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October 19, 2021

CSC Serviceworks, Inc.
C/o C T Corporation System
1200 S. Pine Island Rd.
Plantation, FL 33324

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND REGULAR MAIL**

Re: Breach of Contract - Notice to Cure
Boca Terrace Condominium Association, Inc.

To whom it may concern,

This law firm represents Boca Terrace Condominium Association, Inc. ("Boca Terrace"). Boca Terrace currently has a contract with CSC Serviceworks, Inc. for laundry equipment. Beginning in January 2021 and continuing to date, CSC Serviceworks, Inc. has failed to maintain the operability of the Boca Terrace machines for which it is required to repair or replace pursuant to the Contract.

As demonstrated below, it is clear CSC Serviceworks, Inc. has stopped servicing the Boca Terrace machines in violation of the Contract. The following machines need service or replacement as of October 4, 2021:

818-824 SW 9 ST CIR	073-DGK	Dryer	Needs Collection
818-824 SW 9 ST CIR	074-DGK	Dryer	Needs Collection
818-824 SW 9 ST CIR	075-DGK	Washer	Needs Collection
830-836 SW 9 ST CIR	080-DGK	Washer	Needs Collection
830-836 SW 9 ST CIR	371-DPB	Washer	Needs Collection
818-824 SW 9 ST CIR	430-DGF	Washer	Needs Collection
884-890 SW 9 ST CIR	805-CXN	Washer	Needs Collection
884-890 SW 9 ST CIR	806-CXN	Washer	Needs Collection
866 SW 9 ST CIR	092-DGK	Washer	Needs Replacement
872-878 SW 9 ST CIR	625-DPC	Washer	Needs Replacement
806-812 SW 9 ST CIR	748-DPC	Washer	Needs Replacement
872-878 SW 9 ST CIR	996-CSC	Washer	Needs Replacement

Many of the above machines have needed service since before October 4, 2021. CSC Serviceworks, Inc. was aware that machines 371-DPB & 080-DGK needed to be replaced in February 2021. In fact, since January 2021, Boca Terrace has called multiple times and

submitted multiple service requests to CSC Serviceworks, Inc. To date, no action has been taken by CSC Serviceworks, Inc. to service the machines.

Therefore, Boca Terrace hereby demands that within **ten (10) days** of the date of this letter CSC Serviceworks, Inc. cures the breach of the Contract by replacing the machines and servicing the machines so that they are in operable working order. Further, Boca Terrace demands that CSC Serviceworks, Inc. voids all invoices occurring since January 2021 in which the machines were inoperable due to the failure of CSC Serviceworks, Inc. to repair or replace them.

Boca Terrace would consider resolving this matter amicably through an early termination of the Contract. Please advise if CSC Serviceworks, Inc. would agree to terminate the Contract.

Respectfully,

Brian Albaum, Esq.
For the Firm

Cc:

Client via email
CSC Serviceworks, Inc. 3701 Flamingo Rd, Miramar, FL 33023
CSC Serviceworks, Inc. 303 Sunnyside Blvd., #70, Plainview, NY 11803