

EXHIBIT 1H

Omega Villas Condominium Association, Inc.
Condominium Board Meeting Code of Conduct, Ethics and Decorum

Association Board meetings are defined as any gathering for the purpose of conducting Association business by the Members of the Board of Directors at which a quorum is present. Notice of Board meetings will be posted within the community and the Association website 48 hours (about two [2] days) in advance of the meeting. However, in certain circumstances (such as the adoption of assessments or some types of rules), written notice must be posted and provided to Members at least fourteen (14) days (about two [2] weeks) in advance of the Board meeting.

In accordance with Florida Law, an item of business that is not noticed may only be addressed on an emergency basis, such as situations involving sudden damage to a building, natural disasters, and similar events. Emergency actions must be ratified or approved at the Board's next properly noticed Board meeting at which a quorum of Directors is attained.

All Members of the Condominium Association Board have legal duties. These duties include a fiduciary duty of care and duty of loyalty to act in the Association's best interest.

When Directors join the Board, they are expected to read the governing documents.

This Association code of conduct is a document that outlines Board Members' legal, ethical, and behavioral responsibilities. In addition, includes meeting attendees' decorum during Board meetings.

1. Compliance with (and enforcement of) the Association's Governing documents

Enforcement of the Condominium Association bylaws and governing documents can present a variety of legal and practical challenges. But enforcement can become even more challenging when (i) the unit owner who is noncompliant is a Board Member, or (ii) the Board Members who are seeking to enforce other unit owners' obligations are not subjecting themselves to the same standards.

The Condominium Association Boards' Code of Conduct Includes the Following:

- Requires all Board Members to be less than ninety (90) days delinquent on their assessment and other obligations as unit owners.
- Requires all Board Members to consistently enforce unit owners' obligations regardless of an individual unit owner's identity or relationship to a Member of the Board and,
- Require Board Members to voluntarily resign if they fail to remedy a continuing violation of the Association's governing documents in a timely manner.

2. Confidentiality of Non-Public Association Matters:

Board Members should have a general obligation to maintain confidentiality with respect to all non-public Association matters. As unit owners, Board Members will receive questions from their neighbors regarding matters to which they have become privy in their official capacity. Discussing options that are on the table before a final decision is made, discussing matters that pertain to individual unit owners, and discussing other matters that have a potential legal implication can all lead to unnecessary issues for the Association.

3. Self-dealing and Other Conflict of Interest:

Board Members' duty of care and duty of loyalty requires that they make decisions in the Association's best interest when acting in their official capacity. While self-dealing and engaging in other conflicts of interest are prohibited regardless of whether the Association has incorporated in the code of Conduct.

The Condominium Association awards contracts through a competitive bid process and awards are based on the Association's best interest rather than the interest of any individual Board Member.

Exercising Due Care in All Association Matters:

All Board Members are required to exercise due care in connection with all Association matters. As Board Members are volunteers, it is important to acknowledge the importance and implications of their responsibilities.

- **Regular Attendance and Good-Faith Participation at Board Meetings:** Board Members are expected to regularly attend all meetings, whether in person or remotely. As Board Members you have an obligation to participate in all meetings in good faith.
- **Decisions that Impact the Association:** Board Members are required to exercise due care when making decisions that impact the Association.
- **Decisions that Impact Unit Owners:** The same obligation applies to all decisions that have a direct impact on unit owners. These decisions are among the most likely to lead to disputes and litigation. Dues increases, special assessments, changes to maintenance schedules, rules and regulations, improvement to common areas must be addressed carefully to protect the Association's best interests.
- **Financial Management and Accounting:** All Board Members are obligated to exercise due care in managing the Association finances and handling accounting matters.
- **Engaging outside Professionals:** From time to time, the Board may engage outside professionals when necessary. This may mean engaging accountants, lawyers, engineers, consultants, or other professionals depending on the specific issues under consideration. While Board Members should be capable of handling the day-to-day responsibilities independently, the Board should also make the right decision to seek outside help when matters exceed their knowledge or capabilities.

Board Of Directors Meeting Decorum

Condominium Board meetings decorum requires that participants know, understand, and comply with the rules. Decorum is the behavior considered to be correct, polite, and respectable. The Chairperson of the meeting is charged with enforcing the meeting decorum rules.

Consensus: The place for debate is inside the Board meeting. Once a vote is taken, Directors should not express dissenting views after the meeting. Decisions of the Board shall stand.

Digital Distractions: Maintain focus at meetings by turning off phones and other electronic devices that cause distractions. If access to messages is a priority, turn them to vibrate. Obviously, phones, computers and other devices may need to be used to show or look up information, but all Board Members can exert some self-control and give the agenda items their undivided attention. This will allow for the effectiveness of the meetings. Texting others in the meeting is discouraged. Take emergency calls outside of the meeting room.

Involvement: Board Members should remain engaged in between meetings. This includes preparing for the next meeting by reading and asking questions in advance.

Timeliness: To respect the time of all Board Members and unit owners in attendance, a quorum of the Board is necessary to conduct business. Be on time or arrive early. During meetings it helps avoid wasting time with questions that might be irrelevant or better addressed before or after the meeting. If you are going to be absent from a Board meeting, please email all Board Members so no one is waiting to start the meeting.

Adhere to the Time Restriction: All Board Members will have a speaking time limit of three (3) minutes, depending on the amount of business to be conducted and the overall time allotted for the meeting. Each Board Member should be respectful of other Members and plan their remarks to fit within the allotted time frame. If the chairman believes the speaker should have another minute or two, he or she may ask the Board if there is any objection to allow the speaker another two (2) minutes.

