

EXHIBIT 1C

**RE: FW: Re: Omega Villas Questions**

Wednesday, September 24, 2008 8:51 AM

From: "Attah, Adam" <AAttah@plantation.org>

To: "Shawn Martin" <shawn2000m@yahoo.com>

Cc: "Hargreaves, Ben" <BHargreaves@plantation.org>

Shawn:

The building department's violation process gives the property owners enough time to come into compliance. Failure to secure a permit to comply will eventually be passed to the special magistrate who then decides after holding a hearing on the appropriate fines. The property owners are given the required documentations during this process and we at the building department do not get involved with the associations internal procedures to determine who and how much should be reimbursed.

Ben Hargreaves is currently pursuing the violations as required.

Thank you,

Adam Attah, AIA, NCARB
Chief Structural Inspector/ABO
Building Department
City of Plantation
T 954.797.2794
F 954.797.2273

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send your electronic mail to this entity. Instead, contact this office by phone or in writing.

**From Attorney General Bill McCollum**

Thursday, December 4, 2008 5:35 PM

From: "AG" <@myfloridalegal.com>

To: shawn2000m@yahoo.com

Florida Attorney General Bill McCollum received your email regarding your concerns with your condominium association. Attorney General McCollum asked that I respond.

While I do not wish to minimize your concerns, the Attorney General's Office does not have jurisdiction in this matter. Florida law relating to condominiums is contained in Chapter 718, Florida Statutes. A searchable database of the statutes is available on the Internet at:

<http://www.leg.state.fl.us>

The state agency with authority to interpret and administer Florida's condominium laws is the Division of Florida Land Sales, Condominiums, and Mobile Homes, Department of Business and Professional Regulation (DBPR). You may reach that agency at (850) 488-1122 or toll-free within Florida at (800) 226-9101. DBPR's website, which includes additional contact information as well as frequently asked questions about condominium issues, is at:

<http://www.myflorida.com/dbpr/>

You may also wish to contact the Office of the Condominium Ombudsman for any assistance and/or information they may be able to provide. You may reach this office at:

1400 West Commercial Boulevard
Fort Lauderdale, Florida 33309
Phone: (954) 202-3234

If you wish to seek consideration of a criminal investigation regarding suspected misappropriation of funds, please contact the local law enforcement agency and state attorney's office where you live or where the alleged violation occurred. In Florida, the police or sheriff's department and the elected state attorney in each judicial circuit are responsible for investigating and prosecuting crime at the local level. Those authorities operate independently and are not a part of the Attorney General's Office. You may reach the local authorities in Plantation, Florida, at:

Plantation Police Department
451 NW 70th Terrace
Plantation, Florida 33317
Phone: (954) 797-2100
Website: <http://www.psd.plantation.org/>

Broward County Sheriff's Office
Post Office Box 9507

Fort Lauderdale, Florida 33310-9507
Telephone: (954) 831-8901
Website: <http://www.sheriff.org/>

Otherwise, please consult a private attorney for any legal guidance you may need. An attorney can give you the legal advice which our office is precluded by law from giving to private individuals. The Florida Bar offers a Lawyer Referral Service which you may contact toll-free at (800) 342-8060.

Thank you for contacting Attorney General McCollum's Office. I hope this information proves helpful to you. If you would like to keep current with news on Attorney General McCollum's efforts to fight fraud please follow this link and subscribe to the Attorney General's weekly and monthly electronic newsletters:

<http://myfloridalegal.com/NewsBrie.nsf/Subscriber>

Sincerely,

Samantha Santana
Office of Citizen Services

PLEASE DO NOT REPLY TO THIS E-MAIL. THIS ADDRESS IS FOR PROCESSING ONLY.

To contact this office please visit the Attorney General's website at www.myfloridalegal.com and fill out the on-line contact form. Again, thank you for contacting the Office of the Florida Attorney General.

Internet Mail Message

Posted Date:
From:
Reply To: shawn2000m@yahoo.com

To: ag.mccollum@myfloridalegal.com
Subject:

I need help with my condominium association. I was a former Board Member and after serving on the Board I chose to resign as I found that I felt the Board was Corrupt. I found areas of misappropriation of funds, wasteful spending, and

general corruption that I believed was out of control. I tried working with the Board to change this and was rewarded by two law firms trying to confront and handle me. Now, I filed a recall arbitration that was signed by 73 said unit owners to remove these people from office and now this recall is in Recall Arbitration in Tallahassee. The details of my findings and filings are as follows:

General Corruption 1. Neglect of Buildings – The condominium association has not properly maintained the buildings for some 10 to 15 years now. We had several vendors come in and give us an estimate of repairing the damages. The estimate is between \$200,000 & \$500,000 per phase of condominiums. We have four condominium phases, so your looking at approximately \$800,000 to \$2,000,000 in damages. I do not trust the current Board for correcting this issue as I believe they do not have the skills necessary to manage the repair the damages of this magnitude based on their prior performance. 2. Mismanagement of association funds – I conducted an audit myself of all of the accounts payable for 2006 – 2007. I found areas of wasteful spending which include the following – landscape, repairs to buildings, and assessments collected. I. For landscape mismanagement, I have found that we have been paying the current landscape company for 8 – 10 years for not properly maintaining the grounds. We have been spending approximately \$30,000 to \$45,000 per year in landscaping costs, yet the grounds are not properly maintained as there are weeds and trees not trimmed properly on the grounds. We are also constantly paying \$1,000 to \$5,000 per year for sprinkler repairs, yet I have a sprinkler by my house that has not worked in over 2 years and I have constantly reported it to the Board. II. We have a roof loan which was taken out in 2001 and as of date it is still being paid years later. III. For repairs to the buildings, upon my review of the accounts receivable, I found that the association had paid an unlicensed electrician approximately \$4,000 to \$8,000 to rewire outside electrical lighting. I reported this to the Florida Division of Licensing and to the City of Plantation. Both entities are currently investigating this issue and per my last conversation with Code Enforcement, this act could constitute a 3rd Degree Felony could go before a judge. I also discovered that we paid last year alone nearly \$30,000 to an roofing company to complete structural repairs. This company was operating outside the scope of its license as you must be a licensed General Contractor in order to repair those repairs. Therefore, I also reported them to the Florida Division of Licensing and to the City of Plantation. They too are currently under investigation by the City and per my last conversation with the City they will be issuing violation tickets per no license, not properly licensed, and no permits pulled. The current management company hiring a relative to do work when unlicensed or at least exceeding area of license i.e. roofer

