

# EXHIBIT 1F

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## Omega Villas - Proposal to Close Roof Windows

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**Daniel** <daniel@s-deng.com>

Wed, Mar 20, 2024 at 5:43 PM

To: "canon22222@aol.com" <canon22222@aol.com>, "Eric Richards" <ericcrichards@gmail.com>, "Blaire Lapides" <bjlapides@bellsouth.net>, "elizabeth.palen@hotmail.com" <elizabeth.palen@hotmail.com>, "Maude King-Bruce" <maudekbruce2@gmail.com>, "maritzawilhelm@yahoo.com" <maritzawilhelm@yahoo.com>, "mcthom71@gmail.com" <mcthom71@gmail.com>, "MIRIAM TIRADO" <miriam71@comcast.net>, "smartin@isccompany.net" <smartin@isccompany.net>, "Jay Pietrafetta" <jayp@sunrisemgtfl.com>  
Cc: <fsayeed@s-deng.com>, <maged@s-deng.com>, <jatin@s-deng.com>

Good afternoon Ladies and Gentlemen,

Austro has completed the roof replacements of all nine buildings that do not have windows on the sloped roofs. Exterior repairs on these buildings will follow.

The remaining fifteen buildings have windows on the sloped roofs. Despite Levy's and Dorin's best efforts to contract with unit owners to replace windows in these fifteen buildings, none of the buildings have agreements from all unit owners to replace all original windows.

In order to prevent a delay when Austro is ready to begin the roof replacements on the remaining fifteen buildings we must have a plan for the windows of the sloped roofs. We have discussed removing the windows from sloped roofs but the board will need to discuss this and decide if this is a viable option.

Best regards,

Daniel McGrady

Project Manager

S & D Engineering

Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Re: Omega Villas - Proposal to Close Roof Windows

Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>

Wed, Mar 20, 2024 at 6:22 PM

To: "Shawn Martin" <[smartin@isccompany.net](mailto:smartin@isccompany.net)>, "Daniel" <[daniel@s-deng.com](mailto:daniel@s-deng.com)>  
Cc: <[canon22222@aol.com](mailto:canon22222@aol.com)>, <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>, <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>, <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>, <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, <[fsayeed@s-deng.com](mailto:fsayeed@s-deng.com)>, <[maged@s-deng.com](mailto:maged@s-deng.com)>, <[jatin@s-deng.com](mailto:jatin@s-deng.com)>


No one is saying the windows are part of the 40-year Cert.

The City inspectors made it clear that any windows that come apart or fall out during a removal of the t-111 will need to be replaced with impact, updated windows.





The contractor priced them so there is a solution for if that happens. Windows are NOT part of the overall price of the contract.

Jay

JAY PIETRAFETTA  
President



Direct: 239-345-7730  
Office: 954-695-9200  
Email: [jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)  
8181 W Broward Blvd Suite #380 Plantation, FL 33324



Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.  
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From: Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>  
Sent: Wednesday, March 20, 2024 6:11 PM  
To: Daniel <[daniel@s-deng.com](mailto:daniel@s-deng.com)>  
Cc: canon22222@aol.com <[canon22222@aol.com](mailto:canon22222@aol.com)>; Eric Richards <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>; Blaire Lapidés <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; elizabeth.palen@hotmail.com <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>; Maude King-Bruce <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>; maritzawilhelm@yahoo.com <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>; mcthom71@gmail.com <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>; MIRIAM TIRADO <[miriam71@comcast.net](mailto:miriam71@comcast.net)>; Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>; fsayeed s-deng.com <[fsayeed@s-deng.com](mailto:fsayeed@s-deng.com)>; Maged Al Naggar <[maged@s-deng.com](mailto:maged@s-deng.com)>; jatin s-deng.com <[jatin@s-deng.com](mailto:jatin@s-deng.com)>  
Subject: Re: Omega Villas - Proposal to Close Roof Windows

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**Re: Omega Villas - Proposal to Close Roof Windows**

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**Shawn Martin** <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Wed, Mar 20, 2024 at 6:42 PM

To: "Jay Pietrafetta" <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>Cc: <[daniel@s-deng.com](mailto:daniel@s-deng.com)>, <[canon22222@aol.com](mailto:canon22222@aol.com)>, <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>, <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>, <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>, <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, <[fsayeed@s-deng.com](mailto:fsayeed@s-deng.com)>, <[maged@s-deng.com](mailto:maged@s-deng.com)>, <[jatin@s-deng.com](mailto:jatin@s-deng.com)>

The windows are not attached to the t-111. They are attached to the studs in the wall and if they are that loose then the unit owner would know this, no?