Be Recognized: The meeting chair has a responsibility to complete the agenda. If you have something to add to the discussion, ask to be recognized. This includes unit owners in attendance. All unit owners will be provided with the floor for three (3) minutes. No unit owner will be given another opportunity to speak until all unit owners present have had an opportunity to speak on the agenda being discussed at least once. Unit owners provided the floor a second time will be provided an additional one and a half (1.5) minutes to speak on the agenda item. Raise your hand or ask for the floor. Sidebar conversations are a distraction and rude to the person that has the floor. When Board Members or unit owners call out or interrupt, it is not only disrespectful, but it also slows things down.

Stay on the Topic: The Board Members will adhere to the agenda; it serves as a road map for the meeting. Frequent distractions at the meeting will not be tolerated. Be mindful of phrases and language.

Confidentiality: Information shared in a Board meeting may be sensitive, for instance grievances, contracts, or finances. Follow lines of communication for announcing Board news. Treat discussions and documents confidentially. Beware of posting Board news to social media.

Prepare: Preparations is a fiduciary duty. If there are any materials that need to be reviewed before the Board meeting, take the time to review them. This can include meeting agendas, financials, reports to name a few. Think about your input beforehand and compose any questions or concerns you may have. Many questions can be answered beforehand. Not coming prepared to Board meetings results in wasted time and repeated conversations from previous meetings.

Be sure the official governing documents are read and understood at the start of a term.

Culture of Respect: In a meeting, there will be different people with different opinions, and they all need to be listened to and respected. This means that all Board Members should avoid rolling their eyes, laughing or doing anything disrespectful to anyone. If a Board Member disagrees with someone's points, respond to them calmly and politely.

Be respectful and avoid being judgmental. Plan to listen more than you speak. The Board/unit owners' relationship should be appreciated to maximize organizations effectiveness.

All Board Members must refrain from attacking another Member or his/her motive. Board Members must avoid personalities, and under no circumstance can he or she attack or question the motives of another Member or call another Member a derogatory name. The issue, not the Member, is the subject of debate. The moment one Member begins to attack another Member, the Chairperson (President) will act immediately and decisively to stop the Member and prevent any recurrence.

Remain Calm: A Board Member may not always agree with what others have to say and that is okay. All Board Members are expected to find ways to voice their opinion without an outburst or putting others down. Everyone is entitled to their own opinion. If you disagree, go through the proper channels to share your concern and insight.

Contribute: There are many ways to contribute. Board Members bring knowledge and resources to the table. Exercise diplomacy and tact to make sure that everyone can contribute.

Don't Interrupt: Every speaker has the right to use his or her time to speak without interruption. All Board Members are expected to give each speaker the courtesy and respect to finish their sentence or train of thought, even if you're ready to move the conversation along. While you don't want to interrupt, it is important to stay on schedule and stick to the agenda. The agenda will help the Board stay on schedule with the meeting and allow the Board to prevent thoughts and conversations from dragging on longer than necessary. Any Board Member that engages in disruptive or unruly behavior of any kind will be asked to leave the meeting. All Board Members will be provided with two warnings. A third warning will result in the Board Member being asked to leave the meeting for the Board to be able

to continue conducting business. Trying to find out what Members have in common, rather than what divides them, is important in finding a resolution.

Be Concise: All Board Members are expected not to deviate from the main topic and stick to the agenda. This is important as it keeps the discussion on track and allows it to be more productive and effective.

Be Clear: When a Board Member speaks, they need to be clear. Project your voice so that everyone in attendance can understand you properly. By doing this, a Board Member will avoid people from asking you to repeat what you have said and delaying the meeting.

Motions, Seconds and Voting: As per Robert's Rules of Order, a second must follow a motion. If no one seconds an option, the motion dies. The Chair will not permit any side discussions to avoid deviating from the topic at hand. Following the Board discussion, the Chair can then call for a Board vote.

Open Forum: The Board will allow during a unit owner "open forum" at the end of the meeting. Any unit owner may speak once provided the floor for three (3) minutes. No owner will be permitted to speak again until all owners have been provided with the opportunity to speak once. Once a unit owner is provided with a second chance to speak, they will be provided with an additional one and a half (1.5) minutes on the floor.

The Chair has full discretion in closing all discussions. He/she can close the discussion if they feel the speaker is over their time limit, being repetitive, combative, or using inappropriate language.

The Board is not obliged to address items that are not on the meeting agenda. Instead, they can be included in an upcoming meeting.

Meeting Minutes: The Board Secretary is responsible for taking the minutes at each meeting and reading the minutes from the previous session as part of the proceedings. Meeting minutes serve as an official record of meetings for the Association. Minutes summarize motions made and actions taken, not a verbatim transcript of everything said during the meeting.

Celebrate: There will be successes and milestones to celebrate along the way. Recognize the good work of committees, Officers, and fellow Directors.

Any variations/changes/alterations of the above rules/decorum will require a majority vote of the Board.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all unit owners at their last known addresses.

This resolution was adopted by the Board of Directors on this ____ day of _____, 2024, and shall be effective on date herewith.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his/her hand and the seal of the Association this ____ day of _____, 2024.

Omega Villas Condominium Association, Inc.,
a not-for-profit Florida Corporation

By: _____
President, on behalf of the Board of Directors

CERTIFICATE

The undersigned hereby certifies that he/she is the Secretary of Omega Villas Condominium Association Inc., a corporation organized and existing under the laws of the State of Florida; that the foregoing is true and correct copy of a resolution adopted at a meeting of the Board of Directors of said corporation held on this ____ day of _____, 2024, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this ____ day of _____, 2024.

