

EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

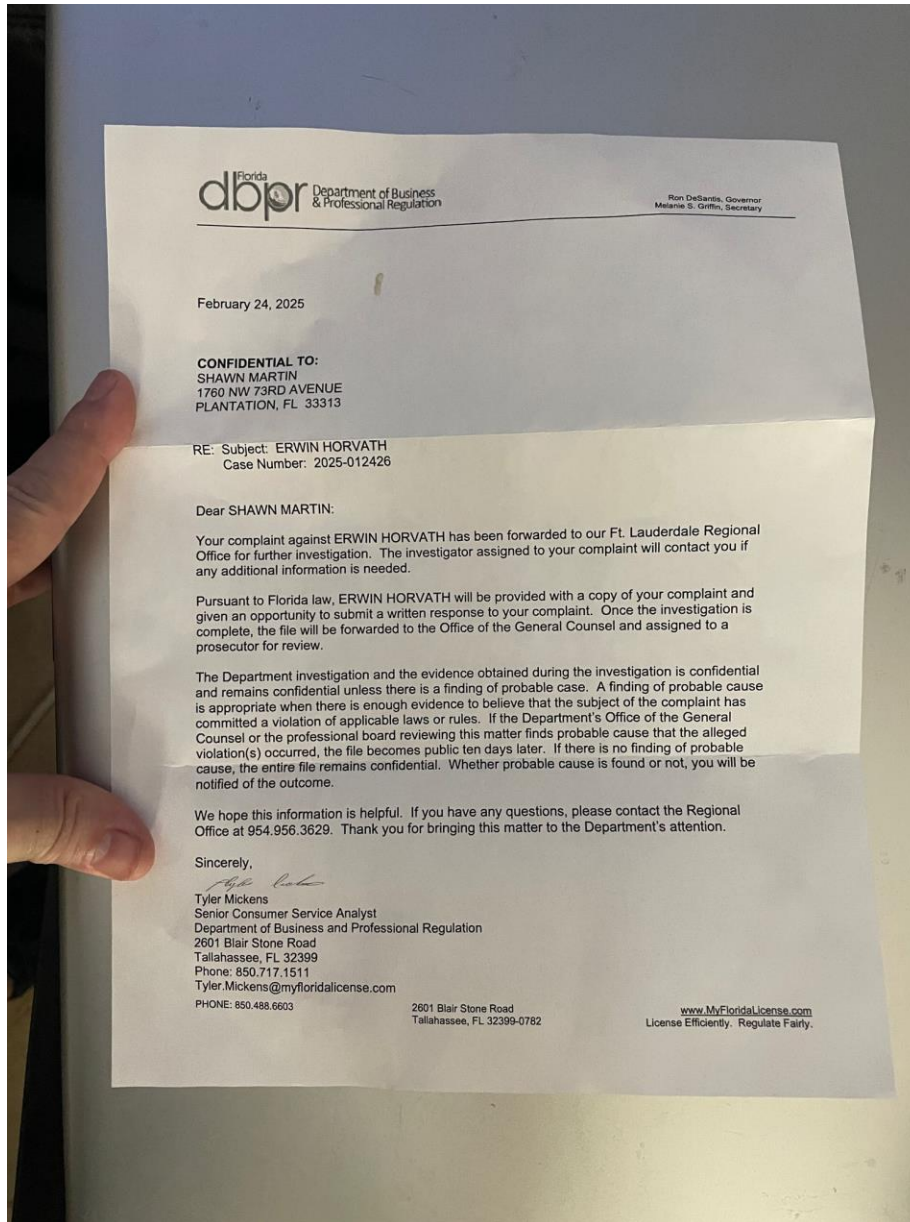




Exhibit with lists of negligence suits against Austro Construction and S&D Engineering.

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Case Number	Case Style	Case Type	Filing Date	Case Status	Access Level	
CACE04016339	George Ardizzola, et al Plaintiff vs. Gabriel Towers Condo Assn Inc, et al Defendant	Condominium Action - Condominium Action -Prior to SB 1718	10-19-2004	Disposed	ANONYMOUS	▲
CACE08001752	Austro Constr Inc Plaintiff vs. United Natl Ins Co Defendant	Contract and Indebtedness	01-15-2008	Disposed	ANONYMOUS	
CACE09047783	Hugo Osorio, Et Al Plaintiff vs. Marian Borz, Et Al Defendant	Auto Negligence	08-28-2009	Disposed	ANONYMOUS	
COCE11004837	Austro Construction Inc Plaintiff vs. Deerfield Construction Co Inc Defendant	* CC Damages >\$5,000 - \$15,000	03-23-2011	Disposed	ANONYMOUS	
CACE11012546	Bobbie Lowery Plaintiff vs. Best Floridian Roofing Inc Defendant	Neg - Premises Liability Residential	06-02-2011	Disposed	ANONYMOUS	
CACE11013134	Willoughby Supply of Florida LLC Plaintiff vs. Austro Construction Inc, et al Defendant	Contract and Indebtedness	06-09-2011	Transferred	ANONYMOUS	
CACE11017317	Austro Construction Inc Plaintiff vs. Cincinnati Ins Co, et al Defendant	Other	07-26-2011	Disposed	ANONYMOUS	
COCE12024973	Willoughby Supply of Florida LLC Plaintiff vs. Austro Construction Inc, et al Defendant	* CC Damages >\$5,000 - \$15,000	11-20-2012	Reopened - CV	ANONYMOUS	
CACE14000339	Luis A Ramon Plaintiff vs. Pioneer Roofing Company, Inc. Defendant	Neg - Negligence Other	01-07-2014	Disposed	ANONYMOUS	
CACE16015120	Austro Construction Inc, et al Plaintiff vs. DP Real Estate Investment Llc, et al Defendant	Contract and Indebtedness	08-16-2016	Disposed	ANONYMOUS	▼
1 2 1 - 10 of 17 items						



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Case Number	Case Style	Case Type	Filing Date	Case Status	Access Level	
CACE17015102	Rocklan Earth Services, Inc., a Florida corporation, Plaintiff vs. Austro Construction Inc, et al Defendant	Contract and Indebtedness	08-09-2017	Disposed	ANONYMOUS	▲
CACE17020731	Sunbelt Rentals Inc Plaintiff vs. SDS Development & Trust LLC, et al Defendant	Real Prop Other - \$0 - \$50,000	11-13-2017	Disposed	ANONYMOUS	
CACE18027077	Nationstar Mortgage LLC Plaintiff vs. Renata B Haubrich, et al Defendant	Real Prop Homestead Res Fore - >\$50K - <\$250,000	11-16-2018	Open/Inactive	ANONYMOUS	
CACE19000322	Lakeview Loan Servicing LLC Plaintiff vs. Barbara A Celestii, et al Defendant	Real Prop Non-Homestead Res Fore - >\$50K - <\$250,000	01-04-2019	Disposed	ANONYMOUS	
CACE20011054	Technics Dental Laboratory Inc, et al Plaintiff vs. Austro Construction Inc Defendant	Neg - Negligence Other	07-10-2020	Disposed	ANONYMOUS	
COWE21005366	Juan Duarte Plaintiff vs. Levente Horvath, et al Defendant	* SC Damages >\$5,000 - \$8,000	03-29-2021	Disposed	ANONYMOUS	
CONO24028646	Pembroke Business Park LLC Plaintiff vs. Austro Construction Inc Defendant	* Removal of Tenant Non-Residential	05-10-2024	Disposed	ANONYMOUS	▼
1 2 11 - 17 of 17 items						

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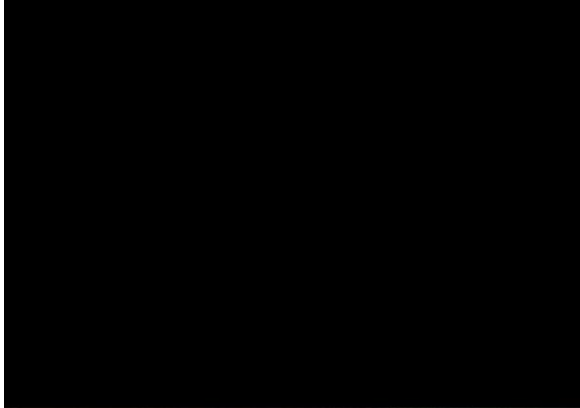
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Case Number	Case Style	Case Type	Filing Date	Case Status	Access Level	
CACE16006631	MTGLQ Investors, LP Plaintiff vs. Marion Williams, et al Defendant	Real Prop Non-Homestead Res Fore - >\$50K - <\$250,000	04-12-2016	Disposed	ANONYMOUS	▲
CACE16013672	Ditech Fin LLC, et al Plaintiff vs. Thomas Scott Warner, et al Defendant	Real Prop Non-Homestead Res Fore - >\$50K - <\$250,000	07-26-2016	Disposed	ANONYMOUS	
CACE20021501	Essex Tower Condominium Association, Inc., Hartzell Construction Inc, et al Plaintiff vs. S&D Engineering and Construction, Inc., et al Defendant	Condominium Action	12-21-2020	Disposed	ANONYMOUS	
CACE21016517	Brian Cigalotti Plaintiff vs. Nobel Point Condominium Association, Inc, et al Defendant	Neg - Negligence Other	08-30-2021	Disposed	ANONYMOUS	
CACE23010043	Ernst Moise Plaintiff vs. T&E ROOFING INC, et al Defendant	Neg - Premises Liability Commercial	03-22-2023	Pending	ANONYMOUS	▼
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EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

**Exhibits (PHOTOS) of Damage Austro Construction has done in Omega Villas Phases 3 & 4
Subdivisions:**



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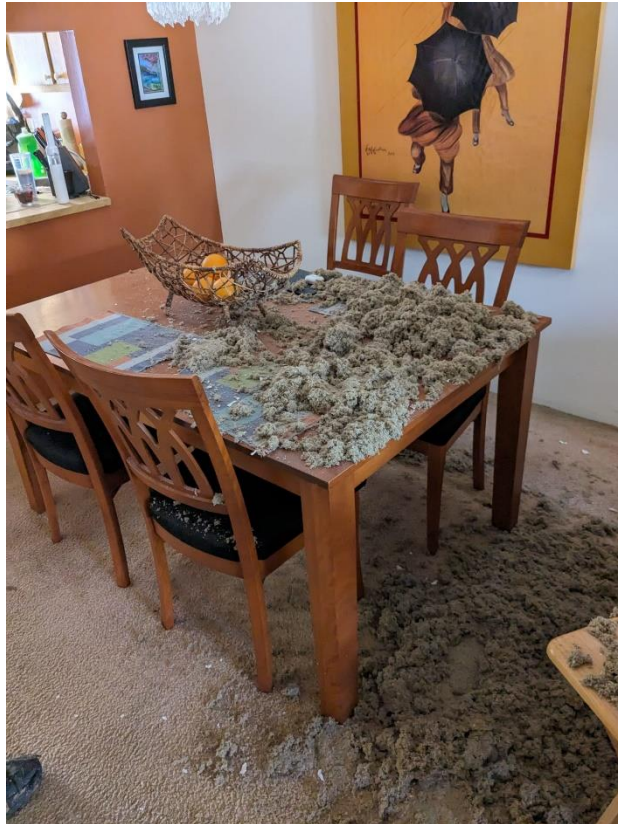


EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

WHATSAPP GROUP UNIT OWNER DISCUSSIONS ON THE AUSTRO CONSTRUCTION (LEVY, OWNER)
DAMAGES:

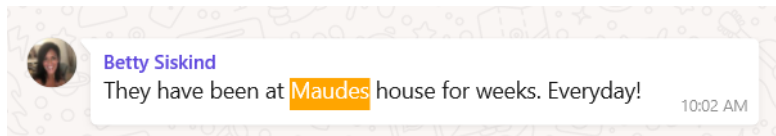
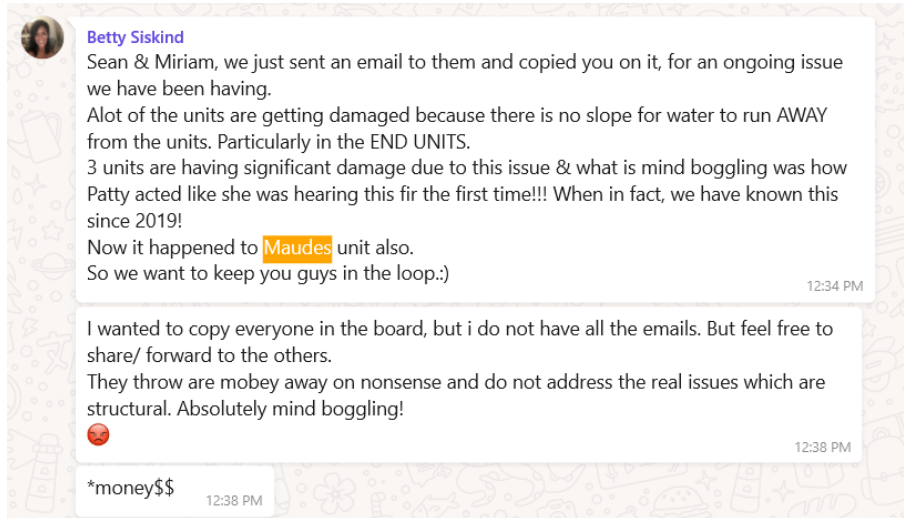




EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY


 **Robert Korn**



good afternoon all. this is what I just came home to:


12:14 PM

👍 🙄 2


 **Robert Korn**

ceilings patched promptly. now have to wait to hear how they will repaint areas

10:38 AM



10:38 AM

 **Cheryl Fox**

You

What I don't understand is those big beams we have in our homes, how will they replace those if they do the roofs first because the roofs will block them from being removed, no??...

I had asked about those and recvd the non answer from Patty. First she didn't know what I was referring to then they said it was decorative. I said there's electrical tied to mine. Then the engineer said they would fix anything walls/ceilings etc on the inside if they **damage** them. That was I believe Dec's mtg. Of which we don't have minutes from either.

Edited 11:28 AM

EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY


Patricia Vela

Yesterday at 12:56 PM ▾

Patricia

NONE of the board members are getting their roofs done first. All are getting theirs done last. Yours is still the 1st in Phase 1. I'd love to know who you're listening to?!?

JAY PIETRAFETTA
President

 Direct: 339-345-7730
Office: 954-626-6200
Email: jay@sunrisepm.com
8181 W Broward Blvd Suite
#380 Plantation, FL 33324

8:20 AM

Betty Siskind

I heard that **maudes** place has serious water inteusion after rain and the unit next to her, the entire bedroom pretty much caved:(

12:22 PM

Nerva

At the meeting before the last one, **Maude** praised the contractors, telling them that they were doing an excellent job. That was before they started working on her roof. She told me she was happy the way things were being handled. I wonder if she feels the same now. She wasn't at the last meeting.

12:42 PM

Betty Siskind

I only see them an **maudes** place. They have been there since monday everyday.

11:44 AM

The gutters have bot been installed yet

11:49 AM

Betty Siskind

Robert Korn
anyone see Lazlo the painter lately. he is supposed to paint my ceiling. this is after the damage caused by the roofers and the stains I have in my ceiling that occurred after the tear o...

they have been at **Maudes** place since monday. They are still working at her place today

12:14 PM

Vanessa W.

Hi, how come they haven't worked on roofs the whole week? The rest of the units have those windows on the sloped roof?

i am tginking the same thing. We had asked Levy during the meeting if they are going to continue to finish the wotk in Phase 4, remove trim, paint etc. His reply was that he just told Patty that at the meeting. So i said when and he said "tomorrow" , which would have been wed. But no one showed up. Only a few workers to work on the unit next to **Maude** and another roof.

I am thinking there is something they are not telling us.

8:00 PM

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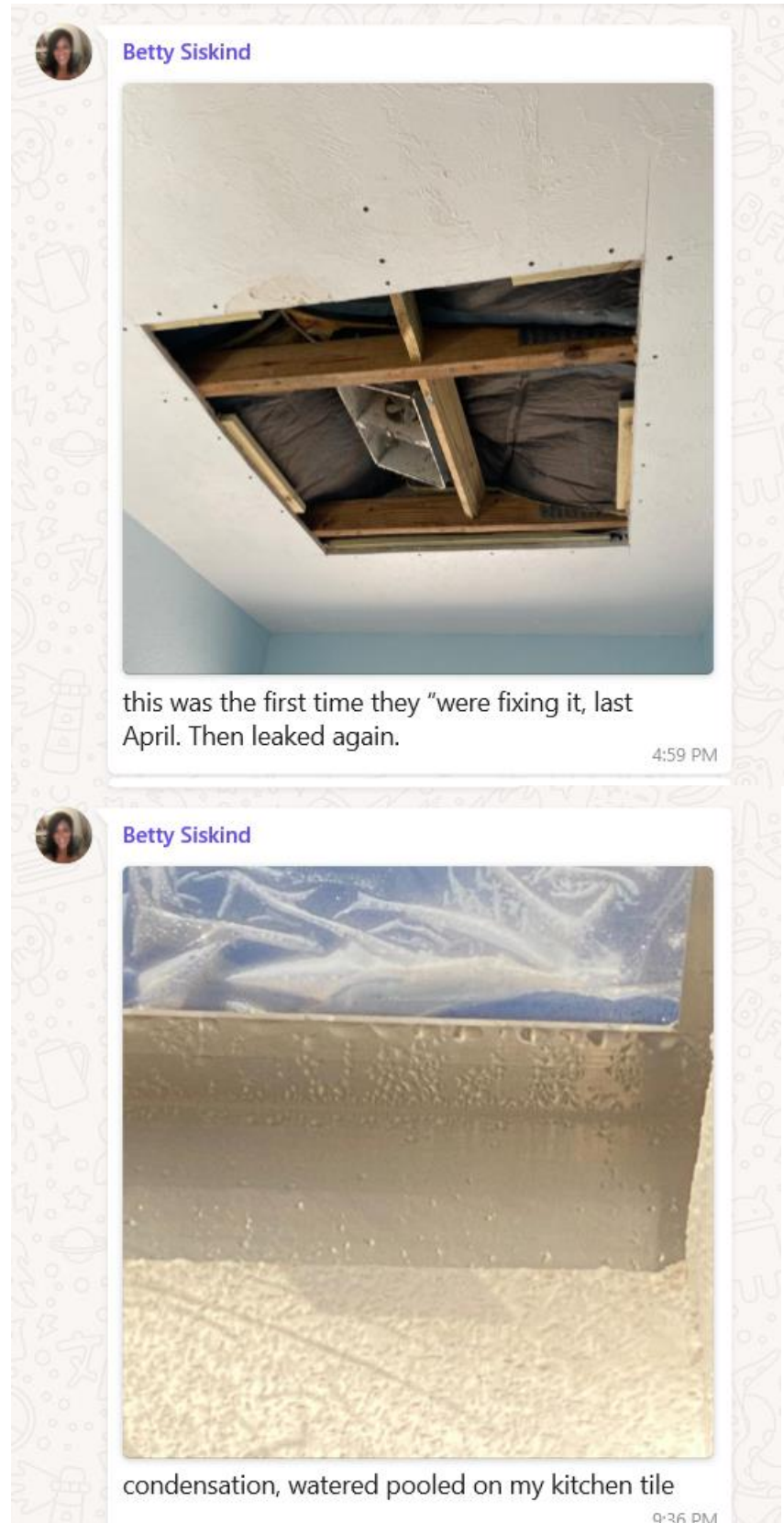


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Re: Fence guys struck main underground
power line

! High Importance



Alex Roman
Jay Pietrafetta, + 2

Jul 30



Good morning Jay,

The fence guys struck the main power lines while digging for the fence posts. I saw a big puff of smoke, and loud pop. I am concerned this can create a problem. He said it looks ok. This needs to be investigated.


1744 NW 72 AVE Omega

Thank you,


Aladino Alex Roman

[954-548-4410](tel:954-548-4410)


EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY




Carlos Gonzalez




Alex Roman

 Image

Is the contractor's responsibility to notify the utility companies prior to digging and to have all utilities marked. V




2:42 PM



Alex Roman

Yes, it is. I was a project manager for a Telcom company, and we would have power, water, and telcom identified before any trenching was allowed



2:45 PM

We apologize for the inconvenience. We're working to restore your power safely and as quickly as possible.

OUTAGE CAUSE

We apologize for the inconvenience. We are working to restore service safely and as quickly as possible.

CUSTOMERS AFFECTED

13

EQUIPMENT


Local underground power line

TICKET NUMBER

614


TICKET CREATION DATE

08/30/2024 01:23 PM



TEXT


OUTAGE ALERTS PREFERENCES



TEXT


Hide Details ▲

###-###-4410 (Between 7 a.m. to 10 p.m.)



Alex Roman
Jay Pietrafetta, a roman

Aug 2

 1000032848.jpg

JPG - 450 KB


Good afternoon Jay,


I don't know if this was investigated, but the hole where the fence installers struck the main power cables has a post and filled with concrete. Please review the attachment.


Thank you,


Aladino Alex Roman

...