doing electrical, foundation work etc. - the management company would have known when they hired them that multiple companies needed to be hired or at least a General Contractor . My point is they are trying to remedy this now but it should never have occurred. IV. Assessments Collected – For 2006-2007 year-end periods, the association collected \$384,000 for hurricane Wilma Repairs. The money was supposed to have gone for wood repair, and fence repair due to damages by Wilma. However, the money only went towards replacing rear fences and no wood repair was performed. The front fences were not repaired and are currently falling down and in hazardous condition per the City of Plantation. I also questioned the association on multiple occasions as to why they did not obtain FEMA loans or grants, and why they did not collect any monies from the insurance company. To date, these questions have remained unanswered even though I have requested them multiple times in writing. A second assessment in 2007 and I am referring to the one which was assessed again for an identical amount. Hiring unqualified fencing company at inflated price and even paying overtime for association maintenance man to watch or was it also to dig holes when fence company should have done it all. V. Management Company- numerous residents are outraged that the board continues to use the management company despite the conflict of interest and the fact that they did not have the experience to hire different licensed contractors i.e. electrical or structural engineers when they should have known it was needed or worse they did so out of favoritism to a relative - and still they board uses this management company. VI. Clubhouse Fire – We had a fire which was caused by arson and the party arrested was a former resident of the Condominium Association. Now, I am not sure what drove this man to commit such a crime, but regardless we suffered approx . \$120,000 in damages. The fire was April 1, 2008. We still have not begin construction on this building due to the fact that the Board could not make a decision on which Architect/ Engineer and which General Contractor to use for this process . We had 5 to 10 meetings in which the Board would make a decision and then overturn its decision several times until we had to get more bids for each of the Architects /Engineers and General Contractors. The Board finally went against their Association's Attorney's advice and selected a company that was an Architect and General Contractor. This created additional delays for drafting a contract to encompass this new firm. The contract was signed yesterday as I was told as I was not at the meeting. Minutes 1. The association has not maintained the proper minutes for the past 7 years. There are several gaps in records as they do not have all of the minutes. I can provide documentation as to which minutes I am missing. Records 1. The association has not maintained the proper records of the accounting firm. I asked for the past 7 years of records for accounts receivable and was not given the complete set per my multiple written

requests. I have documentation supporting each of the
aforementioned violations.

More information is available including printouts, invoices,
vIDEOS of Board Meetings, and etc. on the website that I
created at :

<http://www.myspace.com/omegavillas>

Shawn Martin

**From Attorney General Bill McCollum**

Thursday, December 4, 2008 5:35 PM

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To: shawn2000m@yahoo.com

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<http://www.myspace.com/omegavillas>

Shawn Martin

Demo mode



FW: RE: FW: SHAWN MARTIN LTR.PDF

Wednesday, December 17, 2008 11:20 AM

From: "call.center@dbpr.state.fl.us" <call.center@dbpr.state.fl.us>

To: SHAWN2000M@YAHOO.COM

Thank you for contacting the Department of Business and Professional Regulation.

If you feel that the board's actions are a violation of Chapter 718 F.S., you may file a complaint with the Florida Division of Condominiums, Timeshares and Mobile Homes. You may download a Condominium/Cooperative Complaint Form at www.MyFlorida.com/dbpr. At the home page select "Direct to Our Divisions," scroll the page to find "Business Regulation" and select "Florida Division of Condominiums, Timeshares, and Mobile Homes." Select "Division Complaint Forms and select the "Condominium/Cooperative Complaint Form. Send the completed complaint form to: Department of Business and Professional Regulation, Florida Division of Condominiums, Timeshares and Mobile Homes 1940 N. Monroe Street, Tallahassee, Florida 32399, or via facsimile at: (850) 488-7149.

You may call the Customer Contact Center at 800-226-9101 if you have additional questions or concerns. The hours of operation are 8:00 a.m. - 6:00 p.m., Monday through Friday.

E.P. Ford

Text of Forwarded Message Below:

Joel,

When do you propose that the association is going to repair the \$1,200 plus damage to my unit? When do you propose they will correct the 12 citations issued by the City of Plantation as I just recently received a reminder notice from the City of Plantation regarding my unit's outstanding citation(See the Attached two Files)? Do you think that the association will hire properly licensed contractors in the future or will they continue on the same past as last year?

Further, I think that the \$232.75 your asking for copies would be better spent on my legal fees for taking these issues to court. I have been patient and I am tired of the waste and mismanagement. Your firm was hired two months ago and it appears we are still on the same path as last year and the only change that I see is getting threatening letters from your firm.

Shawn Martin

--- On Mon, 12/15/08, Shawn Martin <shawn2000m@yahoo.com> wrote:

From: Shawn Martin <shawn2000m@yahoo.com>

Subject: Re: Fw: Shawn Martin Ltr.pdf

To: jmctague@twblaw.net, "Norma Aker" <njaker@bellsouth.net>, "All Florida Property Management" <afms2@bellsouth.net>, "Patsy Cates" <patsycates@aol.com>, "Paula Gigliotti" <pgigliotti@bellsouth.net>, "Blair Lapidis" <blapidis@bellsouth.net>, "Patty Sabates" <canon22222@aol.com>, "Miriam Tirado" <miriam71@comcast.net>

Cc: Charlie.Crist@MyFlorida.com, Jeff.Kottkamp@MyFlorida.com, janberg@att.net, Call.Center@dbpr.state.fl.us, dcohen@wsn.com, newsdesk@wplg.com, wvtv...



DEPARTMENT OF ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT

Do not write in Shaded Area For Office Use Only

| | | |
|-----------------------------|----------------|--------------|
| LICENSE NUMBER: | DATE RECEIVED: | FILE NUMBER: |
| CORRECT NAME OF CONTRACTOR: | | |

BROWARD COUNTY CONTRACTORS LICENSING & ENFORCEMENT CONSUMER INFORMATION FORM

I wish to initiate an investigation against the contractor named below. If the contractor is licensed, he/she will be notified to expedite the resolution of this matter. All requests for investigations concerning workmanship and money owing issues must be in writing.

HELP THE CONTRACTOR LICENSING & ENFORCEMENT SECTION RESOLVE THIS MATTER, PLEASE ANSWER AS MANY QUESTIONS AS POSSIBLE.

| | | | |
|---|--|--|---------------------------|
| 1. PERSON MAKING COMPLAINT | | 2. COMPLAINT AGAINST | |
| Your Name (Last, First, Middle) Martin, Shawn, E. | | Contractors Name (as shown in contract/invoice) Gould Roofing | |
| Company Name: Not Applicable | | License Number Used: RC0035759 Non-Licensed | |
| Address (Number) 1760 (Street) NW 73 Ave. | | Address (Number) 1971 (Street) W. McNab Rd., Ste 4 | |
| City Plantation State FL Zip code 33313 | | City Pompano Beach State FL Zip code 33068 | |
| Daytime Phone (area code) 954-701-8663 | | Phone Number (area code) (954) 935-0663 | |
| Home Phone (area code) 954-585-0967 | | All Florida Management Company's number is (954) 917-4441. Person dealt with: Wilbur Gould | |
| 3. COMPLAINT ORIGIN | | | |
| Complaint by owner <input checked="" type="checkbox"/> Complaint by General Contractor Against Subcontractor <input type="checkbox"/> Complaint by Subcontractor Against General <input type="checkbox"/> Complaint by Material/Equipment Supplier <input type="checkbox"/> Other <input type="checkbox"/> | | | |
| 4. PROJECT INFORMATION | | | |
| OWNER OF CONSTRUCTION SITE Name: Omega Villas Condominium Association (Multiple Locations on property) | | CONSTRUCTION SITE ADDRESS | |
| Address (number) (street) 1760 NW 73 Ave. | | Grounds are the Same for entire property of Omega Villas (Number) SAME AS OWNER OF SITE (Street) | |
| City Plantation State FL Zip code 33313 | | City State Zip Phone () | |
| Describe briefly the work for which you contracted: | | | Contract Date: |
| Amount: approx. \$30,000 | Amount paid on contract: Approx. \$30,000 | Date work started: 2006 | Date Work Ceased: 2007 |
| Why did you choose this contractor? Regular Customer <input type="checkbox"/> Door to Door Solicitation <input checked="" type="checkbox"/> Referral <input type="checkbox"/> Advertisement <input type="checkbox"/> Other <input type="checkbox"/> (Please Explain) (Enclose copy of ad, if possible) | | | |
| Briefly state your complaint: (If additional space is needed, please use the back of this form). | | | |
| I am one of the Board Members at Omega Villas Condominium Association as I just joined the board 1/1/08. I have found that the Board (Omega Villas Condominium Association) has hired a Roofing Contractor to make structural repairs which they are not licensed for. Per my understanding, on a commercial residential property, you must have a licensed General Contractor to make any type of structural repairs. Therefore, I ran a check on Gould roofing and found no such license existed. I have also referred them to the licensing division. The owner of our management company, All Florida Management Services, Inc., Joel Gould, is the son of Gould Roofing, Wilbur Gould. | | | |
| Is this project a: Residence <input type="checkbox"/> New Construction <input type="checkbox"/> Commercial Building <input checked="" type="checkbox"/> Other <input type="checkbox"/> Describe: | | | |
| Is this project a: Repair <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Other <input type="checkbox"/> | | | |
| Was contract: Written <input type="checkbox"/> Oral <input checked="" type="checkbox"/> New Home Purchase Agreement <input type="checkbox"/> Other <input type="checkbox"/> | | | |
| Were there any change orders? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, were they: Written <input type="checkbox"/> Oral <input type="checkbox"/> Both <input type="checkbox"/> | | | |
| Is your complaint: Abandonment <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Money Owing <input type="checkbox"/> Other <input type="checkbox"/> | | | |



