

**i** Questions or concerns? Reach out to the business for more details before signing the contract.



## **Five Star Fitness Equipment Service**

Signature requested on April 07, 2026

# **Service agreement**

**Business: Five Star Fitness Equipment Service**

Mike@FLFitPro.com

6330 N Andrews Ave, #283, Fort Lauderdale, FL, 33309  
(754) 268-3698

**Recipient: International Village**

APM@ivcondo.com

3700 Inverrary Drive, Lauderhill, FL 33319  
(954) 484-9106

This contract is between Five Star Fitness Equipment Service (the "Business") and International Village (the "Client") dated 04/07/2026.

International Village is hiring Five Star Fitness Equipment Service for monthly gym service and preventive maintenance.

## **Terms**

### **Invoices**

Five Star Fitness Equipment Service, LLC (referred to as "Five Star Fitness" in remainder of contract) will invoice International Village (referred to as "Customer" in remainder of contract) after completion of monthly service and preventive maintenance. Customer will be given a grace period of 30 days to pay invoice. Any and all invoices past net 30 may be subject to late charges.

A late charge of \$25 may be assessed on the following monthly service invoice.

**Payment methods**

Payment will be made to Five Star Fitness via cash, check, an approved payment card, or by any other payment method determined by the Business. Please send all checks to:

Five Star Fitness Equipment Service, LLC  
6330 N Andrews Ave #283  
Fort Lauderdale, FL 33309

**Licensing**

Five Star Fitness promises that it holds all licenses necessary to perform the work, that such licenses are valid and effective as of the date any work is performed or services provided, and that all work performed or services provided will be done in compliance with all applicable federal, state, or local laws and regulations.

**Authority to sign**

Each party has the authority to enter into this Contract and to perform all of its obligations under this Contract.

**Termination of contract**

This contract will continue in perpetuity unless either party determines to cancel said service agreement. If Customer would like to cancel the contract at any time, please submit in writing 20 business days prior to your next monthly service.

**Modifications**

The Customer and Five Star Fitness must agree to any changes to this contract in writing.

**Scope of work performed during service and preventive maintenance****MONTHLY PREVENTIVE MAINTENANCE CHECKLIST****CROSSTRAINERS/FLEXSTRIDERS/SPARC**

Inspect and remove housing  
Inspect and clean overlay  
Inspect and clean the drive system  
Inspect and clean alternator or generator  
Examine and clean electrical connectors  
Inspect wire harness  
Inspect and lube bearings  
Inspect and adjust belt tension  
Level the machine  
Test unit operation  
Check handlebars and rocker arms for security  
Clean or replace clevis joint whichever applies  
Check foot plates for security and damage  
Check tie rods and lubricate if necessary

Check drive system for security  
Lubricate all linkages  
Check rear roller assembly  
Check all covers/shrouds fitting correctly and not loose  
Perform a full visual and functional check (appearance & safety, level)  
Wipe down exterior of the unit with a damp cloth  
Test heart rate sensors, where applicable

#### -BIKES-

Inspect and clean pedals and pedal straps  
Full cosmetic inspection for damage and rust  
Inspect and remove housing  
Inspect keypad, consoles, overlay  
Inspect belt/chain for wear  
Lubricate drive chain  
Inspect crank arm and drive sprocket  
Inspect and clean battery terminals  
Inspect and lubricate seat post  
Test and adjust belt tension  
Inspect alternator  
Level the bike  
Check for battery voltage  
Tighten 13 mm hub bolt on crank / crank bolts  
Check all covers/shrouds fit correctly and not loose  
Perform a full visual and functional check of the bike  
Wipe down exterior of the bike with a damp cloth  
Remove and clean all electrical connectors  
Inspect pulley and bearing assembly  
Check for slipping belts (adjust - replace parts as necessary)  
Test heart rate sensors, where applicable

#### -TREADMILLS-

Remove debris from under the treadmill  
Inspect, test and clean the display  
Inspect and test the stop switch & tether clip  
Inspect frame, toe guards, and end caps  
Inspect and center striding belt  
Check tension on drive belts  
Inspect front and rear rollers  
Inspect, clean and test motor  
Inspect and test speed controller  
Inspect and test heart rate sensors

Inspect wiring and ribbon cables, outlet, power plug  
Level the treadmill  
Perform a full visual and functional check of the treadmill  
Wipe down exterior of the treadmill with a damp cloth  
Inspect wax bag, wax and nozzle pump, where applicable  
Inspect and clean debris brush, where applicable  
Test activity zone, where applicable

#### -CONCEPT ROWER-

Full visual inspection for faults, including cracks in frame box section.  
Fully function test machine on low, medium and high resistance  
Clean mono rail  
Clean flywheel housing  
Clean/lubricate/ chain  
Clean track surface  
Inspect/replace housing  
Check function telemetry receiver  
Wipe down exterior of the rower with a damp cloth

#### -STEPPERS-

Inspect and remove covers, shrouds and housing  
Inspect and clean overlay  
Inspect and clean the drive system  
Inspect and clean alternator or generator  
Inspect power supply and line cord  
Clean power board and heat sinks  
Clean power board connectors  
Inspect wire harness  
Inspect all bearings  
Inspect and adjust belt tension  
Check handlebars for security  
Check rollers & tracks  
Test display monitor  
Level the machine  
Inspect clutch sprockets  
Inspect crossover sprockets  
Perform a belt inspection  
Perform a full visual and functional check (appearance & safety, level)  
Wipe down exterior of the stepper with a damp cloth  
Oil level, where applicable  
Chain for wear, where applicable  
Test heart rate sensors, where applicable

## **-STRENGTH-**

Full visual and functional check (safety and appearance)

Inspect and lubricate linear bearing

Inspect and clean pads and upholstery

Inspect cables for wear

Inspect all grips

Inspect weight stack pin

Set cables to proper tension

Inspect security lanyard

Check all pulleys for proper operation

Inspect and lubricate range limiter

Examine and lubricate guide and linear rods retainer

Inspect all hardware for proper tension

Examine bumper stops

Inspect and lube seat mechanism

Inspect all welds for cracks on user arms, frames, etc...

Check that all shrouds are secured properly

Test unit for form, fit and functionality

Inspect and replace cables including cable ends, where applicable

### **Monthly Service Charges**

Customer will be charged \$140 per monthly service visit and preventive maintenance. There will be a monthly service performed approximately every 30 days for a total of 12 visits annually.

If Customer should require an additional service visit for either diagnostic or repair services, this additional service visit will be billed at \$125.

To avoid any additional service visit charges, Five Star Fitness will be diligent at performing any repair quotes during monthly service. If an additional hour of labor is required during the monthly service, for said repair quote work, customer may be billed at \$75 an hour.

Five Star Fitness will perform and work in good faith, and will be diligent at avoiding Customer any additional charges except for the monthly service visit.

All additional parts and labor quotes will be approved by Customer prior to parts being ordered and work performed. No additional charges will be performed without approval of Customer.

### **Signatures**

This contract may be signed electronically or in hard copy. If signed in hard copy, it must be returned to the Business for valid record. Electronic signatures count as original for all purposes.

By typing their names as signatures below, both parties agree to the terms and provisions of this agreement.

## Business signature

Owner name

Michael Flynn

Owner signature

*Michael Flynn*

Business date signed

04/07/2026

## Recipient signature

 Recipient name

*Wilhelmine Carby*

Recipient signature

*Wilhelmine Carby, Pres*

Recipient date signed

*6/9/2026*

Finish & send