 Reply all







Give Feedback

16

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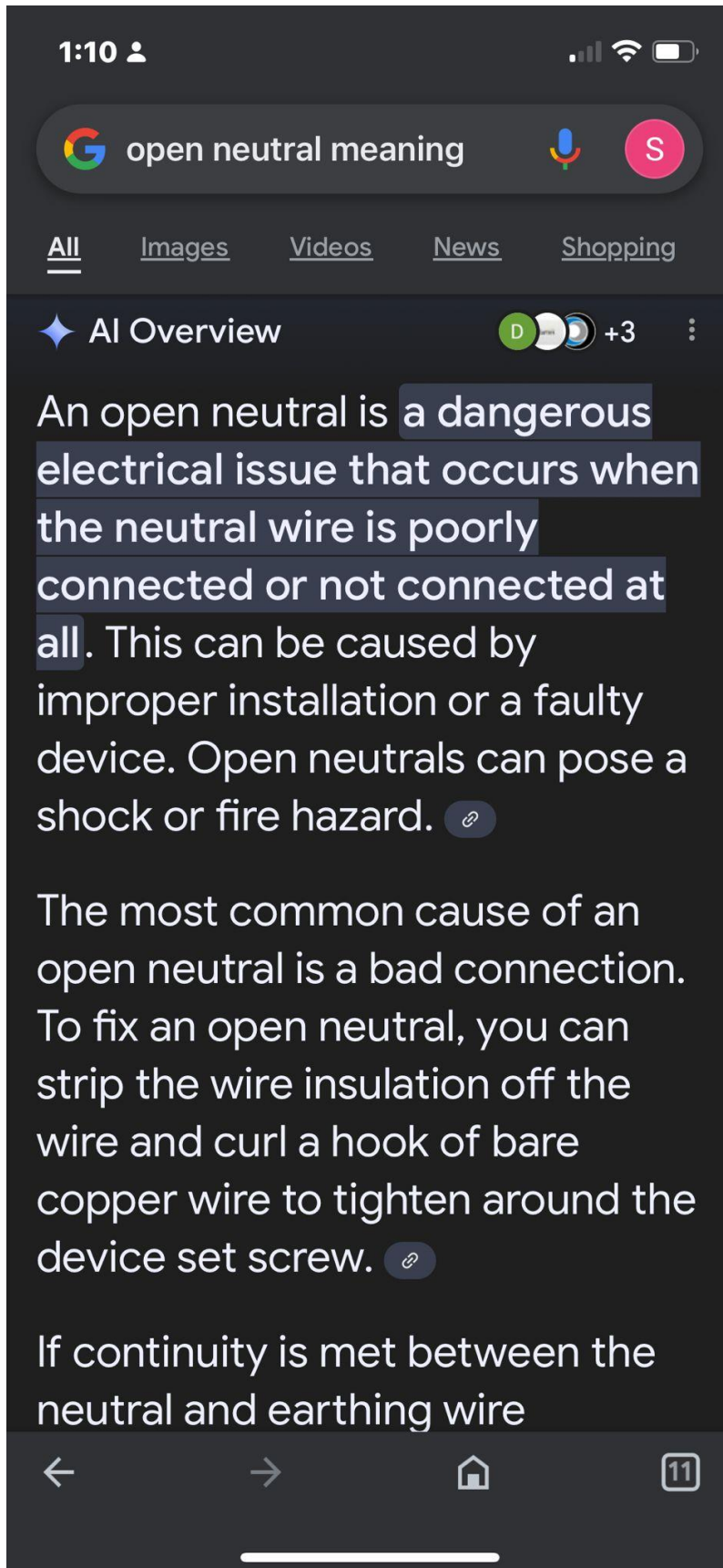


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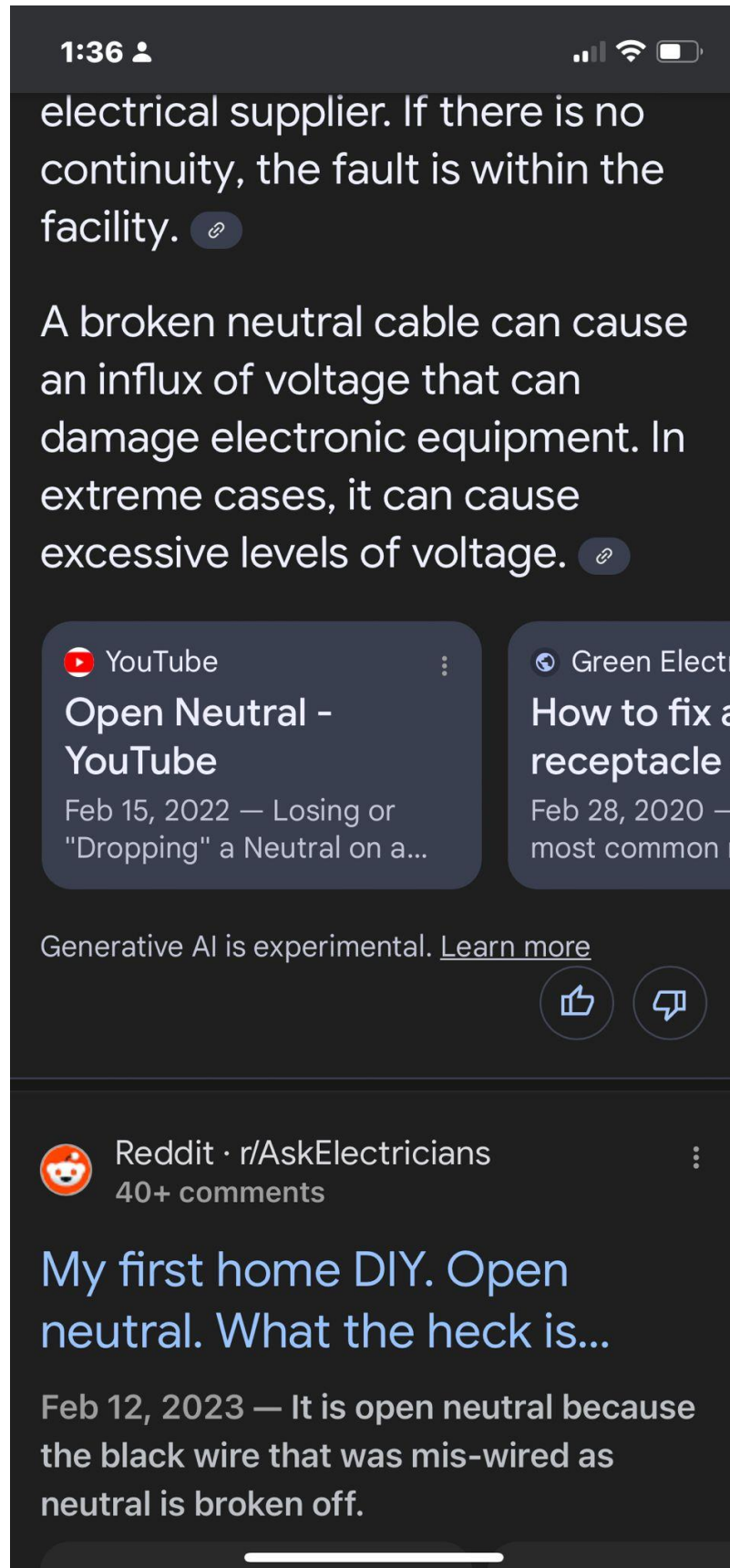
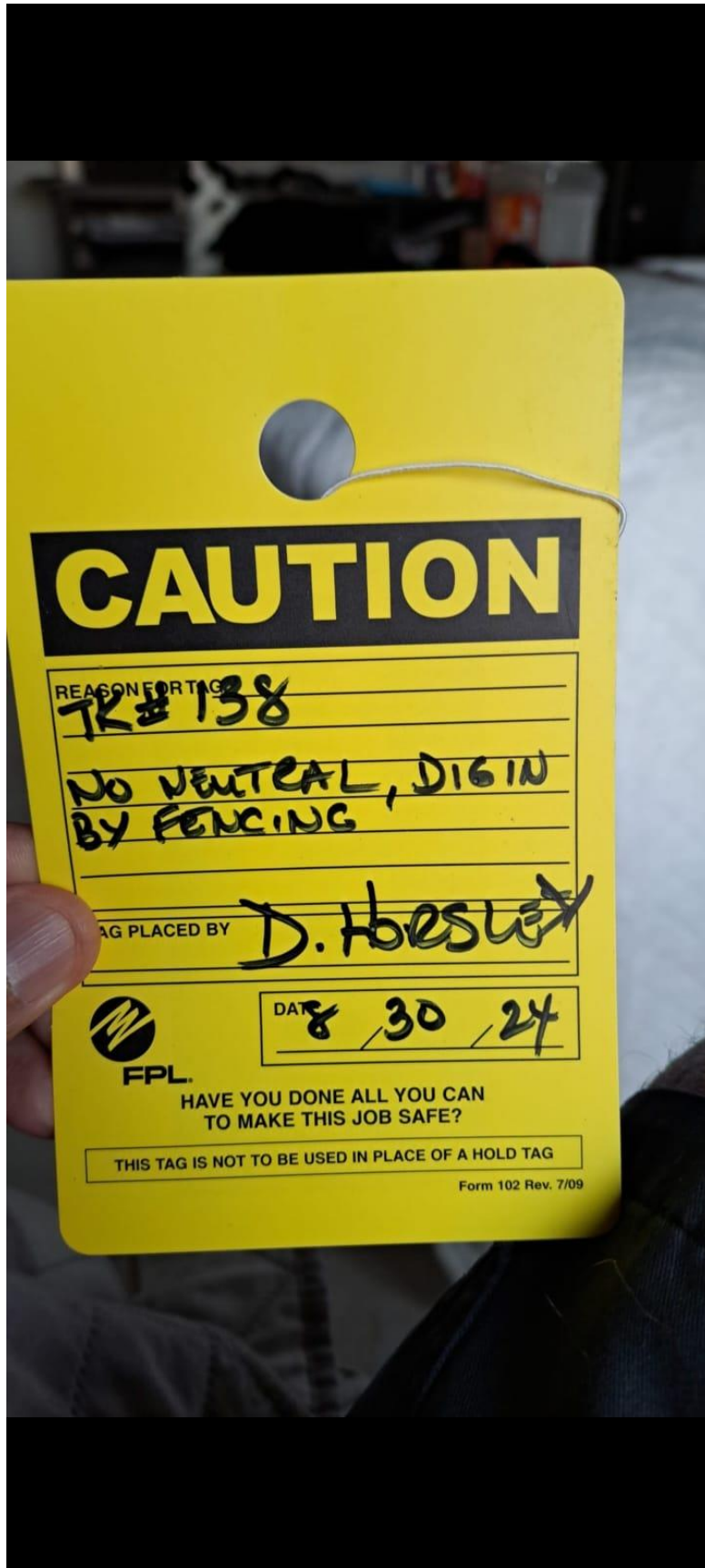