Omega Villas Condominium Association, Inc.
a not-for-profit Florida Corporation

By: _____
Secretary

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
CORPORATE RESOLUTION FOR RECORDS INSPECTIONS
AND CERTIFIED INQUIRIES

WHEREAS the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for records inspections and certified inquiries. For purposes of the Rules pertaining to records and inquiries, the use of the term Owner includes the Owner's authorized representative and any person authorized to inspect and/or obtain copies of the Association's official records as set forth in the Florida's Condominium Act; and

BE IT RESOLVED THAT:

1. The official records of the Association are open to inspection by any owner or the authorized representative of the said owner at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at a reasonable expense, if any, to the owner after an inspection of the records occurs. The Association is permitted to adopt reasonable rules regarding the frequency, time, location, notice and manner of record inspections and copying. The Rules are as follows:
 - a. Any owner who wishes to review the official records of the Association pursuant to the Florida Condominium Act shall be entitled to review all official records that are specifically identified which are not otherwise protected from inspection as set forth in §718.111(12), Florida Statutes; however, an owner may not request to review these same official records again during the next twelve (12) calendar months following the initial review of the records.
 - b. The Association is only obligated to accept and respond to the first two (2) records inspection requests within any thirty (30) day period. Submitted in the manner as set forth herein. Any additional records inspection requests will not be accepted or responded to until they are properly resubmitted and so long as they (along with any new records inspections requests) do not exceed two (2) requests within any thirty (30) day period.
 - c. If the Association does not have the records requested or the request is for records not considered official records of the Association, the Association will not be required to fulfill the request.
 - d. The request to inspect official records must be submitted in writing via U.S. Mail certified return receipt to the Board, care of its Management Office. Requests by facsimile or electronic mail (e-mail) are not deemed proper written requests for inspection of official records. The official records will be made available for inspection within ten (10) working days after receipt of the written request. For purposes herein, "working days" means Monday through Friday, not including Legal Holidays. The location for the inspection is at the location that shall be designated by the Management Office in accordance with the condominium act.

- e. The official records of the Association will be available for inspection for no more than two (2) hours per inspection on any day designated or agreed to by the parties. The Owner is not permitted to remove the official records from the inspection location nor is the Owner permitted to alter or destroy said records. A fee of \$0.25 cents per page will be charged should copies be requested and shall be paid before the records are copied. This will be done AFTER the records inspection takes place and not during the records inspection. The records may be photographed at the time of the inspection by the unit owner only or their designated representative on their phone or ipad or photocopied if the unit owner brings their own copier or scanner.
- f. In order to confirm that someone has been authorized by the record title holder of the unit to make a records inspection request, the record title holder must advise the Association in writing that the person is authorized to make such request and have their signature notarized to authenticate the owner's signature. Persons not authorized, will not be permitted to inspect Association records even if the person is an occupant of the Association. Tenants shall only be entitled to review those documents permitted by the Florida Statutes.
- g. At no time during the inspection is the manager or Association representative obligated to sit down and hand pick the documents or explain the documentation. Records inspections are for inspection of records only and if there are any questions relating to the documents, unit owners must provide a written inquiry as set forth below. Demanding copies without an inspection is not provided per the statute and will not be provided by the Association.

2. When an Owner files a written inquiry:

- a. A unit owner certified inquiry must be sent certified mail return receipt requested to the Board care of the Management Office.
- b. The Association is only obligated to respond to one written inquiry per unit in any given thirty (30) day period. In such a case, any additional inquiry or inquiries must be responded to in the subsequent thirty (30) day period, or periods, as applicable.
- c. The Board shall respond in writing to the Owner within thirty (30) days after receipt of the inquiry. The Board's response shall either give a substantive response to the inquirer, notify the inquirer that a legal opinion has been requested, or notify the inquirer that advice has been requested from the Department of Business & Professional Regulations (DBPR). If the Board requests advice from the DBPR, the Board shall, within ten (10) days of its receipt of the advice, provide in writing a substantive response to the inquirer. If a legal opinion is requested, the Board shall, within sixty (60) days after the receipt of the inquiry, provide in writing a substantive response to the inquiry.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all unit owners at their last known addresses.

This resolution was adopted by the Board of Directors on this ____ day of _____, 2024, and shall be effective on date herewith.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his/her hand and the seal of the Association this ____ day of _____, 2024.

Omega Villas Condominium Association, Inc.,
a not-for-profit Florida Corporation

By: _____
President, on behalf of the Board of Directors

CERTIFICATE

The undersigned hereby certifies that he/she is the Secretary of Omega Villas Condominium Association Inc., a corporation organized and existing under the laws of the State of Florida; that the foregoing is true and correct copy of a resolution adopted at a meeting of the Board of Directors of said corporation held on this ____ day of _____, 2024, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this ____ day of _____, 2024.

Omega Villas Condominium Association, Inc.
a not-for-profit Florida Corporation

By: _____
Secretary

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
CORPORATE RESOLUTION FOR COMMUNICATIONS

WHEREAS the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for how all unit owners and Vendors shall communicate to the Board for the Association in order to avoid any miscommunication, abuse or tortious interference with their business relations; and

WHEREAS the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for how Board Members shall communicate with all unit owners of the Association and with vendors of the Association; and

WHEREAS, the Association's management company is Sunrise Management and will provide management services to the Association and other vendors for the restoration/40-year certification project. The Manager and President are in charge of all daily events with Management and Vendors. From time to time, the Board may appoint another Board Member to serve as the liaison. All other Board Members are required to seek any information through the liaison(s).

WHEREAS, the Board has hired the Firm of Juda Eskew, to provide all accounting services to the Association. The Manager and Treasurer are in charge of all Accounts Receivable and Accounts Payable with Management and Vendors and shall be the only liaisons for the Board. From time to time, the Board may appoint another Board Member to serve as the liaison. All other Board Members are required to seek any information through the liaison(s).

WHEREAS the Board has retained Hollander, Goode & Lopez PLLC to provide legal services for the Association and the Board appointed the President at a duly noticed meeting to be the liaison for the Board along with the Manager. From time to time, the Board may appoint another Board Member to serve as the liaison. All other Board Members are required to seek any information through the liaison(s).