DEPARTMENT OF ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT

| | |
|---|---|
| Is your complaint: Abandonment <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Money Owing <input type="checkbox"/> Other <input type="checkbox"/> | |
| Was Building Permit obtained? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, Permit # _____ By: Contractor <input type="checkbox"/> You <input type="checkbox"/> Do Not know <input type="checkbox"/> Salesperson <input type="checkbox"/> | Name of Building Dept.: N/A |
| Who presented contract? Contractor <input checked="" type="checkbox"/> Salesperson <input type="checkbox"/> Name: _____ Other <input type="checkbox"/> | Did the contractor have employees? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input checked="" type="checkbox"/> How many? _____ |
| Were employees, subcontractors, or material suppliers paid? Yes <input type="checkbox"/> No <input type="checkbox"/> By whom? _____ Do not know <input checked="" type="checkbox"/> | |
| Were any liens filed on this job? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know <input type="checkbox"/> | |
| What attempts have you made to contact the contractor? Unable to locate <input checked="" type="checkbox"/> Personal Contact <input type="checkbox"/> Telephone <input type="checkbox"/> Letter <input type="checkbox"/> Not my position to post a letter due to the actions of the prior Board Members hiring this person. | |
| Have you obtained an estimate from another contractor to complete/ correct job? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide name, address, phone number of contractor and if possible, a copy of the estimate. | |
| <p>Please send copies of all papers related to your complaint. Attach copies of both sides of contracts and/or estimate, canceled checks (front and back), receipts, credit card statements, and other pertinent materials. DO NOT SEND ORIGINALS. If copies are not available, please explain.</p> | |
| <p>a. If this contractor is licensed, he/she will be informed of this alleged complaint and will be asked to contact us. b. The Broward County Contractors Licensing & Enforcement Section cannot direct an unlicensed person to complete or correct a project. c. The Broward County Contractors Licensing & Enforcement Section CANNOT REPRESENT PRIVATE CITIZENS IN COURT NOR CAN IT COLLECT MONEY FOR YOU. d. PLEASE CONTACT AN ATTORNEY FOR ADVICE ON FILING SUCH AN ACTION.</p> | |

An attempt will be made to assist you and the contractor in negotiating a resolution whenever possible. If this is not possible, other actions may be taken depending on the result of the investigation. Florida statutes 837.06, False Official Statements: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

NOTICE:

This complaint form must be notarized to be accepted by the Building Code Services Division for investigation.

STATE OF FLORIDA
COUNTY OF Broward


(Signature)

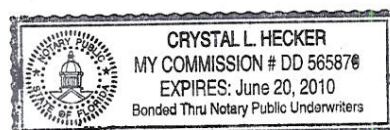
The foregoing instrument was acknowledged before me this 22nd day
of July, 20 08

By Shawn Martin who is [is personally known to
me] or [produced the identification as stated below]

Commission Expires: Crystal Decker

(Affix notary seal here)

NOTARY PUBLIC
Crystal Decker
TYPE OR PRINT NAME





DEPARTMENT OF ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT

Do not write in Shaded Area For Office Use Only

| | | |
|-----------------------------|----------------|--------------|
| LICENSE NUMBER: | DATE RECEIVED: | FILE NUMBER: |
| CORRECT NAME OF CONTRACTOR: | | |

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| Your Name (Last, First, Middle) Martin, Shawn, E. | | Contractors Name (as shown in contract/invoice) Vincent Pagan | |
| Company Name: Not Applicable | | License Number Used: Non-Licensed | |
| Address (Number) 1760 (Street) NW 73 Ave. | | Address (Number) P.O. Box 110276, (Street) | |
| City Plantation State FL Zip code 33313 | | City Hialeah, State FL Zip code 33011 | |
| Daytime Phone (area code) 954-701-8663 | | Phone Number (area code) He has been subcontracted by Coastal Construction per our Management Company, AFM - Coastal's number is (954) 920-7444. | |
| Home Phone (area code) 954-585-0967 | | All Florida Management Company's number is (954) 917-4441. Person dealt with: Vincent Pagan | |
| 3. COMPLAINT ORIGIN | | | |
| Complaint by owner <input checked="" type="checkbox"/> Complaint by General Contractor Against Subcontractor <input type="checkbox"/> Complaint by Subcontractor Against General <input type="checkbox"/> Complaint by Material/Equipment Supplier <input type="checkbox"/> Other <input type="checkbox"/> | | | |
| 4. PROJECT INFORMATION | | | |
| OWNER OF CONSTRUCTION SITE Name: Omega Villas Condominium Association (Multiple Locations on property) | | CONSTRUCTION SITE ADDRESS | |
| Address (number) (street) 1760 NW 73 Ave. | | Grounds are the Same for entire property of Omega Villas (Number) SAME AS OWNER OF SITE (Street) | |
| City Plantation State FL Zip code 33313 | | City State Zip Phone () | |
| Describe briefly the work for which you contracted: | | | Contract Date: |
| Amount: Approx. \$7,000 | Amount paid on contract: Approx. \$7,000 | Date work started: 2006 | Date Work Ceased: 2007 |
| Why did you choose this contractor? Regular Customer <input type="checkbox"/> Door to Door Solicitation <input checked="" type="checkbox"/> Referral <input type="checkbox"/> Advertisement <input type="checkbox"/> Other <input type="checkbox"/> (Please Explain) (Enclose copy of ad, if possible) | | | |
| Briefly state your complaint: (If additional space is needed, please use the back of this form). I am one of the Board Members at Omega Villas Condominium Association as I just joined the board 1/1/08. I have found that the Board (Omega Villas Condominium Association) has hired an unlicensed electrician to re-wire the outside electrical lighting posts throughout the community. Vincent Pagan does not have a license to perform electrical work especially on a Commercial Residential Property. In addition, there were not any permits pulled for this work as this individual was not licensed to pull permits. All of the invoices that I provided your department have the names and locations of the posts that were repaired and the costs of doing such work. | | | |
| Is this project a: Residence <input type="checkbox"/> New Construction <input type="checkbox"/> Commercial Building <input checked="" type="checkbox"/> Other <input type="checkbox"/> Describe: | | | |
| Is this project a: Repair <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Other <input type="checkbox"/> | | | |
| Was contract: Written <input type="checkbox"/> Oral <input checked="" type="checkbox"/> New Home Purchase Agreement <input type="checkbox"/> Other <input type="checkbox"/> | | | |
| Were there any change orders? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, were they: Written <input type="checkbox"/> Oral <input type="checkbox"/> Both <input type="checkbox"/> | | | |