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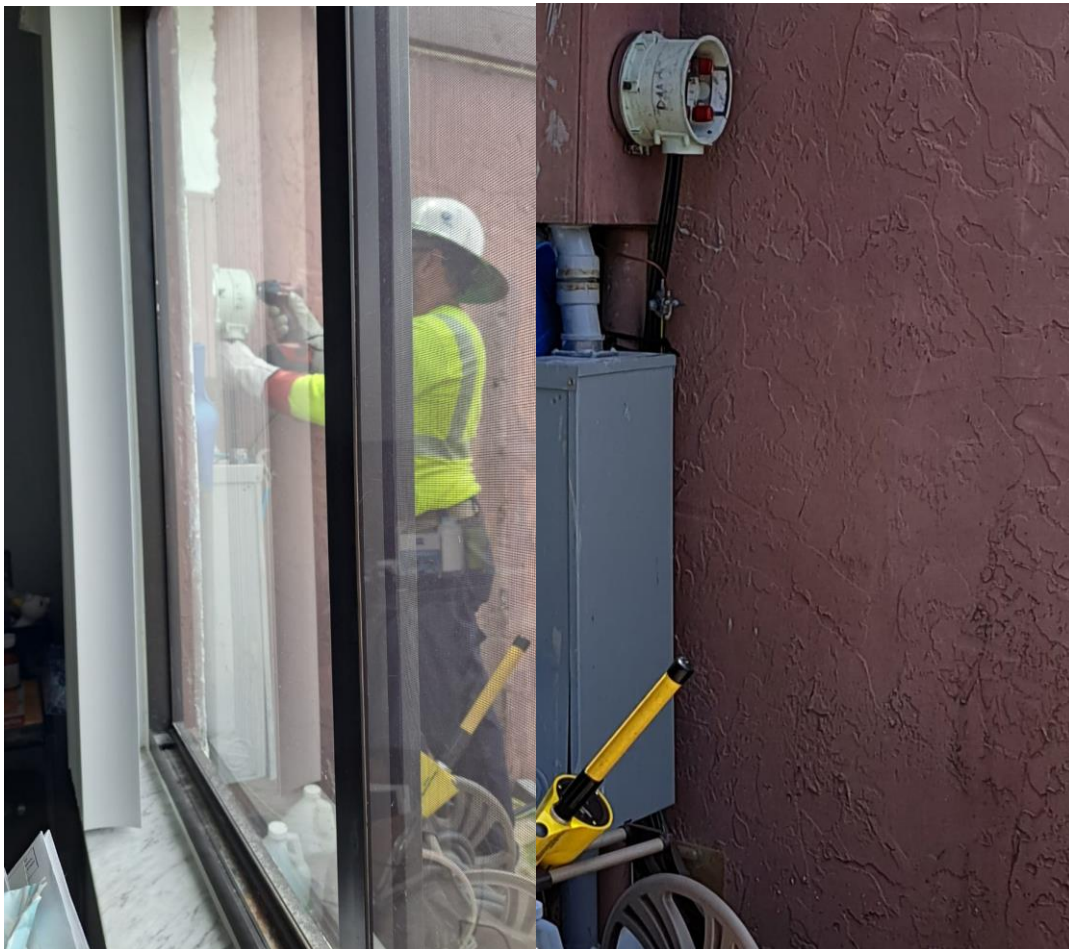


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EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



> Alex <alexroman71@gmail.com>
To: me

Sep 5

----- Forwarded message -----

From: Alex Roman <alexroman71@gmail.com>

Date: Thursday, September 5, 2024

Subject: Re: Folder shared with you: "Shared drive (Omega construction)"

To: Patty Sabates <psabates48@gmail.com>

Cc: "Larry@ com" <larry@s-deng.com>, Dorin Frai <dfrai@yahoo.com>, Fahrurk Sayeed <fsayeed@s-deng.com>, Eric Richards <ericcrichards@gmail.com>, Mike Rafidi <miker@sunrisemgtfl.com>, Elizabeth P <elizabeth.palen@hotmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>

Patty,

The temporary work was completed that day, but they will have a crew out to bury and run the power cables under the concrete and re-establish the power connection. FPL stated there is a 28 day window to accomplish this task. No one has contacted myself about this situation.

Thank you,

Alex Roman

On Thursday, September 5, 2024, Patty Sabates <psabates48@gmail.com> wrote:

Jay/Dorin

Have you reviewed this issue? Alex, I assume FPL completed the day they were there?

Jay In addition, when FPL submits the bill for this, it is to be paid by Austro The association will NOT pay this.

Dorin, please ensure you are calling utilities companies to properly mark the areas before further fence work

Thank you

Patty Sabates Sent from mv iPhone

Phase 4 Roof Repairs that were conducted after the Buildings were supposed to be completed:

1752 across from me

1:32 PM

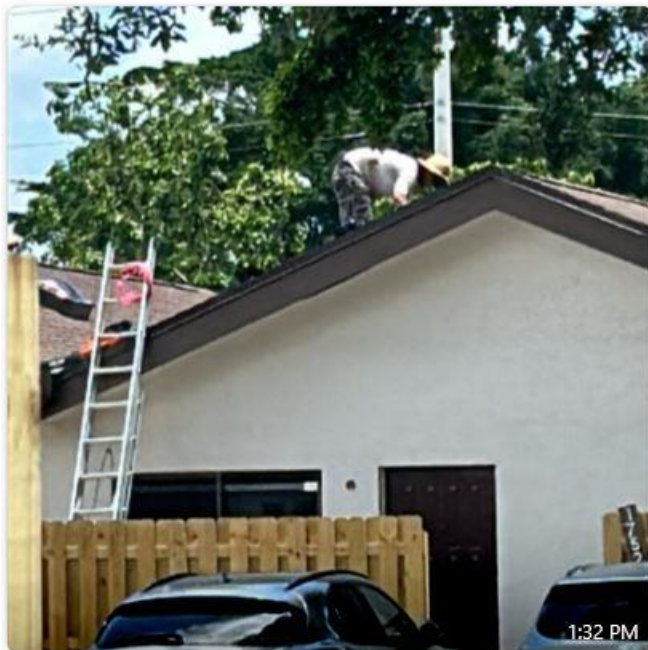


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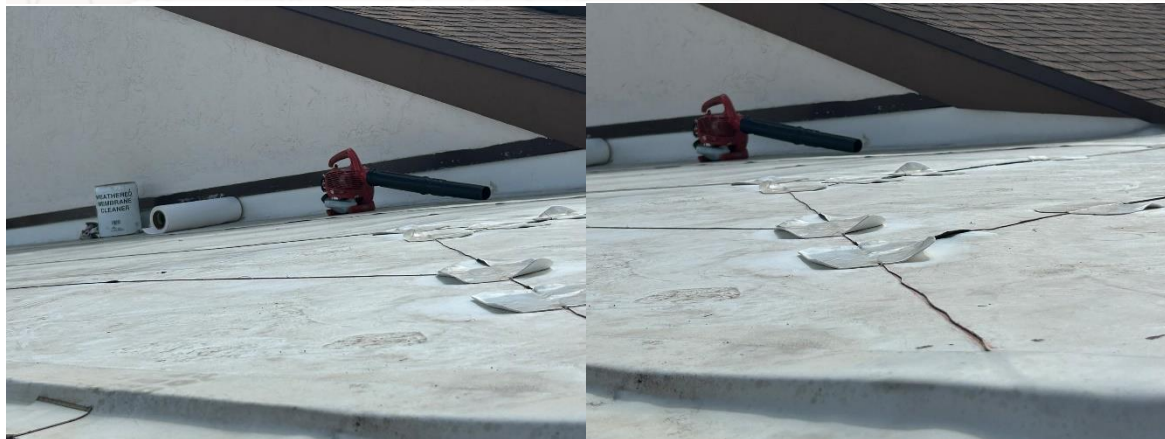
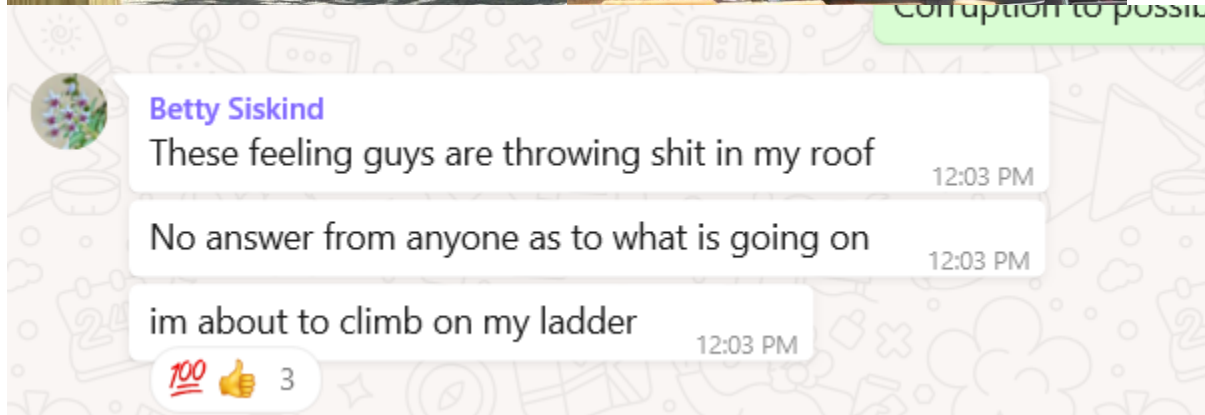



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10/31/2024

 **Betty Siskind**
All the trucks and workers outside already in PHASE 4.
Is it even legal what Austro is doing? The roof I already inspected and he is reworking them.

My email to patty this am


8:23 AM


he said starts yelling at me. 2:40 PM


He said he has to do this every six months lol.. 2:41 PM

he had the nerve to tell me "after everything we have done for you" !! 2:49 PM


i told him i really had no desire to talk to him because he does not know how to talk. Then i told him to lower his voice he was hurting my ears! 2:51 PM

 **Kaelani Brown**


 **Betty Siskind**
📧 he is tearing something up ? What is going on?!? I thought this phase was done and signed off on?




Send this to the board and cc everyone 9:53 PM

 **Betty Siskind**
just checking the roof!!! They are doing major work on the roofs of phase 4 AGAIN with out any warning or heads up.
Austro is hiding the fact that they are re doing the TPO!!