WHEREAS the Board is using Hector Medina from Loomis for their insurance needs and the Board appointed the President and the Manager to be their liaison for the Board.

BE IT RESOLVED THAT:

All unit owners of the Association who wish to convey any information, issue a complaint, or request information from the Association regarding Community issues, (regardless of the type of information that is being conveyed including but not limited to: notice of violations, request for information, or assistance regarding maintenance or other issues related to the common elements) shall PUT ALL COMMUNICATIONS IN WRITING AND SEND by certified mail to Sunrise Management, 8181 W. Broward Blvd., Suite 380, Plantation, FL 33324 or to such other management company that the Association shall from time to time designate. Upon receipt of the written correspondence, Management will convey the complaint to the President who shall determine whether to provide a response or shall forward same to the lawyer if appropriate and advise the unit owner when to expect a response to the written request.

All unit owners of the Association, who wish to convey any information, issue a complaint, or request information from the Association regarding ACCOUNTING ISSUES, (regardless of the type of information that is being conveyed including but not limited to: a change of address, requests for information on ledgers, special assessments, or other Association financial issues) shall PUT ALL COMMUNICATIONS IN WRITING AND SEND by certified mail to Juda Eskew and Associates, PA, 8211 W. Broward Blvd, Suite PH1, Plantation, Florida 33324 with a copy to the Treasurer at Sunrise Management, 8181 W. Broward Blvd., Suite 380, Plantation, FL 33324 or to such other accountant that the Association shall from time to time designate. Upon receipt of the written correspondence, the accountant will provide a response or shall forward same to the lawyer if appropriate and advise the unit owner when to expect a response on the written request.

Under no circumstances are any unit owner(s) or Board Members allowed to communicate directly with the Vendors of the association unless it is part of their official duties of the Association, and they are designated as the liaison for that purpose. Any communications directly to the Vendors without Board approval shall be deemed to tortious interference with the Board's ability to conduct Association business as the Board is attempting to control costs for the Vendors and maintain consistency with the liaison and the Vendor.

Unit Owners shall not directly communicate with only a Board Member and expect any results from oral communications made to any Board Member while they are on the property. Nor does any single Board Member have the authority to provide or agree to perform maintenance, repairs, or replacements at the expense of the Association. All actions taken by the Board must be performed with Board approval by a majority of the Board at a duly noticed meeting.

Should any unit owner or Board Member wish to have their issues heard by the Board, a written request may be made to management so that the issue may be placed on the agenda for the next Board meeting.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all unit owners at their last known addresses.

This resolution was adopted by the Board of Directors on this _____ day of _____, 2024, and shall be effective on date herewith.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his/her hand and the seal of the Association this _____ day of _____, 2024.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
a not-for-profit Florida Corporation

By: _____
President, on behalf of the Board of Directors

CERTIFICATE

The undersigned hereby certifies that he/she is the Secretary of OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC., a corporation organized and existing under the laws of the State of Florida; that the foregoing is true and correct copy of a resolution adopted at a meeting of the Board of Directors of said corporation held on this _____ day of _____, 2024 at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this _____ day of _____, 2024.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
a not-for-profit Florida Corporation

By: _____
Secretary



**Juda-Eskew
& ASSOCIATES, P.A.**

Certified Public Accountants Since 1984

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Plantation, FL 33324

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Omega Villas Condominium Association Inc.

Plantation, Florida

Dear Unit Owners

It has come to the Board's attention that certain individuals within the condominium phases have been spreading misinformation throughout the community in an attempt to mislead unit owners to support a recall effort against the current Board. The Board personally feels that this misinformation is intended solely to gain control of the Board and attempt to stop the necessary construction related to the building exterior restoration project.

The letters list a span of 22 years of alleged grievances, some of which predate the current Board Members and Management. By way of example, no one from the current management company or Board was in a position of power when the 2001 roof loan and repairs were completed. Nonetheless, Mr. Shawn Martin somehow attempts to attribute this to the current Board. Moreover, simply focusing on the recent years mentioned in his letter will reflect that Mr. Martin is misrepresenting facts to the membership.

As many unit owners are aware, the Association is in the process of conducting a large-scale renovation project which is intended to address roof repairs, exterior walls, fences, and painting. This project is being backed by an Association loan that the Board has spent years working with its accountant to secure. Unfortunately, historically both past and present unit owners have always voted to waive reserves for years in an attempt to keep maintenance fees low. As a result, the Association did not have sufficient funds necessary to replace roofs and perform repairs. Nonetheless, the Association worked with its accountant to obtain a loan with a line of credit financed through Popular Bank which can only be used for the 40-Year Building Recertification. However, the bank would not fund the full amount of the project initially. The Board thus began to pass a series of special assessments each year to begin saving for these projects. These funds have been placed in a separate special assessment account. The Board has also spent substantial time negotiating with a contractor to reduce project costs and implement cost savings in the overall project. The Board is also proposing various votes to the membership to remove items (such as trellises and wood banding around windows) to further reduce future maintenance and repair costs and the overall cost of the project.

Mr. Martin alleges that the Board has failed to make smart community budgets and make budget cuts to create budgets that better suit the community. He asserts that the maintenance fees have gone up dramatically over the last several years. Enclosed please find a budget comparison over

the last several years showing the increases in each budget line item. While the Association maintenance fees increased for the 2024 budget, it is almost entirely due to substantial insurance cost increases that are affecting condominiums statewide. Mr. Martin claims that he has a finance degree and has suggested creative finance strategies to correct this for 2024. However, he fails to set forth any proposed solutions to deal with the insurance increases affecting the Association and has NEVER mentioned any proposed solutions to any members of the Board. The Board believes that Mr. Martin does not have a viable plan.