DEPARTMENT OF ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT

| | |
|---|---|
| Was Building Permit obtained? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, Permit # _____ By: Contractor <input type="checkbox"/> You <input type="checkbox"/> Do Not know <input type="checkbox"/> Salesperson <input type="checkbox"/> | Name of Building Dept.: N/A |
| Who presented contract? Contractor <input checked="" type="checkbox"/> Salesperson <input type="checkbox"/> Name: _____ Other <input type="checkbox"/> | Did the contractor have employees? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input checked="" type="checkbox"/> How many? _____ |
| Were employees, subcontractors, or material suppliers paid? Yes <input type="checkbox"/> No <input type="checkbox"/> By whom? _____ Do not know <input checked="" type="checkbox"/> | |
| Were any liens filed on this job? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know <input type="checkbox"/> | |
| What attempts have you made to contact the contractor? Unable to locate <input checked="" type="checkbox"/> Personal Contact <input type="checkbox"/> Telephone <input type="checkbox"/> Letter <input type="checkbox"/> Not my position to post a letter due to the actions of the prior Board Members hiring this person. | |
| Have you obtained an estimate from another contractor to complete/ correct job? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide name, address, phone number of contractor and if possible, a copy of the estimate. | |
| Please send copies of all papers related to your complaint. Attach copies of both sides of contracts and/or estimate, canceled checks (front and back), receipts, credit card statements, and other pertinent materials. DO NOT SEND ORIGINALS. If copies are not available, please explain. | |
| a. If this contractor is licensed, he/she will be informed of this alleged complaint and will be asked to contact us. b. The Broward County Contractors Licensing & Enforcement Section cannot direct an unlicensed person to complete or correct a project. c. The Broward County Contractors Licensing & Enforcement Section CANNOT REPRESENT PRIVATE CITIZENS IN COURT NOR CAN IT COLLECT MONEY FOR YOU. d. PLEASE CONTACT AN ATTORNEY FOR ADVICE ON FILING SUCH AN ACTION. | |

An attempt will be made to assist you and the contractor in negotiating a resolution whenever possible. If this is not possible, other actions may be taken depending on the result of the investigation. Florida statutes 837.06, False Official Statements: Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

NOTICE:

This complaint form must be notarized to be accepted by the Building Code Services Division for investigation.

STATE OF FLORIDA
COUNTY OF Broward


(Signature)

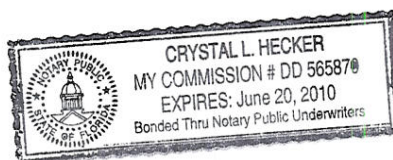
The foregoing instrument was acknowledged before me this 22nd day of July, 20 08

By Shawn Martin who is [is personally known to me] or [produced the identification as stated below]

Commission Expires: Crystal Hecker

NOTARY PUBLIC
Crystal Hecker
TYPE OR PRINT NAME

(Affix notary seal here)



125708

Omega Villas Condominium Assoc., Inc.
Pompano Beach, FL 33069

Paul A. DiGirolante
Sept 13 2007

⑈0000148140⑈

Number: 2611 Date: 09/14/2007 Amount: \$1,481.40

⑈01000146⑈
09/14/2007
6414378735

This is a LEGAL COPY of
your check. You can use
the same way you would
use the original check.

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, P.A.
6211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W. Oakland Park Blvd.
Sunrise, FL 33351
63-12601631

Date: 09/10/07 Amount: \$775.00

Seven Hundred Seventy-five And 00/100 Dollars

PAID TO
CASH
David Reeling Co., Inc.
1971 W. McAlister Rd., Ste #4
Pompano Beach, FL 33069

Paul A. DiGirolante
Sept 14 2007

⑈0000077500⑈

Number: 2612 Date: 09/14/2007 Amount: \$775.00

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, P.A.
6211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

D.F.N.A.
TUL 1003
SEP 13 2007

Banco Popular N.A.
8401 W. Oakland Park Blvd.
Sunrise, FL 33351
63-12601631

Date: 09/10/07 Amount: \$782.17

Seven Hundred Eighty-two And 17/100 Dollars

PAID TO
THE ORDER OF
Vincent Pagan
P.O. Box 110276
Miami, FL 33011

Paul A. DiGirolante
Sept 13 2007

⑈0000078217⑈

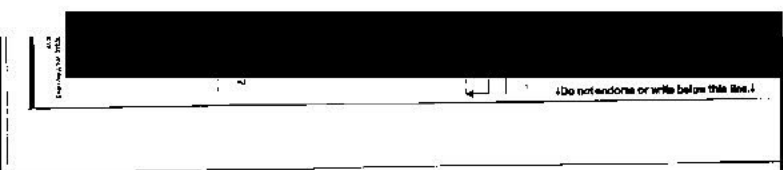
Number: 2613 Date: 09/13/2007 Amount: \$782.17

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, P.A.
6211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

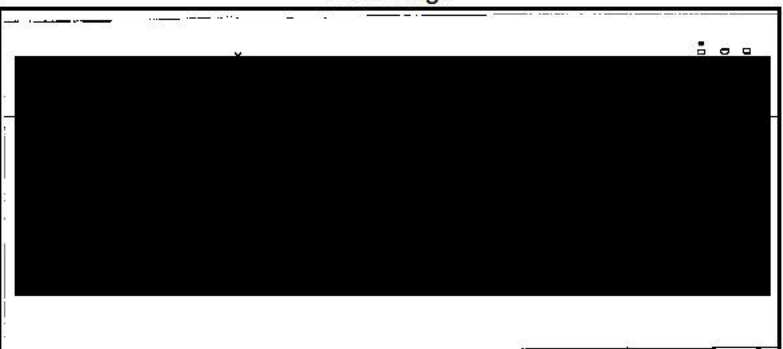
D.F.N.A.
TUL 1004
SEP 13 2007

Banco Popular N.A.
8401 W. Oakland Park Blvd.
Sunrise, FL 33351
63-12601631

2614



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Dark image



UNITED AUTOMOBILE INSURANCE GROUP

Fax

To: Junie Jean

From: Shawn Martin

Fax: 850-921-2124

Pages: 13

Phone: 850-921-2124

Date: 5/20/2008

Re: Case # 2008024074

cc:

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

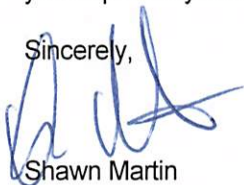
☐ Please Recycle

● **Comments:**

Junie,

Attached are the check receipts that I promised you for Gould Roofing & Vincent Pagan. Please let me know if you require any other data.

Sincerely,



Shawn Martin

954-701-8663

This facsimile is confidential and it is intended solely for the use of the individual or entity to which it is addressed. If you are not the named addressee, you should not disseminate, distribute or copy this facsimile. If you have received this email in error, please notify the sender by a Reply.