9:55 PM

 🙄

 **Kaelani Brown**
Send this to the board and cc everyone

i sent numerous emails and cc'd everyone! No reply except Larry saying that Austro is checking the roof!
One of the workers said to me that the tpo was coming off, especially on the edges and that ALL of the units were going to get "fixed"!!
Then had a confrontation with the whole, Levy who said he has to do this every 6 months! lol

9:58 PM

i got the video of the worker telling me in Spanish! 10:00 PM

❤️

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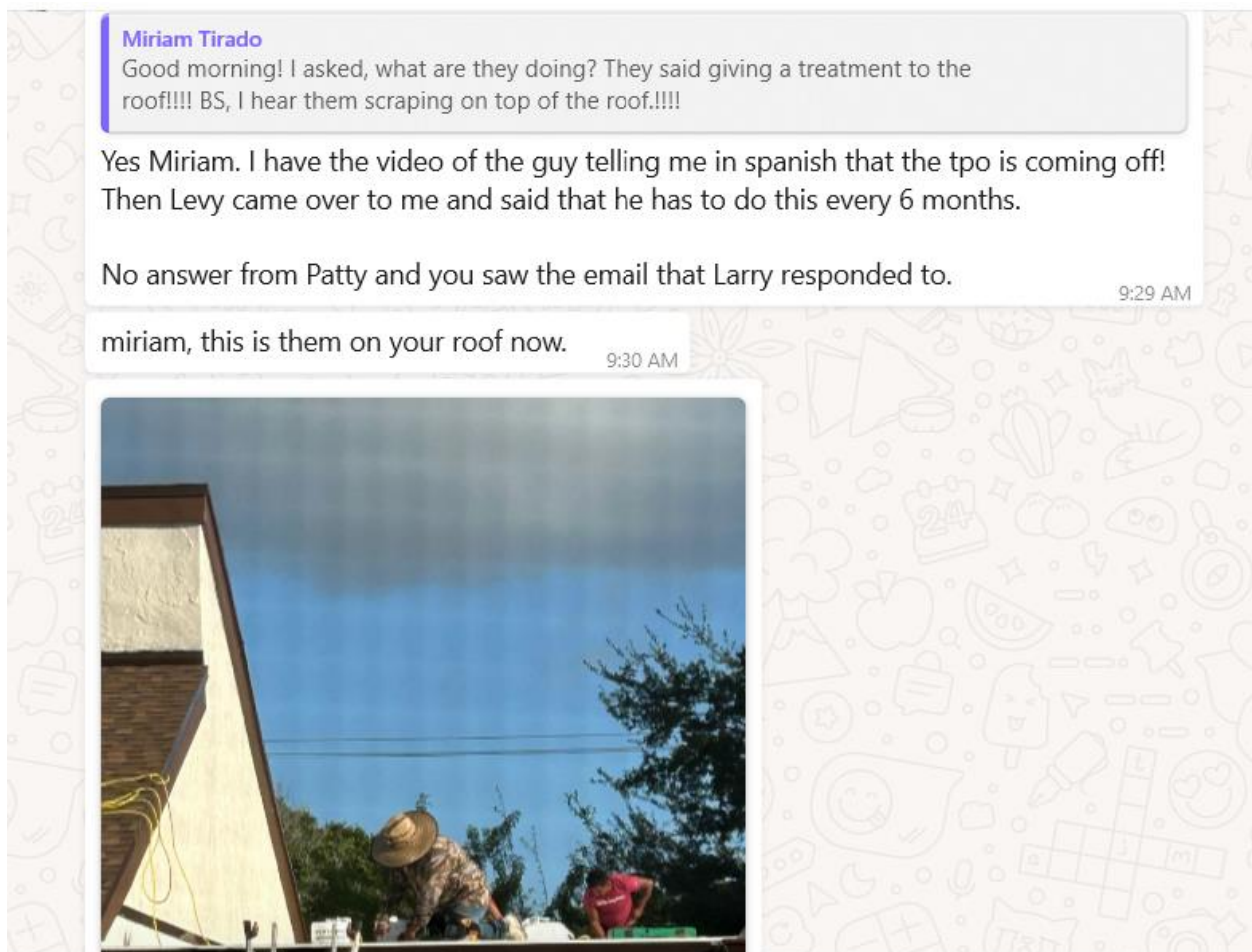
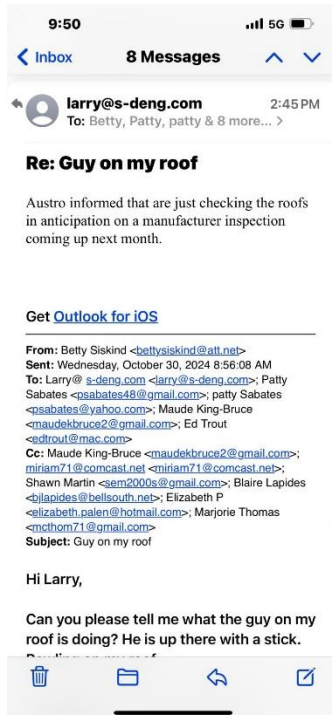
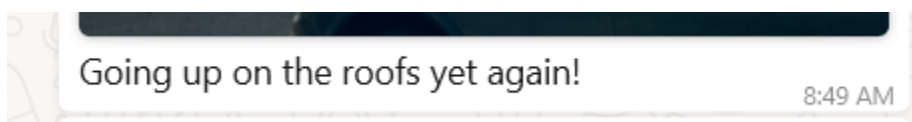
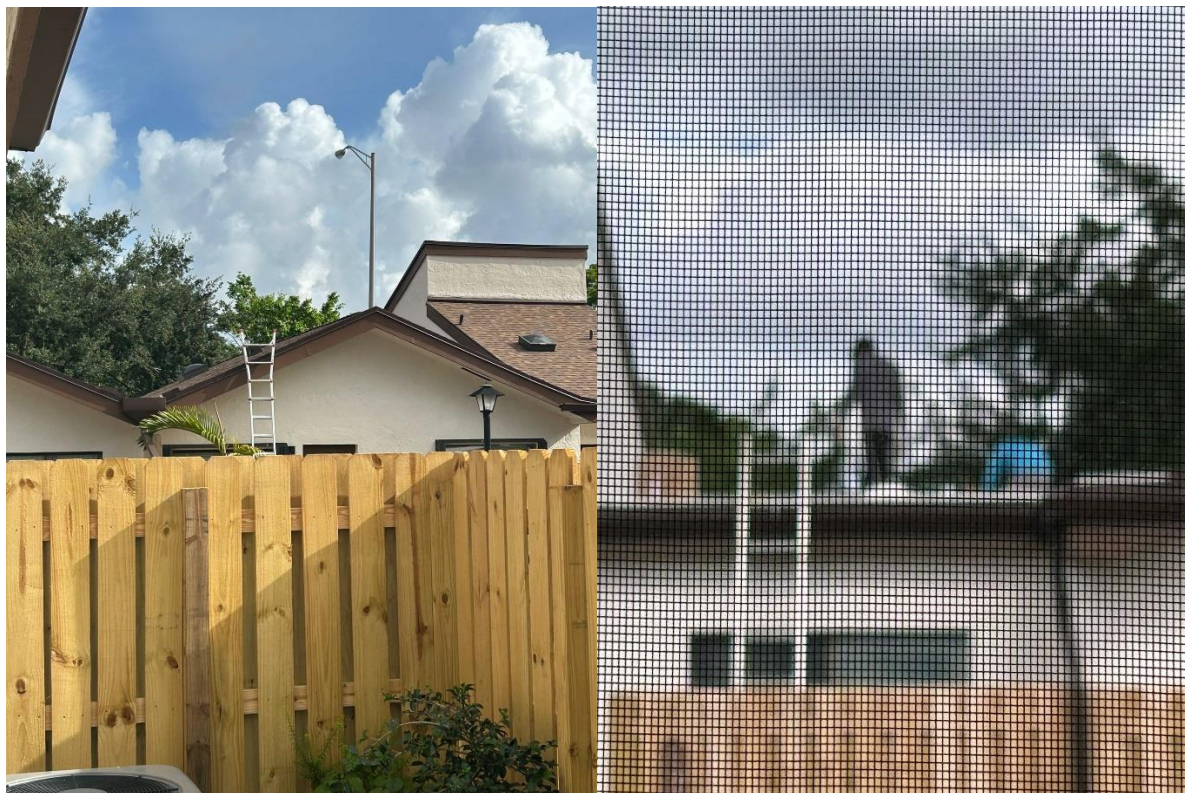
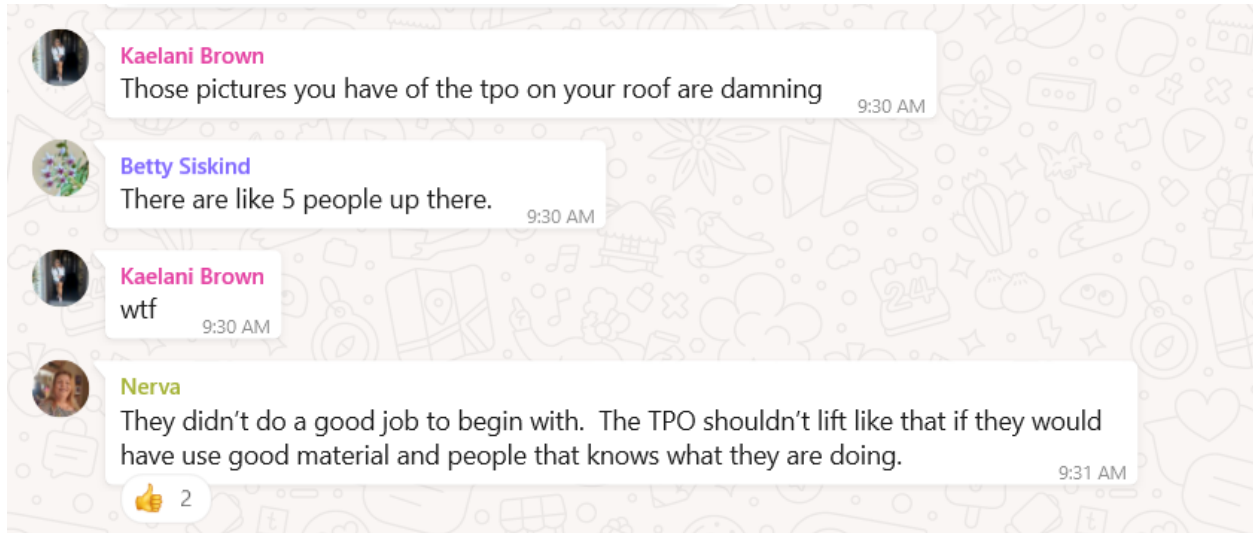


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Yesterday after I got home this is what I saw in the area where the trash was all over. Where is the guy that supposed to pick up trash around? What are we paying for and at the same time these people that don't care how this place looks, their garbage all over the place.