Unfortunately, the insurance fallout is systemic. Many insurance carriers have left Florida, stopped writing policies, or have entered receivership. This is partly done in response to the Surfside disaster, increasing insurance litigation and claims in Florida. This has severely reduced the number of insurance carriers available to service the entire state for all condominiums. A lack of supply has resulted in substantially increased prices across the state for condominiums. The Association brought in its insurance agent and accountant to discuss this problem at meetings, including its budget meeting. Unfortunately, insurance makes up the majority of the Association budget and thus, is simply not something the Board can control. Below are some articles that show what other condominiums throughout Florida are experiencing.

<https://www.wesh.com/article/florida-condos-property-insurance-hike/45838826>

<https://www.sun-sentinel.com/2023/10/30/condo-reserve-rules-and-rising-insurance-costs-could-lead-to-foreclosure-crisis-people-are-going-to-be-losing-their-homes/>

Mr. Martin suggests that the Association is purchasing “too much insurance” as an explanation for these increases. This is simply false and reflects a clear misunderstanding of the industry and condominium law. The Association is obligated to maintain insurance at full replacement value. Section 718.111(11)(a) states that “Adequate property insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, must be based on the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The replacement cost must be determined at least once every 36 months.” The Association is obligated to maintain insurance to cover full replacement cost of all of the buildings in the community. This is also a requirement of the Association loan to fund the repair projects. Thus, Mr. Martin is asserting that less insurance can be obtained which be a violation of the Condominium Act and its loan. As further evidence of his complete lack of understanding of condominium law, he cites to provisions of Chapter 723(the Mobile Home Act) or consistently refers to Omega Villas a Homeowners Association which is incorrect and has absolutely no relevance/application to Condominiums.

Mr. Martin further asserts that he tried to perform a recall in 2008-2009 to recall the Board at that time, and the Association hired an attorney to fight the recall. He asserts that his mistake was not using the proper State of Florida format for recall petition which he couldn't locate at that time.

While these were likely additional reasons for the failed recall, the Order actually sets forth that at least seven (7) ballots were rejected because they were not signed by the actual Owner of the unit. This was the basis for the arbitrator's decision to reject the recall. Mr. Martin instead tries to paint the picture that the Association defense of an illegal recall effort is somehow improper despite the Association winning the case and being legally correct.

Mr. Martin further makes misrepresentations about the 2024 renovation project. He asserts that there are "side deals" and that various provisions aren't addressed. For example, he states that the front and back privacy fences are not included as part of this project. This is simply incorrect. The contract with Austro Construction, Inc. specifically includes as part of the Engineer's scope of work which is attached as Exhibit A to the agreement. Moreover, the contract specifically includes design drawings for the fences.

Additionally, under the governing documents, windows are the responsibility of individual unit owners. As part of the project, the Contractor is performing major repair work to the walls. Some windows may need to be removed and reinstalled. If the unit owners window is code compliant, they will be able to be reinstalled. If the window is not code compliant, it will be the owner's obligation to contract and pay for those windows. In an effort to assist unit owners, the Association Board negotiated pricing with the Contractor for windows and sliding glass doors which is set forth in the Contract. Similarly, the unit owners are responsible for the maintenance, repair, and replacement of screening. The Association cannot include these items as part of the special assessment project as they are individual unit owner responsibilities.

Mr. Martin wants to save money and reduce expenses, but also states that the Association should be addressing the parking lots, sidewalks, tennis court, and "any other common element that needs renovating. The Association is already incurring and performing a 4.85-million-dollar project, yet he wishes to add additional items to the project but simultaneously claims that assessments are too high. One cannot have their cake and eat it too.

These are just a small list of the misrepresentations he is making to the membership in an effort to convince unit owners to execute a recall ballot. Do NOT fall for this misinformation. Board Members encourage unit owners to attend meetings and/or reach out through the Association website.