Regards,

**Shawn Martin, MBA**

Principal | Senior Product &amp; Compliance Consultant

ISC | [www.isccompany.net](http://www.isccompany.net)

Main | (954) 909-5178 | Cell (954) 716-0915



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**Re: Omega Villas - Proposal to Close Roof Windows**

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**Shawn Martin** <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Wed, Mar 20, 2024 at 6:03 PM

To: "Daniel" <[daniel@s-deng.com](mailto:daniel@s-deng.com)>Cc: <[canon22222@aol.com](mailto:canon22222@aol.com)>, <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>, <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>, <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>, <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>, <[fsayeed@s-deng.com](mailto:fsayeed@s-deng.com)>, <[maged@s-deng.com](mailto:maged@s-deng.com)>, <[jatin@s-deng.com](mailto:jatin@s-deng.com)>

Since this is a unit owner responsibility and other general contractors may be involved, I suggest we discuss this at one of the upcoming meetings. Unit owner attorneys may also become involved as a part of this process.

Regards,

**Shawn Martin, MBA**

Principal | Senior Product &amp; Compliance Consultant

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**Re: Omega Villas - Proposal to Close Roof Windows**

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**Shawn Martin** <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Wed, Mar 20, 2024 at 6:09 PM

To: "Daniel" <[daniel@s-deng.com](mailto:daniel@s-deng.com)>Cc: <[canon22222@aol.com](mailto:canon22222@aol.com)>, <[ericrichards@gmail.com](mailto:ericrichards@gmail.com)>, <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>, <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>, <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>, <[fsayeed@s-deng.com](mailto:fsayeed@s-deng.com)>, <[maged@s-deng.com](mailto:maged@s-deng.com)>, <[jatin@s-deng.com](mailto:jatin@s-deng.com)>

Also, our unit owners are aware that window system replacements are not required as a part of the 40 year re-certification process. We have been advised of this by the Chief Building Inspector for the City of Plantation. At the end of the day, this Condo Association is owned by 128 unit owners and we don't want to get into legal battles over any abuse of unit owners' rights. That is my opinion on this matter.

As for my unit, I will have possibly several general contractors provide their insight on whether the window system on 2nd Floor Windows needs to be replaced or not...

Regards,

**Shawn Martin, MBA**

Principal | Senior Product &amp; Compliance Consultant

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**Re: Email threads and need-to-know information**

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**Shawn Martin** <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Thu, Mar 21, 2024 at 9:22 AM

To: "Jay Pietrafetta" <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>Cc: <[methom71@gmail.com](mailto:methom71@gmail.com)>, <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, <[Elizabeth.Palen@hotmail.com](mailto:Elizabeth.Palen@hotmail.com)>, <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>, <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, <[canon22222@aol.com](mailto:canon22222@aol.com)>, <[miriam71@comcast.net](mailto:miriam71@comcast.net)>

I believe in accountability which is long over due here and that is where the group I am in are at now. And it isn't about I, me, me me me and it is about WE as in a group of 60+ people. Now, Jay, if you don't provide me with the items that I requested in writing then I will report it to the DBPR, plain and simple, as a board member and unit owner, I have a LEGAL right to the records, So, those two requests have been submitted.

All these actions what I have had to do to protect my property because the last BOARDS has neglected my property and other unit owners property to date even after a lawsuit was settled! When your house suffers the damage mine has to date, Marjorie, you come talk to me then. Look at the pictures of the damage I have attached! This is what has gone to court!

With this being said, I understand where you are at in your logic so there is no need to discuss this matter further. The community is also aware of who is working for the community and who has their own agendas! And thanks for supporting my points on legal issues, we will be doing whatever is necessary to ensure justice is well served. You don't treat a community like this for 16+ years and expect people to rally behind your efforts, especially when WE are all paying the bills here. No Bueno!