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United Automobile Insurance Group
United Automobile Insurance Co.
Argus Fire & Casualty

CORPORATE HEADQUARTERS
3909 N.E. 163rd Street
N. Miami Beach, FL 33160
305-940-7299 Ext. 2513
Fax: 305-421-6485

⑈002558⑈ 4⑈0631⑈2605⑈ 5201467306⑈ ⑈0000364260⑈

Number: 2558 Date: 06/26/2007 Amount: \$3,642.60

031000011
06/26/2007
00000165348570

This is a LEGAL COPY of your check. You can use it the same way you would use the original check.

Document Seq *
0626001503521060607
KNDNFJ16
06/26/07

Omega Villa Condominium Assoc., Inc.
c/o Guzman, Jude & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banko Popular N.A.
8421 W. Oakland Park Blvd.
Corral Gables, FL 33351
63-1280631

Date: 06/25/07 Amount: \$400.00

Four Hundred And 00/100 Dollars

Gold Roofing Co., Inc.
1671 W. McHabb Rd., Suite #4
Pompano Beach, FL 33369

2560

1430967823

I Do not endorse or write below this line.

Dark Image

1430967823

I Do not endorse or write below this line.

Number: 2560 Date: 06/26/2007 Amount: \$400.00

063000146
06/26/2007
6430771142

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Omega Villa Condominium Assoc., Inc.
c/o Guzman, Jude & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banko Popular N.A.
8421 W. Oakland Park Blvd.
Corral Gables, FL 33351
63-1280631

Date: 06/25/07 Amount: \$1,250.00

Twelve Hundred Fifty And 00/100 Dollars

Gold Roofing Co., Inc.
1671 W. McHabb Rd., Suite #4
Pompano Beach, FL 33369

2561

⑈0000125000⑈

Dark Image

not endorse or write below this line.

Number: 2561 Date: 06/26/2007 Amount: \$1,250.00

Dark Image

Number: 2568 Date: 07/26/2007 Amount: \$246.58

061000146
07/26/2007
6210166071

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use the original check.

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
6211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Barco Popular N.A.
8401 W. Oakland Park Blvd.
Sunrise, FL 33351
63-1250631

2568

Date 07/26/07 Amount \$3,513.60

\$
\$**Thirty-five Hundred Thirteen And 60/100 Dollars**

PAY TO
THE ORDER OF
OR
All Florida Management Services, Inc.
1971 W. McNabb Road, Suite #2
Pompano Beach, FL 33069

Barbara J. Spillett
[Signature]

⑈0000351360⑈

Back Image

001 - 2670725 00

Do not endorse or write below this line.

Number: 2569 Date: 07/26/2007 Amount: \$3,513.60

061000146
07/26/2007
6210166072

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the same way you would
use the original check.

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
6211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Barco Popular N.A.
8401 W. Oakland Park Blvd.
Sunrise, FL 33351
63-1250631

2574

Date 07/26/07 Amount \$675.00

\$
\$**Six Hundred Seventy-five And 00/100 Dollars**

PAY TO
THE ORDER OF
OR
Gould Roofing Co., Inc.
1971 W. McNabb Rd., Suite #4
Pompano Beach, FL 33069

Barbara J. Spillett
[Signature]

⑈002574⑈ ⑈063112605⑈ 5201467306⑈ ⑈0000067500⑈

Back Image

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Number: 2574 Date: 07/26/2007 Amount: \$675.00

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061000146
01/22/2008
6616786315

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Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W. Oakland Park Blvd.
Sunrise, FL 33351
63-1260/631

2599

Date
01/17/08

Amount
\$475.00

Four Hundred Seventy-five And 00/100 Dollars

PAID TO
THE ORDER
OF
Gold Roofing Co., Inc.
1671 W. McNabb Rd., Suite 64
Pompano Beach, FL 33359

Payable to: [Signature]
Payable to: [Signature]

0000047500

Number: 2699 Date: 01/22/2008 Amount: \$475.00

Do not endorse or write below this line.

back image

FOR SECURITY PURPOSES, THE BACK OF THIS DOCUMENT CONTAINS A TWO-TONED COLORED BACKGROUND AND MICROWRITING IN THE BORDER. THE REVERSE SIDE FEATURES ARTIFICIAL WATERMARKS.

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W. Oakland Park Blvd.
Sunrise, FL 33351
63-1260/631

2700

Date
01/17/08

Amount
\$920.00

**Nine Hundred Twenty And 00/100 Dollars

PAID TO
THE ORDER
OF
Russell's Pool Service
2551 N.W. 15th Street
Ft. Lauderdale, FL 33311

Payable to: [Signature]
Payable to: [Signature]

0000092000

Number: 2700 Date: 01/25/2008 Amount: \$920.00

Do not endorse or write below this line.

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⑈002600⑈ ⑆063112605⑆ 5201467306⑈

⑈0000016000⑈

Number: 2600 Date: 08/27/2007 Amount: \$160.00

061000146
08/23/2007
6419066715

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⑆267083763⑆ 08/22/2007
015062661

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260631

2602

Date 08/21/07 Amount \$2,376.00

Twenty-three Hundred Seventy-five And 00/100 Dollars

PAID TO
ORDER Gould Roofing Co., Inc.
1971 W. McNabb Rd., Suite #4
Pompano Beach, FL 33309

[Signature]

⑈0000237500⑈

Number: 2602 Date: 08/23/2007 Amount: \$2,375.00

061000146
08/23/2007
6512757269

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use the original check.

⑆267083763⑆ 08/26/2007
012033582

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260631

2603

Date 08/27/07 Amount \$775.00

Seven Hundred Seventy-five And 00/100 Dollars

PAID TO
ORDER Gould Roofing Co., Inc.
1971 W. McNabb Rd., Suite #4
Pompano Beach, FL 33309

[Signature]

⑈0000077500⑈

Number: 2603 Date: 08/29/2007 Amount: \$775.00

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Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260631

2604

Date 08/27/07 Amount \$924.00

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⑆52824976⑆ 08-07-01 988

Do not endorse or write below this line.

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Do not endorse or write below this line.

Dark Image

DO NOT WRITE

⑈0000077500⑈

Three Hundred Nineteen And 50/100 Dollars

PAY TO THE ORDER OF
Lloyd W. Proctor, P.A.
400 SE 18th Street
Ft. Lauderdale, FL 33316-1008

[Signature]
"0000031350"

Number: 2631 Date: 10/19/2007 Amount: \$313.50

FOR BEST VIEW
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07

12210



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2632

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1250/531

Date Amount
10/10/07 \$493.16

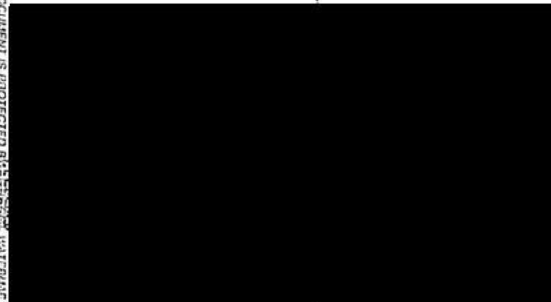
Four Hundred Ninety-three And 16/100 Dollars

PAY TO THE ORDER OF
Waste Management
P.O. Box 105453
Atlanta, GA 30348-5453
Acct# 237-0059794-2237-4

101987 *[Signature]*
"0000049316"

Number: 2632 Date: 10/22/2007 Amount: \$493.16

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ENDORSE CHECK HERE

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061000146
10/19/2007
6119205114

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Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1250/531

Date Amount
10/18/07 \$375.00

Three Hundred Seventy-five And 00/100 Dollars

PAY TO THE ORDER OF
Gould Roofing Co., Inc.
1971 W. McNabb Rd., Suite #4
Pompano Beach, FL 33359

[Signature]
"0000037500"

Number: 2633 Date: 10/19/2007 Amount: \$375.00

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958



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001000146
10/19/2007
6319205315

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Orange View Condominium Assoc., Inc.
500 Colman Ave & Beach Pk
6211 W. Broward Blvd. Ste 111
Pompano Beach, FL 33062-2727

Bank of America
601 W. Colonial Pk. Blvd.
Fort Lauderdale, FL 33311
63120001

2634

10/19/07 \$1,500.00

Five Hundred And Fifty Dollars

Good Roofing Co., Inc.
1971 W. Atlantic Blvd. Suite 84
Pompano Beach, FL 33068

Do not endorse or write below this line.