Omega Villas
Financial Comparisons

	2017	2018	2019	2020	2021	2022	2023	2024
Water & Sewer	\$ 35,000	\$ 24,000	\$ 28,000	\$ 25,000	\$ 28,500	\$ 30,000	\$ 30,000	\$ 33,400
Trash Removal	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 500	\$ 500
Electricity	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 12,000	\$ 13,980
Lawn Maint & Mulch	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000	\$ 43,000
Fertilization	\$ -	\$ 12,600	\$ 10,000	\$ 5,000	\$ 5,000			
Tree Trimming	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 15,000	\$ 12,500	\$ 12,500
Landscape Replacement	\$ 1,500	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,000	\$ -
Pest & Crtier Services			\$ 2,500	\$ 2,500	\$ 1,500	\$ 3,000	\$ 3,500	\$ 3,500
White Fly Exterminating	\$ 3,500							
Gen. Repairs & Maint	\$ 15,000	\$ 15,000	\$ 15,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 15,000	\$ 12,000
Repairs-Fence	\$ 1,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,000	\$ -
Repairs-Irrigation	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Repairs-Streetlights	\$ 2,500	\$ 4,500	\$ 2,500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Repairs-Electrical	\$ 1,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,000
Repairs-Alarms/Monitor				\$ 1,200	\$ 1,200	\$ 500	\$ 500	\$ 250
Repairs-Roof				\$ 2,500	\$ 2,500	\$ 2,500	\$ 500	\$ -
Pool Contract	\$ 5,400	\$ 5,700	\$ 5,700	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800	\$ 5,800
Pool & Spa Repair	\$ 5,500	\$ 5,500	\$ 5,500	\$ 4,500	\$ 4,500	\$ 4,000	\$ 2,000	\$ 2,000
Audit & Tax	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 4,500	\$ 5,000	\$ 5,000
Legal	\$ 10,000	\$ 8,000	\$ 8,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Postage/Printing/Admin	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,500	\$ 3,500	\$ 4,500	\$ 4,500	\$ 6,500
Property Security Detail	\$ 2,500	\$ 1,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,500	\$ 250
Web Site	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Insurance	\$ 140,000	\$ 130,000	\$ 110,000	\$ 110,000	\$ 120,000	\$ 172,000	\$ 423,500	\$ 1,400,000
Taxes, Licenses, Fees	\$ 650	\$ 650	\$ 650	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Div of Land Sales Fees	\$ 512	\$ 512	\$ 512	\$ 512	\$ 512	\$ 512	\$ 512	\$ 512
Video Cameras	\$ 1,200	\$ 1,800	\$ 1,800	\$ 2,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 1,000
Clubhouse Alarm Monitor				\$ 520	\$ 520	\$ 1,320	\$ 1,320	\$ 1,320
Capital Improvements	\$ 10,000	\$ 10,000						
Payroll & Related Costs	\$ 57,600	\$ 65,333	\$ 65,300	\$ 70,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
Bad Debt	\$ 15,000	\$ 10,000	\$ 5,000	\$ 5,000				
Common Area Budget	\$ 397,362	\$ 391,895	\$ 359,762	\$ 360,032	\$ 362,032	\$ 417,332	\$ 655,832	\$ 1,632,212
Landscape Replacement	\$ 2,500	\$ 11,000	\$ 6,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 1,700	\$ -
Exterminating	\$ 2,000	\$ 6,000	\$ 4,000	\$ 2,000	\$ 2,000	\$ 5,000	\$ 2,950	\$ 2,200
Termite	\$ 20,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -
Gen. Repairs & Maint	\$ 15,500	\$ 14,500	\$ 15,500	\$ 13,500	\$ 13,500	\$ 9,500	\$ 5,500	\$ 5,500
Repairs - Roof	\$ 20,500	\$ 24,000	\$ 14,000	\$ 17,500	\$ 17,500	\$ 7,500	\$ -	\$ -
Legal Fees	\$ 10,000	\$ -	\$ -					
Accounting	\$ 13,800	\$ 13,800	\$ 15,000	\$ 14,100	\$ 14,000	\$ 14,401	\$ 14,401	\$ 14,401
Management	\$ 10,800	\$ 10,800	\$ 12,000	\$ 13,200	\$ 18,000	\$ 14,500	\$ 14,500	\$ 18,000
Bad Debt				\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,750	\$ 3,750
Phase Budget	\$ 95,100	\$ 90,100	\$ 72,000	\$ 74,800	\$ 79,500	\$ 60,401	\$ 42,801	\$ 43,851
TOTAL BUDGET	\$ 492,462	\$ 481,995	\$ 431,762	\$ 434,832	\$ 441,532	\$ 477,733	\$ 698,633	\$ 1,676,063

From 2017 to 2021, insurance costs averaged
26.34% of the total budget.
In 2022, insurance was 36.00% of the budget.
In 2023, it is 60.62%. In 2024, it will be 83.53%

Fwd: Signed Resolution

Blaire Lapides <bjlapides@bellsouth.net>

Tue, Apr 9, 2024 at 2:44 PM

To: "Patty Sabates" <canon22222@aol.com>, "Eric Richards" <ericcrichards@gmail.com>, "Elizabeth P" <elizabeth.palen@hotmail.com>, "Maritza Wilhelm" <maritzawilhelm@yahoo.com>, "MIRIAM TIRADO" <miriam71@comcast.net>, "Shawn Martin" <smartin@isccompany.net>, "Maude King Bruce" <maudekbruce2@gmail.com>, "Marjorie Thomas" <mcthom71@gmail.com>

All,

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Eric-this can be uploaded to the website.

Please forgive any typos.

Sent from my iPhone

Begin forwarded message:

From: Jay Pietrafetta <jayp@sunrisemgtfl.com>

Date: April 9, 2024 at 2:24:58 PM EDT

To: Blaire Lapides <bjlapides@bellsouth.net>

Subject: Signed Resolution

JAY PIETRAFETTA

President

Re: Signed Resolution

Shawn Martin <smartin@isccompany.net>

Wed, Apr 10, 2024 at 12:21 PM

To: "Blair Lapidés" <bjlapides@bellsouth.net>

Cc: <canon22222@aol.com>, <ericcrichards@gmail.com>, <elizabeth.palen@hotmail.com>, <maritzawilhelm@yahoo.com>, <miriam71@comcast.net>, <maudekbruce2@gmail.com>, <mcthom71@gmail.com>

This will likely be an Exhibit too in the various case files. We need to be cognizant that we are protecting all official information and documentation.

Thanks for your consideration,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

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



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Apr 9 2024, at 2:44 pm, Blair Lapidés <bjlapides@bellsouth.net> wrote:

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JAY PIETRAFETTA

President

Omega Villas Condominium Association, Inc.
Condominium Board meeting Code of Conduct, Ethics and Decorum

Association Board meetings are defined as any gathering for the purpose of conducting Association business by the Members of the Board of Directors at which a quorum is present. Notice of Board meetings will be posted within the community and the Association website 48 hours (about 2 days) in advance of the meeting. However, in certain circumstances (such as the adoption of assessments or some types of rules), written notice must be posted and provided to Members at least 14 days (about 2 weeks) in advance of the Board meeting.

In accordance with Florida Law, an item of business that is not noticed may only be addressed on an emergency basis, such as situations involving sudden damage to a building, natural disasters, and similar events. Emergency actions must be ratified or approved at the Board's next properly noticed Board meeting at which a quorum of Directors is attained.

All Members of the Condominium Association Board have legal duties. These duties include a fiduciary duty of care and duty of loyalty to act in the Association's best interest.

When Directors join the Board, they are expected to read the governing documents.