Regards,

**Shawn Martin, MBA**

Principal | Senior Product &amp; Compliance Consultant

ISC | [www.isccompany.net](http://www.isccompany.net)

Main | (954) 909-5178 | Cell (954) 716-0915



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PPD Event

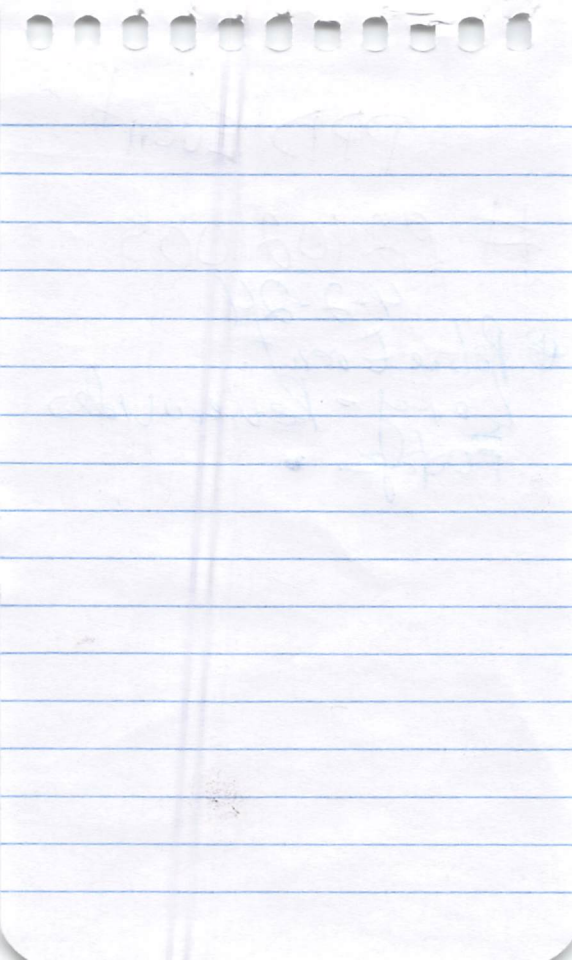
# P24021005

4-2-24

\* Police Event.

Copy = Review Video  
Footage.





# EXAMPLE THAT A LICENSED ROOFING COMPANY WHICH WAS NOT A LICENSED GENERAL CONTRACTOR CAN MAKE REPAIRS TO OUR UNIT T-111 WITHOUT BREAKING WINDOWS

***AUSTRO CONSTRUCTION (LEVY) SAYS WE NEED TO REPLACE ALL OF OUR WINDOWS BECAUSE THEY THINK THERE IS ROTTED WOOD AND THEY CAN'T REPLACE THE T-111 WITHOUT BREAKING OUR WINDOWS! I SAY IF YOU BREAK IT YOU BUY IT! DID YOU KNOW AUSTRO HAS BEEN MAKING ROOFING REPAIRS FOR HOMES IN OMEGA VILLAS SINCE 2017??? I DIDN'T! \$108,000 PAID TO AUSTRO AS OF YE 2022 PER GENERAL LEDGER! 2007 - MY UNIT, 1760 NW 73<sup>RD</sup> AVE IN PHASE 2***



**EXAMPLE THAT A LICENSED ROOFING  
COMPANY WHICH WAS NOT A LICENSED  
GENERAL CONTRACTOR CAN MAKE  
REPAIRS TO OUR UNIT T-111 WITHOUT  
BREAKING WINDOWS**





**EXAMPLE THAT A LICENSED ROOFING  
COMPANY WHICH WAS NOT A LICENSED  
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REPAIRS TO OUR UNIT T-111 WITHOUT  
BREAKING WINDOWS**



**EXAMPLE THAT A LICENSED ROOFING  
COMPANY WHICH WAS NOT A LICENSED  
GENERAL CONTRACTOR CAN MAKE  
REPAIRS TO OUR UNIT T-111 WITHOUT  
BREAKING WINDOWS**



# EXAMPLE THAT A LICENSED ROOFING COMPANY WHICH WAS NOT A LICENSED GENERAL CONTRACTOR CAN MAKE REPAIRS TO OUR UNIT T-111 WITHOUT BREAKING WINDOWS

**CITY OF PLANTATION**  
**Building Department**

Telephone: 797-2250

Date 9/30/08 Time 9:45

☒ A building permit and / or zoning department approval are required for the work being performed on this premise. CE08-03132

☐ Please call regarding building permit issued.