0000150000

Number: 2634 Date: 10/19/2007 Amount: \$1,500.00

Do not endorse or write below this line.

Back image

001000146
10/19/2007
6319205315

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Orange View Condominium Assoc., Inc.
500 Colman Ave & Beach Pk
6211 W. Broward Blvd. Ste 111
Pompano Beach, FL 33062-2727

Bank of America
601 W. Colonial Pk. Blvd.
Fort Lauderdale, FL 33311
63120001

2635

10/19/07 \$1,384.80

Thirteen Hundred Eighty-four And 80/100 Dollars

All Florida Management Services, Inc.
1971 W. Atlantic Blvd. Suite 84
Pompano Beach, FL 33068

Do not endorse or write below this line.

0000138480

Number: 2635 Date: 10/19/2007 Amount: \$1,384.80

Do not endorse or write below this line.

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001000146
10/31/2007
6319205315

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the same way you would
use the original check.

Orange View Condominium Assoc., Inc.
500 Colman Ave & Beach Pk
6211 W. Broward Blvd. Ste 111
Pompano Beach, FL 33062-2727

Bank of America
601 W. Colonial Pk. Blvd.
Fort Lauderdale, FL 33311
63120001

2644

10/31/07 \$1,088.80

One Thousand Eighty-eight And 80/100 Dollars

All Florida Management Services, Inc.
1971 W. Atlantic Blvd. Suite 84
Pompano Beach, FL 33068

Do not endorse or write below this line.

0000108880

Number: 2644 Date: 10/31/2007 Amount: \$1,088.80

Do not endorse or write below this line.

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4011003144
631453191

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YOUR CHECK. YOU MAY USE
IT TO PROVE THE CHECK WAS
PAID OR NOT PAID.

Payable To: [Redacted]
Payable To: [Redacted]
Payable To: [Redacted]
Payable To: [Redacted]

2667
12/16/07 \$4,500.00
Amount

[Redacted]

[Redacted]

[Redacted]

12/16/07
Amount
\$4,500.00

Number: 2667 Date: 12/17/2007 Amount: \$6,500.00

Data III Page

4011003144
631453191

THIS IS A LEGAL COPY OF
YOUR CHECK. YOU MAY USE
IT TO PROVE THE CHECK WAS
PAID OR NOT PAID.

Payable To: [Redacted]
Payable To: [Redacted]
Payable To: [Redacted]
Payable To: [Redacted]

2668
12/16/07 \$4,500.00
Amount

[Redacted]

Number: 2668 Date: 12/17/2007 Amount: \$425.00

Data III Page

Paula G. D'Amato

EDU'ATIONAL WATERSHED
ANGLE TO VIEW

Dark III day

Paula H. Biggitt

V
RU

[REDACTED]

4 -

4Do not endorse or write below this line.

Dark III laye

Paula A. Sybil

PAY TO THE ORDER OF

RECEIVED FROM HERE
X

LOCATIONS REQUESTED
THIS DOCUMENT IS PROTECTED BY ADIPICAL WATERMARKS
HOLD AT AN ANGLE TO VIEW

Dark III Ilaye

Dark III Daye

Dark III day

✓0000687873✓

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the same way you would
use the original check.

12670637633 09/12/07
015061557

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260631

2612

Date 09/10/07 Amount \$775.00

**Seven Hundred Seventy-five And 00/100 Dollars

PAY TO
THE ORDER OF
Gould Roofing Co., Inc.
1871 W. McNabb Rd., Suite #4
Pompano Beach, FL 33359

Paula A. Gigliotti
[Signature]

⑈0000077500⑈

Number: 2612 Date: 09/14/2007 Amount: \$775.00

Back Image

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A TWO-TONED COLORED BACKGROUND AND MICROPRINTING IN THE BORDER-THE REVERSE SIDE FEATURES ARTIFICIAL WATERMARKS

Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

B P N A
Tir #004

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260631

2613

SEP 13 2007

Date 09/10/07 Amount \$782.17

**Seven Hundred Eighty-two And 17/100 Dollars

PAY TO
THE ORDER OF
Vincent Pagan
P.O. Box 110276
Hialeah, FL 33011

Paula A. Gigliotti
[Signature]

⑈0000078217⑈

Number: 2613 Date: 09/13/2007 Amount: \$782.17

Back Image

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Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

B P N A
Tir #004

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260631

2614

SEP 13 2007

Date 09/10/07 Amount \$1,075.63

**One Thousand Seventy-six And 63/100 Dollars

PAY TO
THE ORDER OF
Vincent Pagan
P.O. Box 110276
Hialeah, FL 33011

Paula A. Gigliotti
[Signature]

ARTIFICIAL WATER
MARKS
TO VIEW

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

[Signature]
X *[Signature]*

11/09/07 \$241.66

Two Hundred Forty-one And 66/100 Dollars***

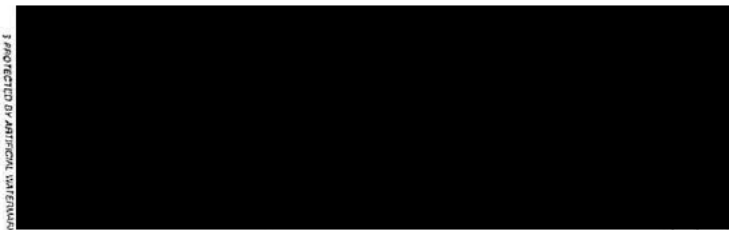
PAY TO THE ORDER OF: Medallion Paint
6033 Hollywood Blvd.
Hollywood, FL 33024

Kenneth A. P. Dor
Paula P. Sigler

0000024166

Number: 2650 Date: 11/26/2007 Amount \$241.66

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THE UNDERSIGNED
KENNETH A. P. DOR

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Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260/631

2651

Date: 11/09/07 Amount: \$331.04

Three Hundred Thirty-one And 04/100 Dollars***

PAY TO THE ORDER OF: Vincent Pagan
P.O. Box 110276
Hialeah, FL 33011

Kenneth A. P. Dor
Paula P. Sigler

0000033104

Number: 2651 Date: 11/28/2007 Amount \$331.04

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Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260/631

2652

Date: 11/19/07 Amount: \$80.00

Eighty And 00/100 Dollars***

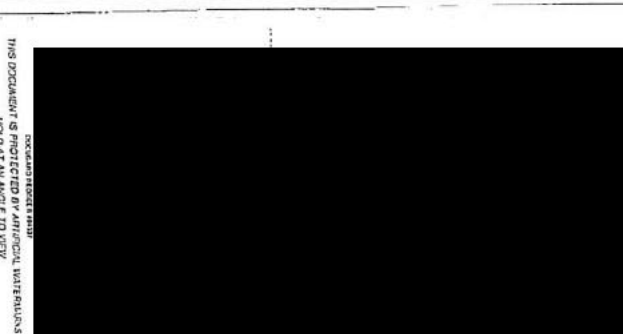
PAY TO THE ORDER OF: Datachex Information Services
6221 Pembroke Road
Hollywood, FL 33023