This Association Code of Conduct is a document that outlines Board Members' legal, ethical, and behavioral responsibilities. In addition, includes meeting attendees' decorum during Board meetings.

1. Compliance with (and enforcement of) the Association's Governing documents

Enforcement of the Condominium Association bylaws and governing documents can present a variety of legal and practical challenges. But enforcement can become even more challenging when (i) the unit owner who is noncompliant is a Board Member, or (ii) the Board Members who are seeking to enforce other unit owners' obligations are not subjecting themselves to the same standards.

The Condominium Association Boards' Code of Conduct Includes the Following:

- Requires all Board Members to be less than ninety (90) days delinquent on their assessment and other obligations as unit owners.
- Requires all Board Members to consistently enforce unit owners' obligations regardless of an individual unit owner's identity or relationship to a Member of the Board and,
- Require Board Members to voluntarily resign if they fail to remedy a continuing violation of the Association's governing documents in a timely manner.

2. Confidentiality of Non-Public Association Matters:

Board Members should have a general obligation to maintain confidentiality with respect to all privileged matters and personnel matters which are non-Membership Association matters. As unit owners, Board Members will receive questions from their neighbors regarding matters to which they have become privy in their official capacity. Discussing options that are on the table before a final decision is made, discussing matters that pertain to individual unit owners, and discussing other matters that have a potential legal implication can all lead to unnecessary issues for the Association.

3. Self-dealing and Other Conflict of Interest:

Board Members' duty of care and duty of loyalty requires that they make decisions in the Association's best interest when acting in their official capacity. While self-dealing and engaging in other conflicts of interest are considered a breach of fiduciary duty and are legally prohibited regardless of whether the Association has incorporated in the Code of Conduct.

The Condominium Association awards contracts through a competitive bid process and awards are based on the majority of the vote of the Board in order to provide Association's best interest rather than the interest of any individual Board Member.

Exercising Due Care in All Association Matters:

All Board Members are required to exercise due care in connection with all Association matters. As Board Members are volunteers, it is important to acknowledge the importance and implications of their responsibilities.

- **Regular Attendance and Good-Faith Participation at Board Meetings:** Board Members are expected to regularly attend all meetings, whether in person or remotely. Board Members have an obligation to participate in all meetings in good faith and to participate in the committees and participate with the Membership to better our community.
- **Decisions that Impact the Association:** Board Members are required to exercise due care when making decisions that impact the Association.
- **Decisions that Impact Unit Owners:** Board Members are required to exercise due care to all decisions that have a direct impact on unit owners. These decisions are among the most likely to lead to disputes and litigation. Maintenance dues increases, special assessments, changes to maintenance schedules, rules and regulations, improvement to common areas must be addressed carefully to protect the Association's best interests and to comply with their fiduciary duties to fulfil the statutory, city and county requirements.
- **Financial Management and Accounting:** All Board Members are obligated to exercise due care in managing the Association finances and handling accounting matters.
- **Engaging outside Professionals:** From time to time, the Board may determine a need for outside professionals. This may mean engaging accountants, lawyers, engineers, consultants, or other professionals depending on the specific issues under consideration. While Board Members should be capable of handling the day-to-day responsibilities independently, the Board should also make the right decision to seek outside help when matters exceed their knowledge or capabilities in order to use their best business judgment to make decisions on behalf of the Association.

Board of Directors Meeting Decorum

Condominium Board meetings decorum requires that participants know, understand, and comply with the rules. Decorum is the behavior considered to be correct, polite, and respectable. The Chairperson of the meeting is charged with enforcing the meeting decorum rules.

Consensus: The place for debate is inside the Board meeting. Once a vote is taken, Directors should not express dissenting views after the meeting. Decisions of the Board shall stand and unity on the Board will assist Membership in working with the Board.

Digital Distractions: Maintain proper decorum and focus at meetings by turning off phones and other electronic devices that cause distractions. If access to messages is a priority, turn devices to vibrate. Obviously, phones, computers and other devices may need to be used to show or look up information, but all Board Members can exert some self-control and give the agenda items their undivided attention. This will allow for the effectiveness of the meetings. Texting others in the meeting is discouraged. Take emergency calls outside of the meeting room.

Involvement: Board Members should remain engaged in between meetings. This includes preparing for the next meeting by reading and asking questions in advance.

Timeliness: To respect the time of all Board Members and unit owners in attendance, a quorum of the Board is necessary to conduct business. Board Members need to be on time or arrive early. During meetings it helps avoid

wasting time with questions that might be irrelevant or better addressed before or after the meeting. If a Board Member is going to be absent from a Board meeting, please email all Board Members so no one is waiting to start the meeting.

Adhere to the Time Restriction: All Board Members will have a speaking time limit of 3 minutes, depending on the amount of business to be conducted and the overall time allotted for the meeting. Each Board Member should be respectful of other Members and plan their remarks to fit within the allotted time frame. If the Chairperson believes the speaker should have another minute or two, the Chairperson may ask the Board if there is any objection to allow the speaker another two (2) minutes.

Be Recognized: The meeting chair has a responsibility to complete the agenda. If a Board Member or unit owner has something to add to the discussion, ask to be recognized. All unit owners will be provided an opportunity to speak on the floor for three (3) minutes regarding anything on the agenda. No unit owner will be given another opportunity to speak until all unit owners present have had an opportunity to speak on the agenda being discussed at least once. Unit owners provided the floor a second time will be provided an additional one and a half (1.5) minutes to speak on the agenda item. Anyone seeking to be recognized must raise their hand or ask for the floor. The Board seeks to avoid arguments or increased volume in the room, so they seek to avoid sidebar conversations as they are a distraction and rude to the person that has the floor. When Board Members or unit owners call out or interrupt, it is not only disrespectful, but it also slows things down.