☐ Please call for inspection of:

<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> ROOF
<input type="checkbox"/> FRAMING	<input type="checkbox"/> LATH
<input type="checkbox"/> PLUMBING	<input type="checkbox"/> GAS LINE
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> FINAL
<input type="checkbox"/> HEATING	<input checked="" type="checkbox"/> OTHER
<input type="checkbox"/> WATER HEATER	<input type="checkbox"/> POOL

1760 NW 73 Ave

Comments: Replace Siding.  
W/out Permit

X Bar H.  
SIGNED, BUILDING INSPECTOR

**PLANTATION POLICE DEPARTMENT**  
451 N.W. 70<sup>TH</sup> TERRACE  
PLANTATION, FLORIDA 33317  
LARRY L. MASSEY, JR.  
CHIEF OF POLICE

REPRESENTED BY  
C. BOERMEESTER

PHONE 797-2100 MAY CALL  
CASE # P09004320

TIME & DATE  
PPD-227(6/03)

# EXAMPLE THAT A LICENSED ROOFING COMPANY WHICH WAS NOT A LICENSED GENERAL CONTRACTOR CAN MAKE REPAIRS TO OUR UNIT T-111 WITHOUT BREAKING WINDOWS

FROM :

FAX NO. :

Sep. 10 2007 11:46AM P3

**GOULD ROOFING CO., INC.**



## INVOICE

DATE:

September 6, 2007

INVOICE #

842

**Bill To:**

Omega Villas Condominium Association  
c/o All Florida Management Services, Inc.  
P.O. Box 668367 Pompano Beach, FL 33068

DESCRIPTION	AMOUNT
Final payment for completion on 1760 NW 73rd Avenue (11-1760)	\$775.00
<b>PAID</b> SEP 10 2007 <i>Ch #8612</i>	
<b>TOTAL</b>	<b>\$775.00</b>

Make all checks payable to GOULD ROOFING

If you have any questions concerning this Invoice, contact WILBUR GOULD 954-935-0663

THANK YOU FOR YOUR BUSINESS!



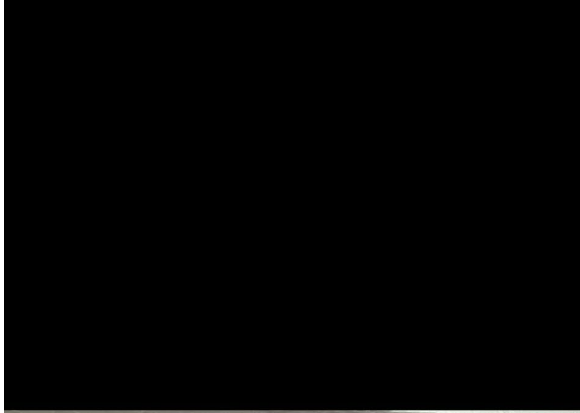
# EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY

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





## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY



## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY



## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY





**EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE  
OMEGA VILLAS COMMUNITY**



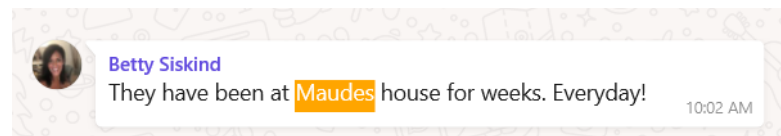
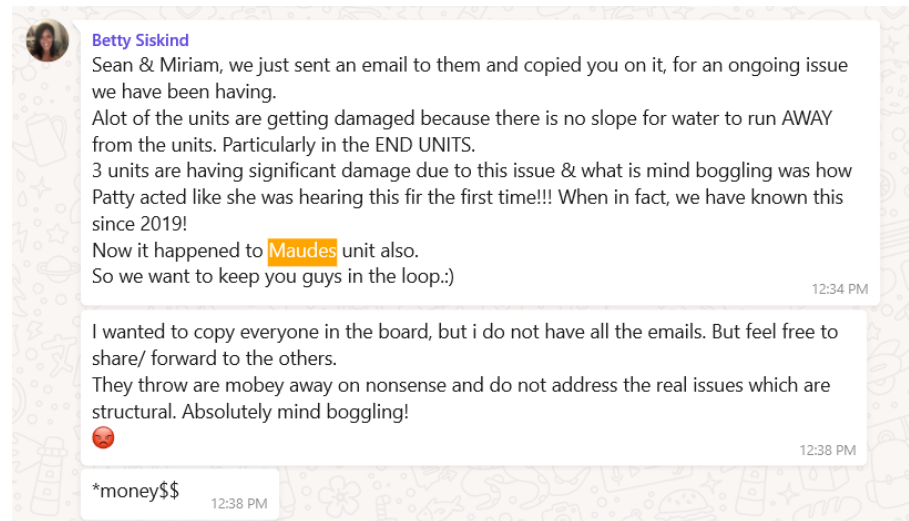


**EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY**




# EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY

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






# EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS 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 HAS 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: 330-345-7730  
Office: 954-695-6200  
Email: jayp@sunrisemgmt.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



## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY



Betty Siskind

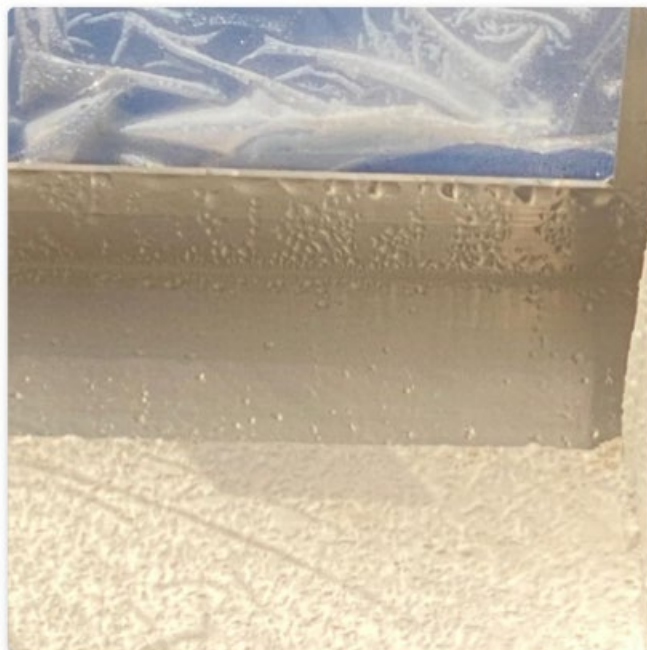


this was the first time they "were fixing it, last April. Then leaked again.

4:59 PM



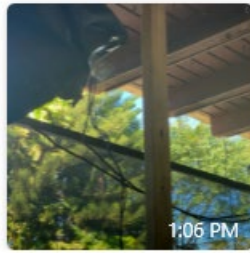
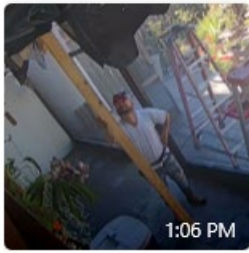
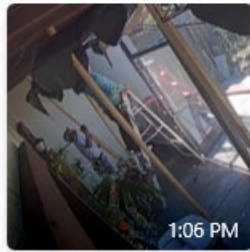
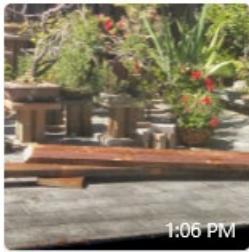
Betty Siskind



condensation, watered pooled on my kitchen tile

9:36 PM

## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION HAS CAUSED THE OMEGA VILLAS COMMUNITY



Do they know what they are doing?

1:06 PM



so last week, they had replaced some wood and pretty much finished. After the storm we had Sunday, they came back yesterday and took all of the old wood they had left and NEW wood and tore it off again. What is going on!?!?

1:05 PM

Re: Status of Phase 4 renovations at 1737 NW 71st Ave.