Kenneth A. P. Dor
Paula P. Sigler

0000008000

Number: 2652 Date: 11/30/2007 Amount \$80.00

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KENNETH A. P. DOR

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Omega Villas Condominium Assoc., Inc.
c/o Goldman, Juda & Martin, PA
8211 W. Broward Blvd. Ste PH1
Plantation, FL 33324-2737

Banco Popular N.A.
8401 W Oakland Park Blvd.
Sunrise, FL 33351
63-1260/631

2653

Date: 11/19/07 Amount: \$400.00

Four Hundred And 00/100 Dollars***

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THE UNDERSIGNED
KENNETH A. P. DOR

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
August 20, 2007

Meeting called to order by Patty Sabates

Board Members Present

- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Blair Lapidés
- Maria Romero
- Jim Boggess

Board Members Absent

Nelly Real

Ken Acker

Meeting called to order by Patty Sabates

Meeting minutes read by Patty Sabates

Meeting commenced with outstanding fence issues at Melanie Haywood's Unit in Phase 4 Unit #. After a lengthy discussion of her dissatisfaction of the fence, work performed by coastal; below highlights the outstanding issues. Management Company submitted photos of such discrepancy for Board members to review. The following are outstanding issues that need to be addressed with the fence contractor- Coastal Contractors.

South East corner near the concrete wall, unit owner claims the boards are too close and not evenly spaced out.

Section of the fence on the south side the bottom of the boards are uneven to the ground.

Cable/satellite wires were not properly placed inside the fence. They are now lying on the floor along the patio floor

Unit owner wants complete south side removed and redone.

Concrete stains on patio floor.

Board agreed that the issue needed to be resolved with Coastal. Melanie to get in contact with both Comcast and Val at H systems to determine who is the owners of the TV cable wires on patio so it can be properly secured. Shi should get in touch with Jen or Jason from Coastal to make an appt convenient for all parties involved to have the issue taken care of ASAP.

Board raised the issue of outstanding proposals needed to be decided on and voted on. Shi to make copies of all outstanding proposals for all board members to give enough time for all board members to review and discuss in upcoming board meeting.

Joel recommended the Board briefly meet the upcoming Saturday AT 1:00PM to discuss and vote on the proposals that need immediate attention. These proposals are for the ¾ units in phase 2 that have dangerous rotten wood issues in the patio roof area that involves support beams.

Unit 1748 & 1729 in phase 3- the gate door is not opening properly

There is an outstanding tree issue in phase 2 Unit 1712- Marjorie Street where the tree is uprooting the house foundation. The proposal received by the board on behalf of L&G maintenance is for \$650, which includes the removal of the tree and stump grinding.

The management company brought up an outstanding issue from Shawn Martins unit regarding rotten wood on the front facia boards and possible live termites.

Board agreed to review the proposals for the units in phase 2 previously mentioned as well as including a proposal for Mr. Martins unit and the pool beam.

Phase 2 entrance curb continue to be problematic. Waste management garbage truck continuously run over the curb damaging it further. Management to have the curb pieces removed by the maintenance person.

There is an architectural violation in Melanie Heywood's unit in Phase 4. Recently she had white hurricane accordingly shutters installed on her unit. Unit owner never submitted appropriate forms to Board or Management Company for review and approval. Management Company to send violation letter to unit owner.

There are substantial amounts of light posts out throuout the community. Management Company to conduct evening inspection.

Jim reported that there is a series of lights out in phase 3. Pool light timer is not working. Jacuzzi timer is off.

Maude Bruce reported broken gloss near the mailboxes on the north end of the phase. It had been sitting there for some time.

Management to follow up with Derrick – maintenance person.

Patty moved to adjourn, seconded by Bernie. Unanimously approved.

Adjournment

Patty Sabates
Secretary
Omega Villas Condo Association

ATTACHMENT : Follow up list for Management company

OMEGA VILLAS
August 07 BOARD MEETING
OUTSTANDING ISSUES

| ISSUES | STATUS |
|---|--------|
| Sprinkler zone testing | |
| Sprinkler repair company bids | |
| Paula Gigliotti backyard tree issue | |
| Down spout fence wood supports | |
| Association dumpster lock is broken | |
| Golf cart/tool shed being left unsecured | |
| Down light posts through out community/bids needed | |
| Light post bulbs out through out community | |
| Outstanding fence project issues with Coastal | |
| Unit 1756 Phase 4 (Melanie) fence issues w/ Coastal | |
| Unit 1748 Phase 3 gate door paint needed after replaced wood | |
| Unit 1744 Phase 1- old fence post left by contractor | |
| Unit owners back yard tree trimming- Derrick to provide list of units- Unit owner responsibility for cost | |
| 2 more bids needed for rotten beam roof problem in Phase 2 | |
| Rotten Beam in pool patio roof | |
| Unauthorized renters in unit 1708 Phase 1 | |
| Additional bids for grass cutting and tree trimming needed | |
| Edging along mulched fence area needs to be reset | |
| Orange netting on 17 street from unfinished city work | |
| Unit 1761 Phase 1 gate door cannot open properly due to hedge | |
| Termite holes in wood Unit 1725 Phase 1 | |
| Accounting firm- follow-up with Carol Eskew about dissatisfied serviced to association | |
| Tax letter from Mike Marcusky for hurricane assessment | |
| Removal of unsafe/loose from fences/wood | |
| Meeting with Derrick to discuss Boards concerns and establish daily/weekly/monthly checklist | |

Coastal Contracting & Development, Inc.

P. O. BOX 22-3976
Hollywood, Florida 33022-3976
Ph. 954-920-7444 - Fax: 954-927-4480
CoastalHollywood@aol.com

March 28, 2008

Florida Department of Business & Professional Regulation
Norma Fishner – Investigator Specialist II
5080 Coconut Creek Parkway, Suite A
Margate, FL 33063

Fax: 954-917-1343

RE: Case No. 2008024074

Dear Ms. Fishner

I am in receipt of the file Case No. 2008024074 regarding Vincent Pagan (attached).

Please be advised that this entire case that includes Coastal Contracting & Development is a 100% false statement. We have never employed Vincent Pagan nor were we ever involved in the invoice or checks for this project.

I, Gary McGeddy, as owner of Coastal Contracting & Development, Inc. and State of Florida license holder, hereby certify that we had absolutely no involvement in this project.

If any harm comes to Coastal Contracting for these false accusations, we will hold Shawn Martin, the complaint filer, liable for all costs for making these erroneous accusations.

Please contact me with any questions.

Sincerely,


Gary J. McGeddy
President

State of FLORIDA
County of BROWARD

Sworn and subscribed before me this 24th day of
June, 2008.


Notary Public

Cc: Shawn Martin – 1760 NW 73rd Ave., Plantation, FL 33313

Fax: 305-421-6485



Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
September 17, 2007

Meeting called to order by Ken Aker

Board Members Present

- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Blair Lapides
- Maria Romero
- Jim Boggess
- Ken Aker

Board Members Absent

Nelly Real

Bernnie Cooper

Ken highlighted the previous months minutes

Shi reported that she had spoken to Val from H systems and had asked Jim to meet with the board members regarding the scope of the scattered wiring throughout the community.

