

Omega Villas Condominium Association Inc.

Board of Directors Meeting

Construction Project Matters only

Thursday, June 26, 2025

6:30PM

Clubhouse

Meeting Called to order

Establish quorum of the board

Introduction of Project team present

Project Team Discussion with Board

Status of lower window assessments along with AC, plumbing and electricals.

Update on drywall interior repairs caused by beam and truss replacement.

Discussion and final decision on exterior patio ceilings.

Discussion on how to handle the 1st floor window/door replacement.

Status of permit applications for building exterior structural works including Hardie Panels.

Status of supply of lower windows as discussed to have in storage.

Possible unpermitted additions / how are we going to deal with them. Some of them have split AC systems installed on the T1-11 walls.

Discuss of installation of windows by unit owners without supervision – thus causing damage to flashings and water barrier.

Patio screens need to be detached by unit owners prior to work commencement.

Austro to submit a work schedule for the continuation of work.

Open Forum

Adjournment.