Ed Trout <edtrout@me.com>

Mon, Apr 1, 2024 at 12:25 PM

To: "Patty Sabates" <psabates48@gmail.com>

Cc: <jayp@sunrisemgtfl.com>, <psabates@yahoo.com>, <bjlapides@bellsouth.net>, <daniel@s-deng.com>, <bettysiskind@att.net>

As of today at 12 pm, we have had no response to our email, other than to say someone else was copied! We, as homeowners are the ones who are enduring the life int

Ed Trout  
Sent from my iPad

> On Mar 30, 2024, at 6:31 AM, Patty Sabates <psabates48@gmail.com> wrote:  
>  
> Hello Ed  
> I have copied Daniel from SD engineering (project manager) to provide you an update on the status of the work with the contractor.  
> Thank you  
> Patty Sabates Sent from my iPhone  
>  
>> On Mar 29, 2024, at 8:27 PM, Ed Trout <edtrout@me.com> wrote:  
>>  
>> All...  
>> I demand to know the status of renovations at our home, since nothing further has been done for over the last 3+ weeks, aside from the continued work on the two  
>>  
>> Ed Trout & Betty Cruz Siskind  
>> 1737 NW 71st Ave  
>> Sent from my iPad

---

**Re: Status of Phase 4 renovations at 1737 NW 71st Ave.**

---

**Ed Trout** <edtrout@me.com>

Mon, Apr 1, 2024 at 6:05 PM

To: "Patty Sabates" &lt;psabates48@gmail.com&gt;

Cc: &lt;jayp@sunrisemgtfl.com&gt;, &lt;psabates@yahoo.com&gt;, &lt;bjlapides@bellsouth.net&gt;, &lt;daniel@s-deng.com&gt;, &lt;bettysiskind@att.net&gt;

Thank you,

Daniel was helpful, but had no idea as to future schedules, or work going forward, other than the marking of exterior wall work. We will be at the meeting, just li

Ed &amp; Betty

Sent from my iPad

&gt; On Apr 1, 2024, at 12:47 PM, Patty Sabates &lt;psabates48@gmail.com&gt; wrote:

&gt;

&gt; Hello Daniel

&gt; Please see below. Please reach out to Ed and Betty.

&gt;

&gt; Ed: with the recent holiday, please

&gt; Allow time for Daniel and the Austro team to respond back.

&gt; We will have copies of the update with us at tomorrows meeting for the remainder of the work schedule.

&gt; It will be mailed out and posted on doors once the notice is approved. We are pending some confirmation on a few items.

&gt; However in the mean time , I can speak to what I know thus far

&gt;

&gt; The city accepted the original property survey from the developer filed records with the city. This took some time to review the city's microfiche division,

&gt; The contractor will start marking with spray paint this week the areas of the concrete that need repair per the engineer report

&gt; A letter has been prepared and being reviewed for pending info to the unit owners this week with details of the next step and start date of this final stage of th

&gt;

&gt; Thank you

&gt; Patty Sabates Sent from my iPhone

&gt;

&gt;&gt; On Apr 1, 2024, at 12:25 PM, Ed Trout &lt;edtrout@me.com&gt; wrote:

&gt;&gt;

&gt;&gt; As of today at 12 pm, we have had no response to our email, other than to say someone else was copied! We, as homeowners are the ones who are enduring the life

&gt;&gt;

&gt;&gt; Ed Trout

&gt;&gt; Sent from my iPad

&gt;&gt;

&gt;&gt;&gt; On Mar 30, 2024, at 6:31 AM, Patty Sabates &lt;psabates48@gmail.com&gt; wrote:

&gt;&gt;&gt;

&gt;&gt;&gt; Hello Ed

&gt;&gt;&gt; I have copied Daniel from SD engineering (project manager) to provide you an update on the status of the work with the contractor.

&gt;&gt;&gt; Thank you

&gt;&gt;&gt; Patty Sabates Sent from my iPhone

&gt;&gt;&gt;

&gt;&gt;&gt;&gt; On Mar 29, 2024, at 8:27 PM, Ed Trout &lt;edtrout@me.com&gt; wrote:

&gt;&gt;&gt;&gt;

&gt;&gt;&gt;&gt; All...

