

BDA SERVICE AGREEMENT

CUSTOMER:

Lotus HOA
Lotus Clubhouse

CUSTOMER #: SGC-21GLLC

CONTRACT TERM: 1 Year

EFFECTIVE DATE: 3/1/2025 - 3/1/2026

CONTACT:

Dexter Richardson
drichardson@grsmgt.com
561-617-9021

PROPERTY LOCATION:

8190 Paradise Bay Ave Boca Raton, FL 33496

BDA LOCATION(S):

BDA Closet Inside Mechanical Room #2

1. Services Provided

Stellar Communications Group will provide Preventative Maintenance (PM) service on the following equipment and ensure that the BDA system operates in accordance with the manufacturer's specifications and FCC requirements throughout the term of this contract.

- BDA – Model: **Cobham BSR 3308-PS**
- Distributed Antenna System (DAS)
- Donor Antenna(s)
- Battery Back-Up
- Fire Alarm Connection

This contract is for response and PM service labor only. Stellar Communications coverage of the equipment described herein includes the manufacturer's standard warranty, dependent on the manufacturer, and any terms and conditions associated with that warranty. Upon expiration of the manufacturer's standard warranty (1 year), the customer is responsible for payment of any charges relative to repair or replacement, including costs of parts/material, labor, and travel. Items not covered under the manufacturer's standard warranty or by Stellar Communications include defects or damages from physical misuse, accident, water, neglect, or damage from improper testing, operation, maintenance, alteration, modification, or adjustment. To request service, please call (954) 323-1112. This contract shall automatically renew for additional one-year terms unless either party submits a written termination notice at least 30 days before the end of the current term.

2. Stellar Communications Responsibilities

- Perform one (1) signal strength test per contract year
- Perform one (1) preventative maintenance (PM) check per contract year
- Provide 24/7/365 emergency service
- Provide trained and certified technicians and appropriate test and measurement equipment to troubleshoot issues



Stellar Communications Group.
3950 NW120th Ave.
Coral Springs Florida 33065
Phone: (954) 323-1112

3. Customer Responsibilities

- Provide complete contact information for both normal business hours and nights/ weekends
- Provide access to the system as required to allow for repair and maintenance of the system
- Provide site conditions that are in accordance with the manufacturer's recommendations, including mechanical ventilation
- Provide reasonable security at the equipment location(s) to prevent tampering by unauthorized personnel

4. Charges

- Annual Charge: \$1,760.73
- Hourly Rate: \$150 per hour, Mon-Fri 8 am-5 pm, Business days. Min 1.5 hours
\$210 per hour, After hours, Weekends & Holidays. Min 1.5 hours

5. Payment

- The annual charges for response and PM service labor under this contract are payable annually in advance. All other charges incurred as a result of conditions occurring beyond the scope of this contract will be invoiced separately and are due 30 days from the date of invoice.

6. Agreement

Stellar Communications Group (Company)

Acknowledged by: Robert Harrison Title: General Manager
Signature
Print Name: Robert Harrison Date: 3/12/2025

CUSTOMER NAME (Customer)

Acknowledged by: Dexter Richardson Title: Property Manager
Signature
Print Name: Dexter Richardson Date: 3/11/25

Acknowledged by: _____ Title: _____
Signature
Print Name: _____ Date: _____