8:38 AM

**EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING
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More Damages logged after November 2024:



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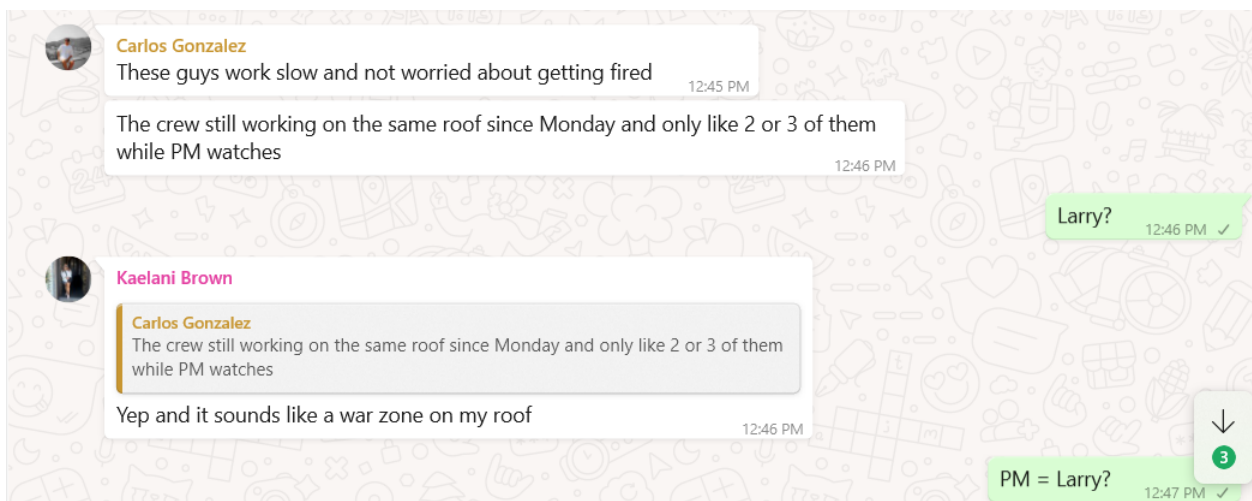


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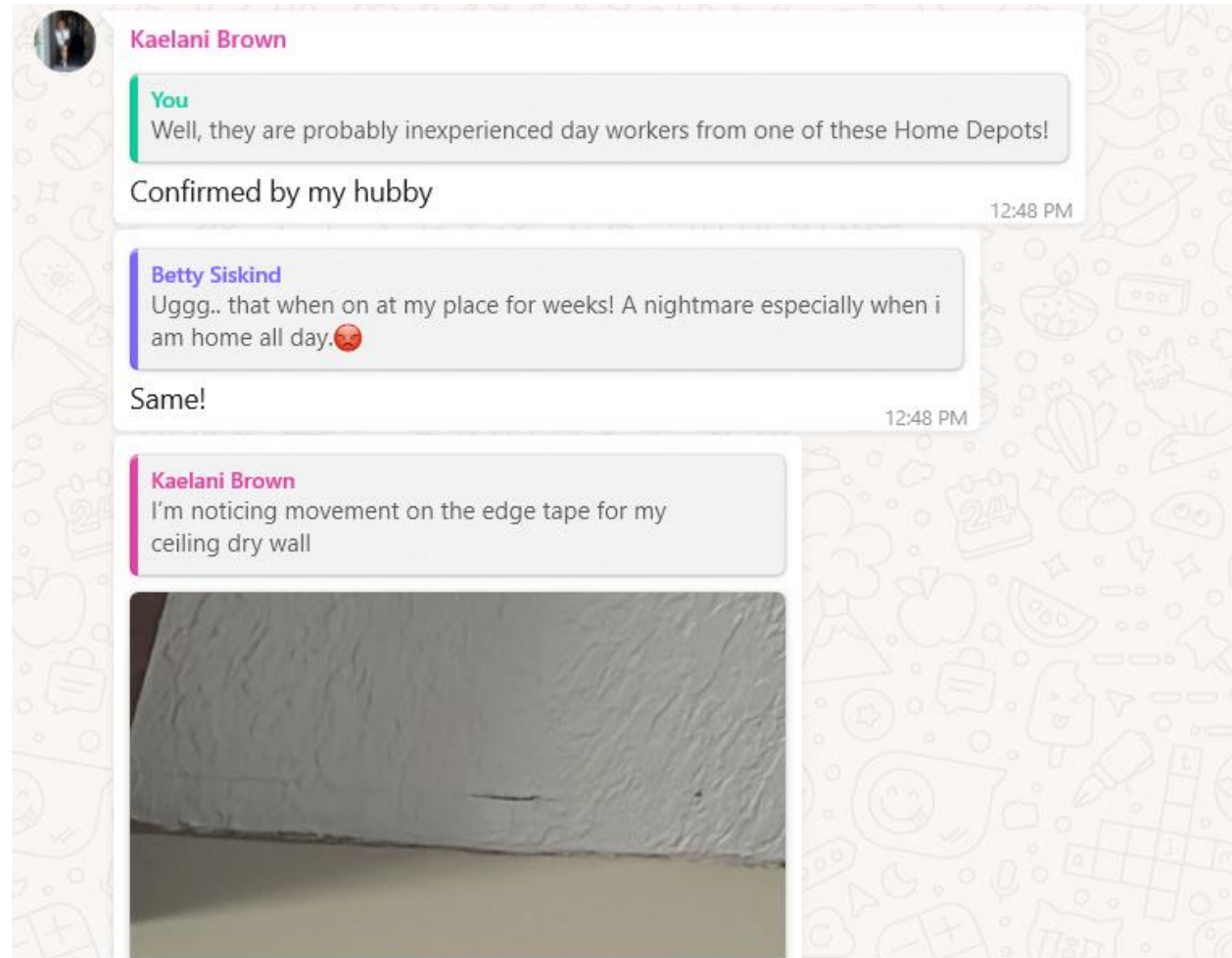




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 **Kaelani Brown**
This freaking guy man. He sent them a photo of the first day they were on the roof and tried to use it to say no one can come do the mold inspection because it's a work zone 🤔

1:43 PM


🗑️ This message was deleted. 1:44 PM

over! So I'm sorry but I don't agree and I don't think the board agrees, whom makes the decision.



1:44 PM

He's freaking useless

 **Carlos Gonzalez**

Rosalis
Is anyone else having issues with their electricity? I'm in phase 1 building 2.

I did yesterday night, I thought it was because they went thru the ceiling at the laundry room and turned off the breakers for the washer & dryer, After that there was no more flickering of the lights, but since it happened at your unit too then has nothing to do with the laundry room damage and maybe FPL related.

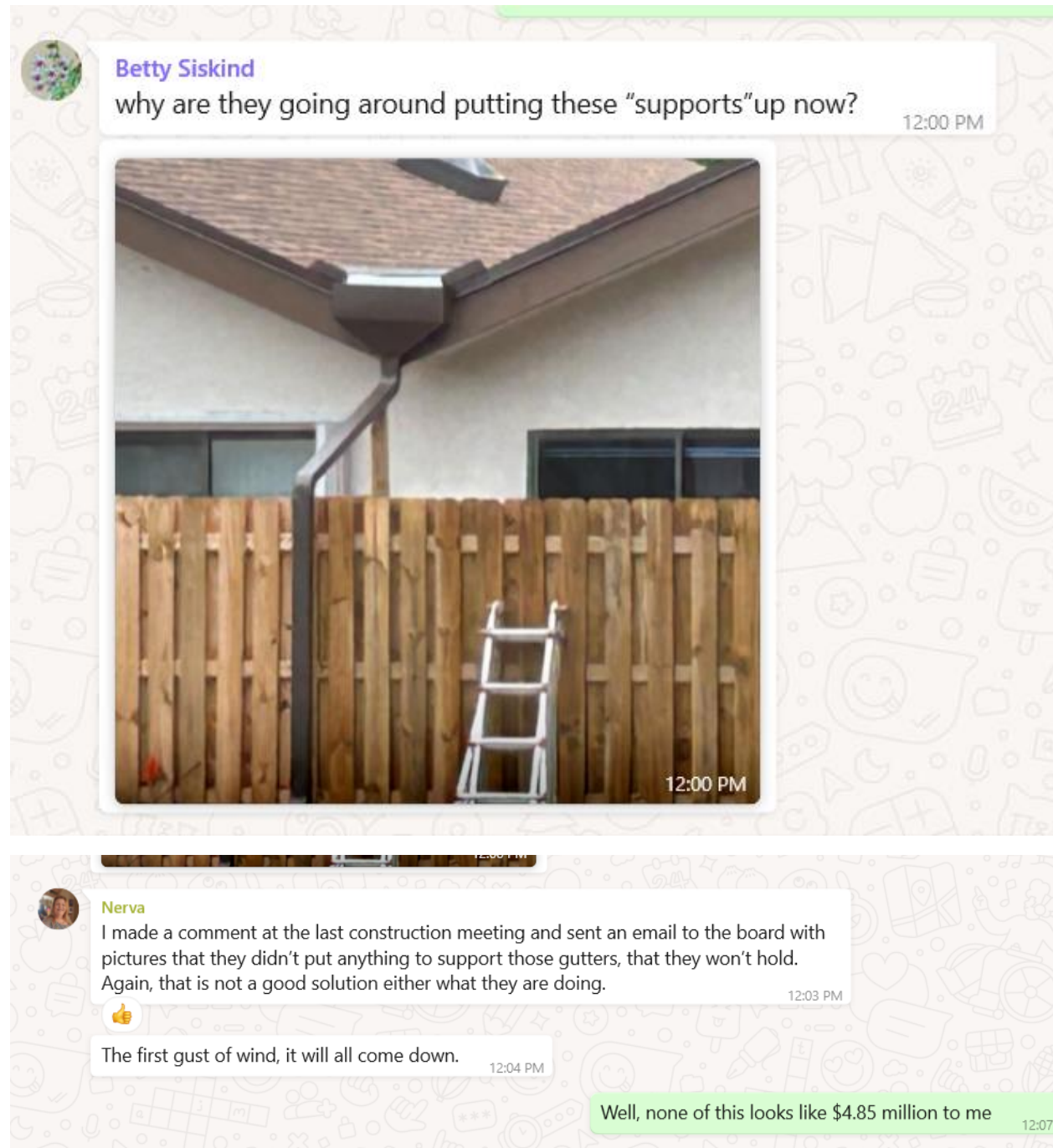
10:36 AM

Alex Roman
Just hoping that the folks with tar paper on their homes are not leaking

My neighbor's roof leaked and I could see a moisture line on my ceiling. The roofers came by and added sealant to the paper, but I'm sure that won't hold the rain from coming in the units. 🙏 All we can do at this time.

10:42 AM

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Examples of Austro and Board forcing unit owners to replace second floor windows even though the City of Plantation Chief Building Inspector stated this was not required as part of the 40-year recertification requirements, yet the Board chose to impose this on the community!

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EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

12/4/2024



Kaelani Brown

Yes I believe that owner has been at the meetings recently. He got new ones when the board first told owners they'd "need" impact. He paid 15k and Austro has to remove them. However last I heard Austro physically could not remove them for some reason

12:23 PM

Ugh, because Austro is a shitty company.