&gt;&gt;&gt;&gt; I demand to know the status of renovations at our home, since nothing further has been done for over the last 3+ weeks, aside from the continued work on the tw

&gt;&gt;&gt;&gt;

&gt;&gt;&gt;&gt; Ed Trout &amp; Betty Cruz Siskind

&gt;&gt;&gt;&gt; 1737 NW 71st Ave

&gt;&gt;&gt;&gt; Sent from my iPad

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## Fwd: Unit owner notice for continuation of building repairs

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Ed Trout <[edtrout@me.com](mailto:edtrout@me.com)>

Mon, Apr 1, 2024 at 8:43 PM

To: "smartin" <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Sent from my iPhone

Begin forwarded message:

**From:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>

**Date:** April 1, 2024 at 7:34:51 PM EDT

**To:** Ed Trout <[Edtrout@mac.com](mailto:Edtrout@mac.com)>, Ed Trout <[edtrout@me.com](mailto:edtrout@me.com)>, Betty Siskind <[bettrysiskind@att.net](mailto:bettrysiskind@att.net)>, Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, Eric Richards <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>, Jay Sunrise Management Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>

**Subject:** Fwd: Unit owner notice for continuation of building repairs

Ed resending from desktop in case the first one did not allow you to open. attachement

Thanks

Patty

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

From: **Patty Sabates** <[psabates48@gmail.com](mailto:psabates48@gmail.com)>

Date: Mon, Apr 1, 2024 at 7:27 PM

Subject: Fwd: Unit owner notice for continuation of building repairs

To: Ed Trout <[edtrout@me.com](mailto:edtrout@me.com)>, Betty Siskind <[bettrysiskind@att.net](mailto:bettrysiskind@att.net)>, Jay <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>, Blaire Lapides <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, Eric Richards <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>

Ed

Attached is the letter that was approved today that will be mailed out to the unit owners of the 9 buildings currently in process I will also bring copies to the meeting tommorow for those unit owners as the mail takes its course. Let me know if you can open document. If not I will send from my desk top I hope this answers your questions. Yes, I would like to be able to plan my life as well. Restoration projects are never a fun process .

Thank you

Patty Sabates Sent from my iPhone

Begin forwarded message:

**From:** Patty Sabates <[PSabates@trumpmiami.com](mailto:PSabates@trumpmiami.com)>

**Date:** April 1, 2024 at 5:39:28 PM EDT

**To:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>

**Subject:** Unit owner notice for continuation of building repairs



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**Fwd: Status of Phase 4 renovations at 1737 NW 71st Ave.**

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**Betty Siskind** <bettysiskind@att.net>

Sat, Mar 30, 2024 at 7:51 AM

To: "miriam71" &lt;miriam71@comcast.net&gt;, "smartin" &lt;smartin@isccompany.net&gt;

Good morning . This was Patty's reply below. Like why can't she tell us! You know SHE KNOWS but won't say.

Thanks,

Betty Siskind

Begin forwarded message:

**From:** Ed Trout <edtrout@me.com>**Date:** March 30, 2024 at 7:45:47 AM EDT**To:** Betty Siskind <bettysiskind@att.net>**Subject:** Fwd: Status of Phase 4 renovations at 1737 NW 71st Ave.

Sent from my iPhone

Begin forwarded message:

**From:** Patty Sabates <psabates48@gmail.com>**Date:** March 30, 2024 at 6:31:27 AM EDT**To:** Ed Trout <edtrout@me.com>**Cc:** Jay Pietrafetta <jayp@sunrisemgtfl.com>, patty Sabates <psabates@yahoo.com>, Blaire Lapidés <bjlapides@bellsouth.net>, Daniel <daniel@s-deng.com>**Subject:** Re: Status of Phase 4 renovations at 1737 NW 71st Ave.

Hello Ed

I have copied Daniel from SD engineering (project manager) to provide you an update on the status of the work with the contractor.

Thank you

Patty Sabates Sent from my iPhone

On Mar 29, 2024, at 8:27 PM, Ed Trout <edtrout@me.com> wrote:

All....

I demand to know the status of renovations at our home, since nothing further has been done for over the last 3+ weeks, aside from the continued work on the two homes damaged during the roof renovations in this phase. We continue to have water pouring down on our patios front and back, when it rains, destroying the condition of our new front and rear patio pavers, because the gutters have not been replaced yet. Before this "renovation" we spent over

\$1,000 to have new gutters installed , and those new gutters were torn down. Not to mention that because the planned exterior trim renovation has not yet been started, like we were told, our screened patio, which we just paid over \$2,000 to have installed remains partially torn apart, when we were told it did not have to be touched. What is going on ??? I would like and deserve some answers !!