Blaire

Blaire reported that that SWAT team was out in Phase 1 Unit 1737. Possible drug activity. Apparently the adult children of the registered owners are living there. To date these are unauthorized occupants and management company will need to get in touch with unit owner to discuss this issue. Lloyd should be involved as well.

1708 Phase 1 also has unapproved renters living in the unit. Management company to address this issue with unit owners.

1749 Phase 1- Gate door is tilting and causing problems.

Paula

Paula reported that approximately 2 months ago Jason from Coastal was out to look at the missing section of her trim as well as the broken tree now left with a stump as well as makeshift gate door. Phase 2 curb at the entrance was broken by waste management truck Shi has spoken to waste management. We need to look at cutting the curbs back and bit to allow the truck access.

Patsy

Patsy reported that the broken concrete curb around 1712 was taken off by Nelly and put on the island. This curb will need repair.

Phase 4 Unit 1728 the gate door does not open

There are several loose light posts in phase 4

There is cable/satellite wire on top of her screen in porch that needs to be addressed.

Phase 4 Unit 1716 the gutters are laying on wood blocks. Board needs to decide if anything else will be done to the look of the down spouts support blocks.

Maria

Exterminators missed her again last month. Management company to call to ensure that the exterminators are knocking on all doors.

Shi to compose some sort of tracking/sign off sheet for exterminators

Jim

Nothing to report

Ken

Ken reported that the association received a home depot bill for Approximately \$7,000 The board wants the management company to move forward with reporting this fraud to the credit issuer as well as file a police report. The management company was instructed to cancel the card and have 1 card reissued. Joel to take ownership of this issue and report back to the board concerning how and who is responsible for making these unauthorized charges.

General issues brought forward:

Weeds growing up through concrete areas need to be addressed

Pool shower tiles has mold and needs to be cleaned

Update on maintenance checklist. What is Derrick keeping himself busy with?

Tool accountability

Illegally parked vehicles. Board members to sticker the vehicles

Posting of signs are prohibited in community ex: for sale

Unit owner's back yard tree trimming update needed for Board.

Speed limit sign on entrance of 73 ave has been on the ground since Saturday

Torn screen enclosures. Have letters been sent out? Shi reported that there has been no response since letters sent. Ken advised that a second letter should be sent out stipulating a penalty fee for not complying as allowed by law.

Phase 4 Unit 1756- Melanie Haywood unit has installed wrong color hurricane shutters. Management company to get in touch with then via letter to have this issue addressed and resolved.

Resident comments

Esther from phase 1 brought up the issue of her dining room window trim. Water is entering. Shi to send out Ray- the carpenter to provide a bid on it.

BellSouth green box near the clubhouse is still lifted from the ground. Bellsouth needs to be called.

Window sill in unit 1744 phase 4 is still missing wood trim and leaking. This window is facing on the south side of the building. Shi to send carpenter out for a bid.

Ken moved to adjourn, seconded by Patsy. Unanimously approved.

Adjournment

Patty Sabates
Secretary
Omega Villas Condo Association

**OMEGA VILLAS
SEPTEMBER 07 BOARD MEETING
OUTSTANDING ISSUES**

| ISSUES | STATUS |
|---|--|
| Sprinkler zone testing | Still pending |
| Sprinkler repair company bids | Still need 1 more bid- Broward sprinkler?? |
| Paula Gigliotti backyard tree issue | Shi spoke to Jen on 7/30. Coastal was going to take care of it. Follow up with Coastal |
| Down spout fence wood supports | Few left. Please follow up with Ramon from Cornerstone on status |
| Club house interior walls need another coat of paint | Pending purchase of paint from home depot. Derrick to complete. |
| Tennis courts need wood beam removal and pallets removed. Coastal to put fence back as well as remove cart | Shi to coordinate with Derrick on wood to be moved near storage area as well as speak with Jen to coordinate bringing back the tennis courts |
| Down light posts through out community/bids needed | Follow up with Vince on status with work. Provide Board list of completed items from Vince Invoices Vince will be working on Phase 3 & 4 this upcoming Saturday |
| Light post bulbs out through out community | Pending Vince work. Also coordinate with Derrick on bulbs that are out vs. bad light posts |
| Outstanding fence project issues with Coastal | Ongoing. Please address all outstanding gate door issues with Coastal. Association still within 1 year of workmanship guarantee |
| Phase 4 walls on side of building needs to be painted. Building is the first building on your right when you enter phase 4. | Pending |
| Unit 1748 Phase 3 gate door paint needed after replaced wood | Pending |
| Unit 1744 Phase 1- old fence post left by contractor | Still pending. Please address with Coastal |
| Unit owners back yard tree trimming- Derrick to provide list of units- Unit owner responsibility for cost | List done and letters sent out. We need to follow-up with unit owners that have done nothing |
| 2 more bids needed for rotten beam roof problem in Phase 2 | Done. Board chooses Gould's roofing. Need clarification if price includes permits as well as length of guarantee of workmanship stipulated on contract. Also we need comparison of rough cedar vs. pressured treated wood of the same size |
| Rotten Beam in pool patio roof | Needs to be included in roofing proposal from Gould's Roofing. Please have them price the beam replacement. |
| Unauthorized renters in unit 1708 Phase 1 | Follow up needed with Lloyd Procton. Find out action Association can take with unauthorized |

| | |
|---|--|
| | renters/occupants |
| Additional bids for grass cutting and tree trimming needed | Done. Patty to complete side by side comparison for next board meeting |
| Edging along mulched fence area needs to be reset | This needs to be ongoing. Mulched area is not being kept up by maintenance person. |
| Orange netting on 17 street from unfinished city work | Still pending |
| Shawn Martin outstanding issues | Still pending. Need update |
| Cable wires throughout the community need to be tied down and secured neatly | Shi to get in touch with H systems to coordinate work |
| 1737 Phase 1- Drug bust unauthorized occupants | Speak to Lloyd for advise |
| 1708 Phase 1 – Unauthorized renters | Speak to Lloyd |
| Removal of unsafe/loose from fences/wood | Ongoing, however challenges with removal of some units due to recent install of new gutters. |
| 1749 Phase 1 – Gate door problems | Speak to Coastal |
| Phase 2-curb situation – Sprinkler valve present. Possibly shorten curb | Pending |
| 1728 Phase 4 gate door doesn't open | Speak to Coastal |
| Exterminator issues regarding missed homes | Speak to All Points Pest Control |
| Home Depot unauthorized charges for approx \$7,000 | Joel spoke with Credit Card company to file fraudgellent charges. Also, need to file police report. Credit card needs to be canceled and management company needs to order 1 replacement card which needs to be left at management office. |
| Need updated Community roster | Work with Gina. She was given a sample directory format that Nelly has been working on. Follow up with Gina |
| Pool patio pavers continue to be an issue | Get 3 bids for repair work |
| Pool shower tile repair. | Get three bids for repairs |
| Tree trimming needs to continue for phase 3 & 4 | Speak to Willy for proposal |
| Torn Screen enclosures | Follow up with unit owners that have yet to replace or repair them |
| Phase 1 unit 1740 Dinning room window has rotten wood. Water is leaking inside unit | Sent carpenter to provide estimate for repairs |
| Bellsouth large green box in front of clubhouse is tilted since hurricane. | Contact Bellsouth |
| Unit 1744 Phase 4. Wood surrounding window on south side of building needs repairs | Ask carpenter for estimate |

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|---|---|
| Schedule 2 nd budget meeting for 1 st Monday in October | Patty to call Mike Marcusky to schedule |
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