Stay on the Topic: The Board Members will adhere to the agenda; it serves as a road map for the meeting. Frequent distractions at the meeting will not be tolerated. Be mindful of phrases and language.

Confidentiality: Information shared in a Board meeting may be sensitive, for instance grievances, contracts, or finances. Follow lines of communication for announcing Board news. Treat discussions and documents confidentially. Beware of posting Board news to social media as defamation occurs when a third party is provided our Association information, and we want to avoid any lawsuits.

Prepare: Board Members shall prepare for meetings as it is their fiduciary duty. If there are any materials that need to be reviewed before the Board meeting, the Board Members shall take the time to review them. This can include meeting agendas, financials, reports to name a few. Board Members must think about their input beforehand and compose any questions or concerns they may have. Many questions can be answered beforehand. Not coming prepared to Board meetings results in wasted time and repeated conversations from previous meetings.

Board Members shall be sure the official governing documents are read and understood at the start of a term and reference the governing documents throughout their term and as a reference point for many Board conversations.

Culture of Respect: In a meeting, there will be different people with different opinions, and they all need to be listened to and respected. This means that all Board Members should avoid rolling their eyes, laughing or doing anything disrespectful to anyone. If a Board Member disagrees with someone's points, the Board Member shall respond to them calmly and politely.

Be respectful and avoid being judgmental. Board Members plan to listen more than speak. The Board/unit owners' relationship should be appreciated to maximize organizations effectiveness.

All Board Members must refrain from attacking another Board Member or his/her motive or personal attacks as it is unprofessional to do so. Board Members shall avoid personality disputes, and under no circumstance can he or she attack or question the motives of another Board Member or call another Board Member a derogatory name. The issue, not the Board Member, is the subject of debate. The moment one Board Member begins to attack another Board Member, the Chairperson shall be entitled to act immediately and decisively to stop the Board Member and prevent any recurrence.

Remain Calm: A Board Member may not always agree with what others have to say but Board Members are expected to find ways to voice their opinion without an outburst or putting others down. Everyone is entitled to their own opinion. If you disagree, go through the proper channels to share your concern and insight without making a personal attack in response.

Contribute: There are many ways to contribute. Board Members bring knowledge and resources to the table. All Board Members must exercise diplomacy and tact to make sure that everyone can contribute.

Don't Interrupt: Every speaker has the right to use his or her time to speak without interruption. All Board Members and owners are expected to give each speaker the courtesy and respect to finish their sentence or train of thought. It is important to stay on schedule and stick to the agenda. The agenda will help the Board stay on schedule with the meeting and allow the Board to prevent thoughts and conversations from dragging on longer than necessary. Any Board Member/owner that engages in disruptive or unruly behavior of any kind will be asked to leave the meeting. All Board Members/owners will be provided with two warnings. A third warning will result in the Board Member/owner being asked to leave the meeting for the Board to be able to continue conducting business. Trying to find out what Members have in common, rather than what divides them, is important in finding a resolution.

Be Concise: All Board Members are expected not to deviate from the main topic and stick to the agenda. This is important as it keeps the discussion on track and allows it to be more productive and effective.

Be Clear: When a Board Member/owner speaks, they need to be clear. They need to project their voice so that everyone in attendance can understand you properly. By doing this, a Board Member/owner will avoid people from asking for the statements to be repeated and delaying the meeting.

Motions, Seconds and Voting: As per Robert's Rules of Order, a Board Member will make a motion and a second must follow a motion. If no one seconds a motion, the motion dies. The Chair will not permit any side discussions to avoid deviating from the topic at hand. After the motion is made and seconded, following the discussion, the Chair can then call for a Board vote.

Open Forum: The Board will allow during a unit owner "open forum" at the end of the meeting. Any unit owner may speak once provided the floor for three (3) minutes. No owner will be permitted to speak again until all owners have been provided with the opportunity to speak one time. Once a unit owner is provided with a second chance to speak, they will be provided with an additional minute and a half (1.5) minutes on the floor.

The Chair has full discretion in closing all discussions. The Chair can close the discussion if they feel the speaker is over their time limit, being repetitive, combative, or using inappropriate language.

The open forum must be on the agenda items as the Chair is not obliged to address items that are not on the meeting agenda. Instead, new issues can be included in an upcoming meeting should the Chair decide to put same on the agenda.

Meeting Minutes: The Board Secretary is responsible for taking the minutes at each meeting and reading the minutes from the previous session as part of the proceedings unless the Board votes to waive the reading. Meeting minutes serve as an official record of meetings for the Association's motions and approval of same. Minutes summarize motions made and actions taken, not a verbatim transcript of everything said during the meeting.

Celebrate: There will be successes and milestones to celebrate along the way. Recognize the good work of committees, Officers and fellow Directors as remembering they are volunteers.


Any variations/changes/alterations of the above rules/decorum will require a majority vote of the Board at a duly noticed meeting.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all unit owners at their last known addresses.

This resolution was adopted by the Board of Directors on this 2nd day of APRIL, 2024, and shall be effective on date herewith.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his/her hand and the seal of the Association this 2nd day of APRIL, 2024.

Omega Villas Condominium Association, Inc.,
a not-for-profit Florida Corporation

By: 
President, on behalf of the Board of Directors

CERTIFICATE

The undersigned hereby certifies that he/she is the Secretary of Omega Villas Condominium Association Inc., a corporation organized and existing under the laws of the State of Florida; that the foregoing is true and correct copy of a resolution adopted at a meeting of the Board of Directors of said corporation held on this 2nd day of APRIL, 2024, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this 2nd day of APRIL, 2024.

Omega Villas Condominium Association, Inc.
a not-for-profit Florida Corporation

By: 
Secretary

Shawn Martin <smartin@isccompany.net>

Re: Signed Resolution

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