12:27 PM ✓



Alex Roman

Kaelani Brown

Yes I believe that owner has been at the meetings recently. He got new ones when the board first told owners they'd "need" impact. He paid 15k and Austro has to...

I would assume removing them would void the warranty between owner and window company

12:41 PM



Nerva


You

Wait, what is going on. That are they closing up their windows???

Levy said at the last meeting, that they were going to put plywood if the frame was rotted after they remove the windows and it's up to the owner to have them replaced by them (AUSTRO) or by the owners contractor.

3:35 PM

EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



Nerva

Rosalis
Reserves are not required but future buyers will have to put 25% downpayment which is a tall order for the average family

I wouldn't mind paying reserves, in a normal community, if I knew where the money goes exactly. I don't trust these people, as it is we are paying a lot, and because of their negligence and not fixing things like they should have, that's why we are in this horrible situation. Last night's meeting, Patty was saying about the termite tenting, they might have to have another special assessment, so they are going to talk about that on next Tuesday's budget meeting, they want to keep squeezing more money from us, that people here don't have. I can't afford to pay reserves on top of that.

7:20 AM

EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

Examples of shoddy fence work:



11/20/2024



Betty Siskind

Alex Roman

Saw Austo guy doing electrical work (outside lights) at the Akers unit. I was wondering if we are paying money for his project

I saw them there yesterday as well.

9:57 AM



Nerva

Is who you know, get incentives.

Men Know it all doesn't know how to do that?

Putting a light fixture is not a big deal, I put mine up in my patio and also I replaced the plugs to GFI. Learned from my ex, he was an AC mechanic and now he's a City of Ft.Lauderdale inspector for electrical and AC units.

10:06 AM

Typo "Mr"

10:07 AM



Nerva

Alex Roman

Image



I saw it on when I left to work at 5:30 am.

1:26 PM

EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



Alex Roman

Just to let everyone know. I just drove by Akers' unit, and they have built his storage closet in the back of his place with materials that look like the panels in phase 3. More corruption at display



10:06 AM

EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

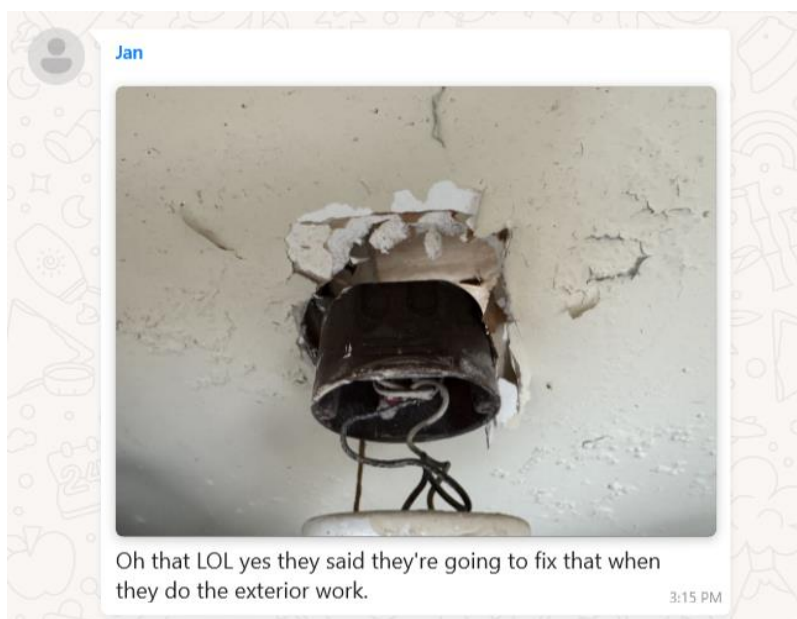
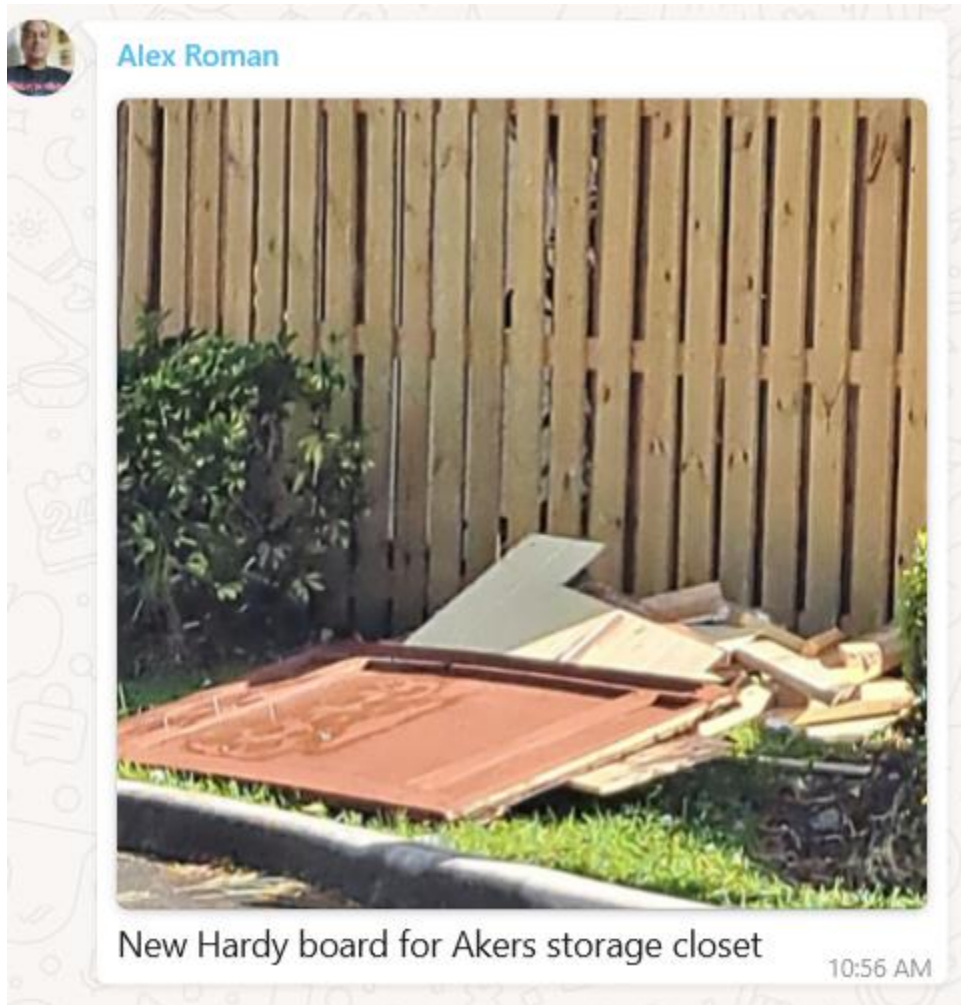


EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

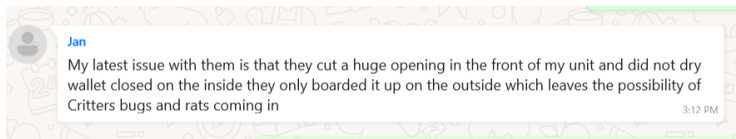


EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

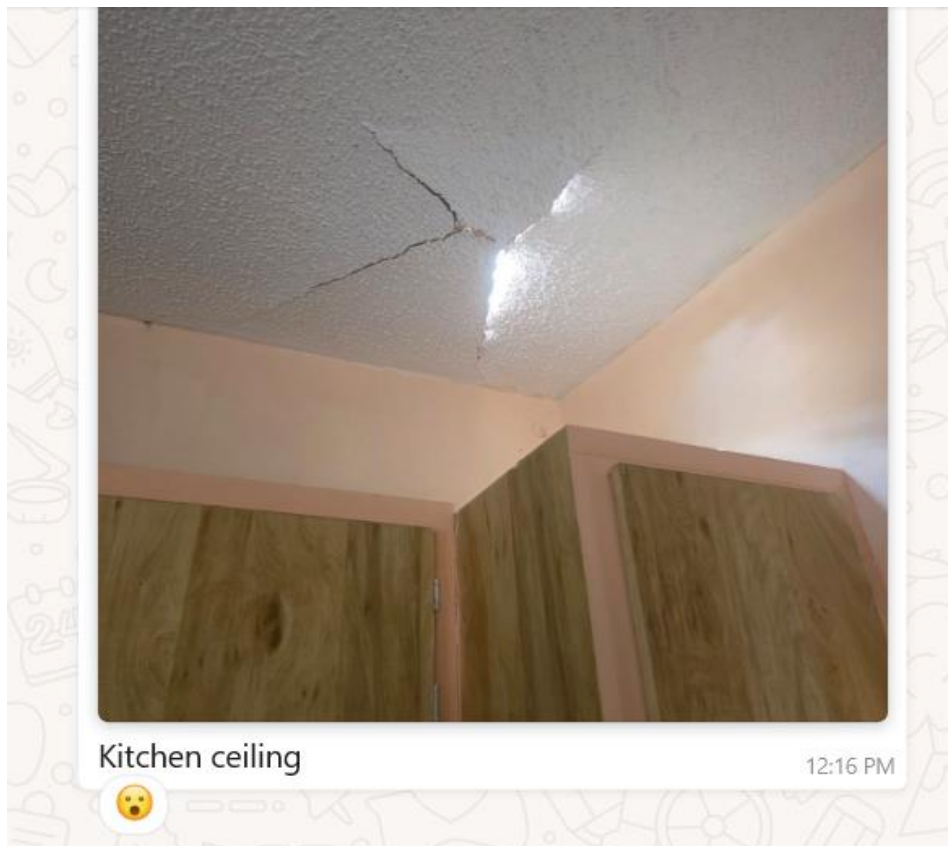
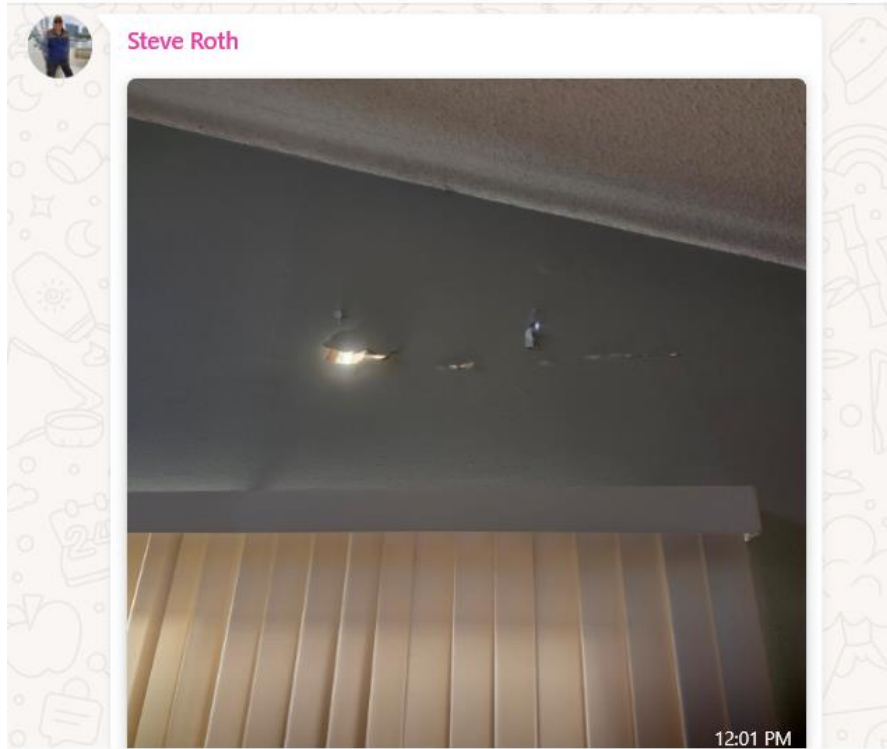