Ed Trout & Betty Cruz Siskind

1737 NW 71st Ave

Sent from my iPad



April 1, 2024

Subject: Important Notice: Building Structure

Dear Unit Owner,

We hope this message finds you well. As you are aware, the Association is in the process of a comprehensive roof and building repair project. We are writing to inform you about the next phase which for building structure repairs.

Shortly, the Association's engineer will be visiting the below buildings and begin marking the areas of the building that need repairs. The engineer will be marking the buildings with spray paint which will signify areas in need of repairs to the Contractor. Therefore, the Association wanted to advise you that this is completely normal and not to be alarmed should you see spray paint on your buildings. Thereafter, the Contractor anticipates that work will start on or about April 15, 2024, weather and other reasonable delays permitting.

1. Phase 3 – Building 16 - 1748,1752,1756,1760,1764 NW 72 Ave
2. Phase 3 – Building 17 - 1728,1732,1736,1740,1744 NW 72 Ave
3. Phase 3 – Building 18 – 1700, 1704, 1708, 1712, 1716, 1720, 1724 NW 72 Ave.
4. Phase 4 – Building 19 - 1701, 1705, 1709, 1713 NW 71 Ave.
5. Phase 4 – Building 20 – 1717, 1721, 1725, 1729, 1733, 1737 NW 71 Ave
6. Phase 4 – Building 21 - 1741,1745,1749,1753,1757 NW 71 Ave
7. Phase 4 – Building 22 – 1744, 1748, 1752, 1756, 1760, 1764 NW 71 Ave.
8. Phase 4 – Building 23 – 1724, 1728, 1732, 1736, 1740 NW 71 Ave.
9. Phase 4 – Building 24 – 1700, 1704, 1708, 1712, 1716, 1720 NW 71 Ave.

The items being worked on by the contractor during this final stage of the building repairs are as follows:

- Building façade repairs, where applicable;
- Removal and replacement of front and rear fences;
- Removal of wood banding around windows and doors;
- Removal of all decorative trellises and decorative wood beams;
- Removal and reinstall of windows for window opening where required for wood building repairs.
  - Please note, unit owners may have to replace windows at their expense if the windows are not in good repair or past their useful life and the windows must be removed in order to perform the building structural repair. Failure to ensure windows are in good repair may result in warranty of the window area being voided.
- Installation of new gutter system;
- Painting of building and trim;

As part of this project, the Association kindly requests your cooperation in performing the following tasks in order to prepare your unit for the building structure repairs.

1. **Removal of Antennas, Dishes, Security Cameras:**
  - Please ensure that any antennas, dishes, security cameras, or other items that are secured to the building that are in areas marked by the Association Engineer are removed prior to the start of the project.
2. **Clearing Personal Items within 5 Feet of Building Perimeter:**
  - For safety reasons, the unit owner must remove all personal items such as tables, furniture, exterior lights, and any expensive trees or flowers within 5 feet from the building perimeter in areas marked by the Engineer. These items should either be relocated or adequately protected from potential impact during the project.

- Please ensure all items secured to the fences/trellises are removed and placed away from the building or secured inside the unit.
3. **Car Removal**
- To ensure the unobstructed access to the building by the Contractor and to prevent potential damage to vehicles, the Association requires that cars not be parked in any spots directly in front of the buildings and instead be parked in guest parking away from the building beginning at 8 a.m. on the start date and for the duration of the project. Any vehicle parked in violation of this provision may be subject to towing at the owner's expense.
4. The contractor will provide signage containing unit numbers on the building while fences are being removed and installed to allow for unit owners to receive deliveries.

We appreciate your understanding and cooperation in ensuring the success of this important project. These measures are vital for the safety of everyone involved and will contribute to the overall improvement of our community.

If you have any questions or concerns regarding the repair project or the outlined tasks, please do not hesitate to contact the management office at [jayp@sunrisemgmt.com](mailto:jayp@sunrisemgmt.com) or 954-695-9200.

Thank you for your cooperation.

The Board of Directors  
Omega Villas Condominium Association, Inc.