GARDENING WORK:**

- a). Cut palmiches
- b). Pruning leaves from tree trunks
- c). Remove weed
- d). Leaf collection
- e). Eliminate herb from containers with chemicals.
- f). Add mulch (small sections).
- g). Sow grass (small sections).
- l). Water grass and plants when required.

15. Pressure cleaning of buildings and townhouses (twice a year).
16. Other minor works that the Association requires.

CLEANING:

CLUBHOUSE

- a). Cleaning of bathrooms (daily).
- b). Gym cleaning (daily).
- c). Window cleaning (daily).
- d). Trash collection (daily).
- e). Office cleaning (3 times x week).
- f). Exterior cleaning windows (weekly).
- g). Water plants (daily).
- h). Accommodate pool chairs, table cleaning.
- i). Pool deck cleaning (daily).
- j). Club house pressure cleaning sidewalk (once a month).
- k). Clean fans (biweekly).

MAIL AREA

- a). Collection of garbage baskets (daily).
- b). Mailbox cleaning (3 times a week).
- c). Floor cleaning (weekly).
- d). Blower area plants (3 times a week).

BUILDINGS

- a). Garbage collection in the hallways and stairs (3 times a week).
- b). Blower in hallways and stairs (3 times a week).
- c). Cleaning with water (cycle from 10 to 11 days).
- d). A/C cleaning rooms.
- e). Every 2 cycles they are cleaned with water pressure.
- f). Rearrange hoses.

TOWNHOUSES

- a). Hallway cleaning.
- b). Cleaning and garbage collection back (biweekly).
- c). Rearrange Hoses.

GARBAGE TANKS

- a). They are cleaned when it is next to the building that is next to the cycle with water hoses and creolin.
- b). Creoline is applied (every time the pickup truck passes).
- c). Collect all the garbage that is around the tanks (2 or 3 times a day).
- d). Take out the tanks and sweep them (daily).
- e). Scrubbing with pressure cleaning (biweekly).

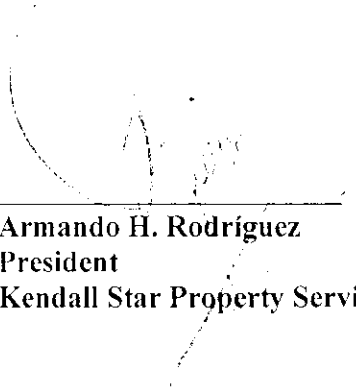
COMMUNITY CLEANING


- a). Garbage collection, stalks, segments.
- b). Excrement collection from 17 dog stations.

All cleaning will be provided by **Century Park Assoc. No. 2**

Century Park Condominiun Assoc. No. 2 will pay the amount of \$7,000 for these services

This contract will be effective from **January 2020** until **December 2020** and should be renewed every year in each anniversary.


Armando H. Rodriguez
President
Kendall Star Property Services


Board of Directors
Century Park Condominiun
Assoc. No. 2





CERTIFICATE OF LIABILITY INSURANCE

OP ID: AR

DATE (MM/DD/YYYY)

01/23/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

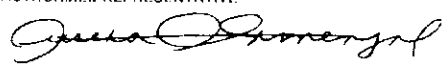
PRODUCER Combined Underwriters of Miami 8240 N.W. 52 Terr, Suite 408 Miami, FL 33166 SUSAN SANCHEZ-ARMENGOL	CONTACT NAME: _____ PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____ PRODUCER CUSTOMER ID #: KENDA-3 INSURER(S) AFFORDING COVERAGE: INSURER A: COVINGTON SPECIALTY INS. CO. NAIC # _____ INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____
INSURED KENDALL STAR PROPERTY SERVICES, INC. 11962 SW 176 TERRACE MIAMI, FL 33177	

COVERAGES **CERTIFICATE NUMBER:** _____ **REVISION NUMBER:** _____

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY					
A X	COMMERCIAL GENERAL LIABILITY		VBA736873	12/28/2019	12/28/2020	EACH OCCURRENCE \$ 1,000,000
	CLAIMS-MADE X OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	X \$500 DEDT PER CLAIM		L.A.E.			MFD EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER					PERSONAL & ADV INJURY \$ 1,000,000
	POLICY PRO-JECT LOC					GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY					
	ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS					BODILY INJURY (Per person) \$
	SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	HIRE-D AUTOS					PROPERTY DAMAGE (PER ACCIDENT) \$
	NON OWNED AUTOS					\$
	UMBRELLA LIAB	OCCUR				\$
	EXCESS LIAB	CLAIMS-MADE				EACH OCCURRENCE \$
	DEDUCTIBLE					AGGREGATE \$
	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A			WC STATUTORY LIMITS OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below					1. EACH ACCIDENT \$
						2. DISEASE - EA EMPLOYEE \$
						3. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER CENTURY PARK II 8950 WEST FLAGLER MIAMI, FL 33174	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Kendall Star



Kendall Star Property Services
11615 sw 139 th terra
Miami.FI. 33176
www.kendallstar.com
Telef. 786-399-6016

CONTRATO MANTENIMIENTO Y LIMPIEZA

CENTURY PARK II

Mantenimiento:

1. Pressure Cleaning aceras (2 veces al año)
2. Retoques de pintura a edificios. TownHouses , entradas.
3. Trabajos eléctricos:
 - Cambio timer
 - Regulación timer
 - Cambio photo selda
 - Cambio de bombillos (edificios y club house)
 - Instalar y desinstalar luces y adornos de navidad

4. Mantener correctamente señales de tráfico, signs en general (incluyendo pintura)
5. Destupicion de canales (1 vez al año)
6. Repartir información/noticias de la asociación.
7. Cambio de bumpers , pintura, rotulos y fijarlo (cuando se necesite)
8. Recogida de muebles y llevarlos al basurero del condado (costo adicional)
9. Visitas a unidades con posibles liqueos
10. Fumigación ligera en unidades o áreas comunes (hormigas, roedores, etc)
11. Reparacion de puertas de tanques de basura cuando sea necesario (incluyendo pintura)
12. Limpieza de cover de lámparas edificios (1 vez al año)
13. Pintura de contenes (2 veces al año)
14. Trabajo de jardineria menor:
 - Cortar palmiches

- Podar hojas troncos de árboles
- Eliminar hierba mala
- Recogida de hojas
- Eliminar hierba de contenes con químicos
- Agregar mulch (tramos pequeños)
- Sembrar grama (tramos pequeños)
- Regar con agua grama y plantas cuando se requiera

15. Pressure cleaning a edificios y Townhouse (2 veces al año)

16. Otros trabajos menores que requiera la Asociación.

Limpieza:

Club House

- a) Limpieza de banos (diario)
- b) Limpieza Gym (diario)
- c) Limpieza cristales (diario)
- d) Recogida de cestos de basura (diario)
- e) Limpieza oficina (3 veces a la semana)
- f) Limpieza exterior ventanales (semanal)
- g) Regar plantas (diario)
- h) Acomodar sillas de la piscina, limpieza de mesas
- i) Limpieza deck de la piscina (diario)
- j) Pressure cleaning sidewalk del club house (1 vez al mes)
- k) Limpiar ventiladores (quincenal)

Area de Correos:

- a) Recogida de cestos de basura (diario)
- b) Limpieza mail box (3 veces x semana)
- c) Limpieza de piso (semanal)
- d) Blower Área de plantas (3 veces x semana)

Edificios:

- a) Recogida de basura en los pasillos y escaleras (3 veces x semana)
- b) Blower en pasillos y escaleras (3 veces x semana)
- c) Limpieza con agua (ciclo de 10 a 11 días)

- d) Limpieza cuartos a/c
- e) Cada 2 ciclos se limpian con presión de agua
- f) Reacomodar mangueras

Town House:

- a) Limpieza de pasillos
- b) Limpieza y recogida de basura parte de atrás (quincenal)
- c) Reacomodar mangueras

Tanques de basura:

- a) Se limpian cuando está próximo al edificio en el ciclo que corresponda (con mangueras de agua y creolina)
- b) Se aplica creolina (cada vez que pasa el camión de recogida)
- c) Recoger toda basura que está por alrededor de los tanques (2 o 3 veces por día)
- d) Sacar los tanques y barrerlos (diario)
- e) Fregado con pressure cleaning (mensual)

Limpieza Comunidad:

- a) Recogida de basura, pencas , gajos
 - b) Recogida de excremento de 17 estaciones de perros
-
- I. Se tiene un carro de golf permanente para eficiencia de los trabajos de mantenimiento y limpieza (Carro de golf propiedad de Kendall Star)
 - II. Los materiales de todos los trabajos serán costeados por Century Park II
 - III. Los trabajos de reparaciones dentro de las unidades tendrán un costo adicional..

El **costo total** de este servicio sera de **\$ 7000.00**

Armando Rodriguez

Armando Rodriguez
President,

Board
Century Park II



CERTIFICATE OF LIABILITY INSURANCE

OP ID: MR

DATE (MM/DD/YYYY)

01/18/2024

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	INSURED KENDALL STAR PROPERTY SERVICES, INC. 11962 SW 176 TERRACE MIAMI, FL 33177	INSURER A: HISCOX INSURANCE COMPANY INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		4691425	12/28/2023	12/28/2024	EACH OCCURRENCE \$ 1,000,000
	X COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	CLAIMS-MADE X OCCUR					MED EXP (Any one person) \$ 5,000
	X					PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER					GENERAL AGGREGATE \$ 2,000,000
	POLICY PROJECT LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO					BODILY INJURY (Per person) \$
	ALL OWNED AUTOS					BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS					PROPERTY DAMAGE (PER ACCIDENT) \$
	HIRED AUTOS					\$
	NON-OWNED AUTOS					\$
	UMBRELLA LIAB OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB CLAIMS-MADE					AGGREGATE \$
	DEDUCTIBLE					\$
	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					WC STAT-J-TORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> N/A				E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

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CERTIFICATE HOLDER**CENTURY**

CENTURY PARK II
 8950 WEST FLAGLER
 MIAMI, FL 33174

CANCELLATION

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AUTHORIZED REPRESENTATIVE

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