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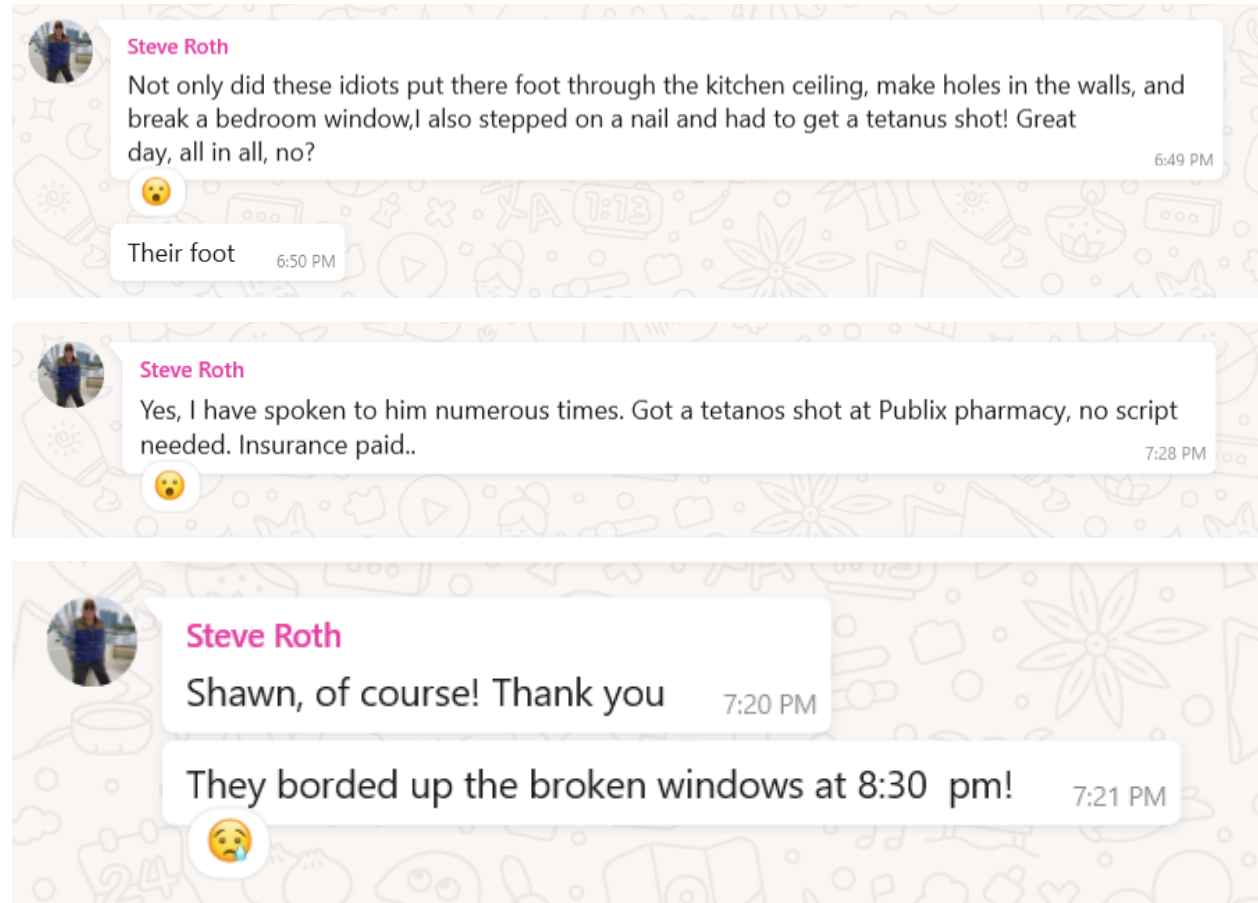


EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



More Issues with Alex Roman's FPL Issue listed above on Pages 14-22:

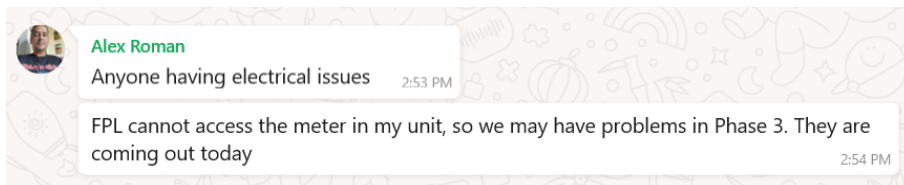


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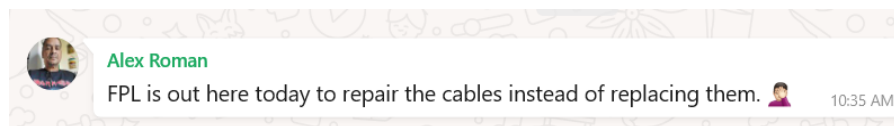
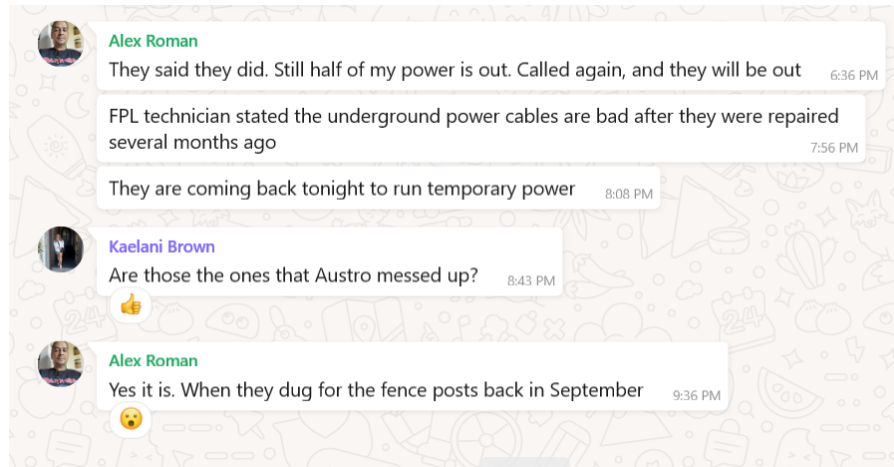
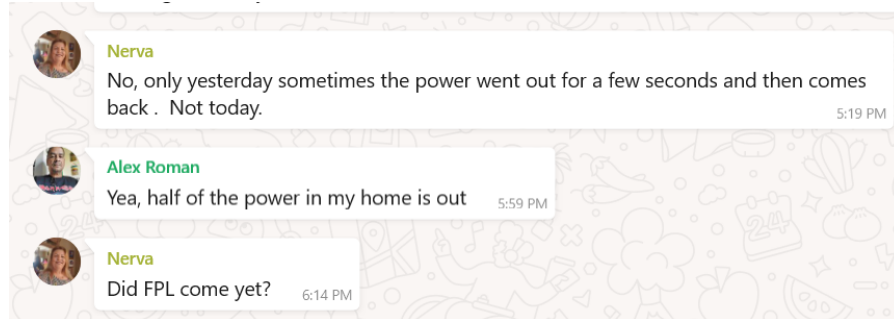
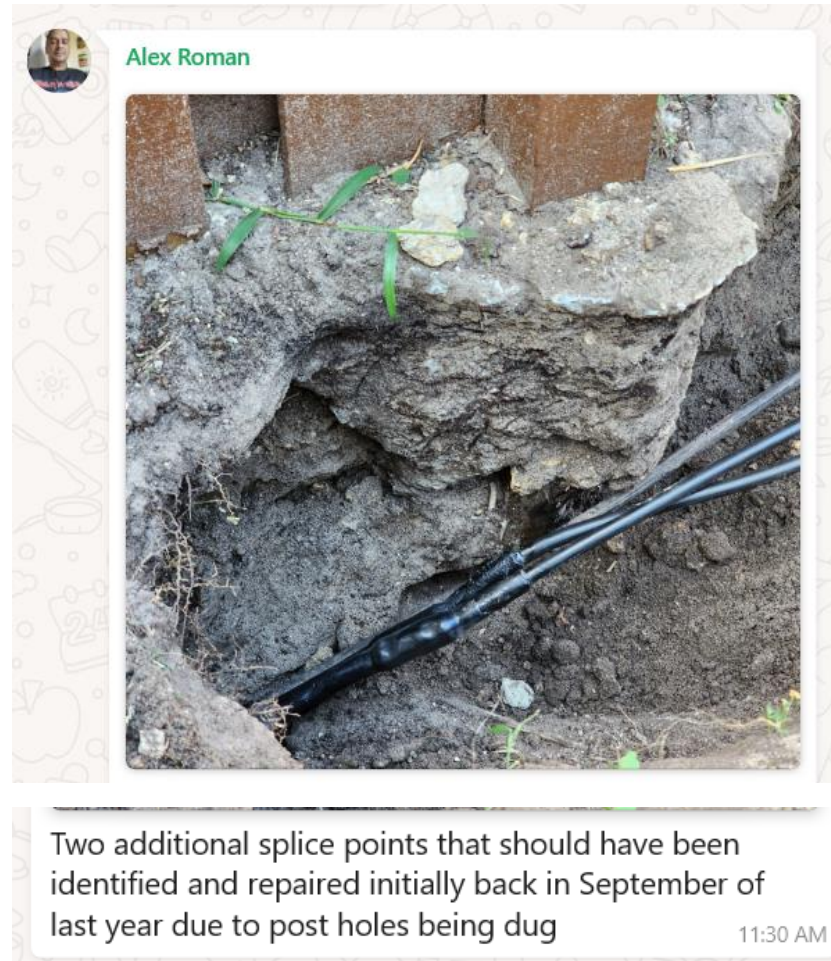


EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



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