

EXHIBIT 6



Invoice

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave Plantation, FL 33317-1609
www.plantation.org



BILL TO ↓

OMEGA VILLAS 1 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

INVOICE DATE 07/31/2023

INVOICE NUMBER CDEN026871

DUE DATE Upon Receipt

TYPE OF BILLING Code Enforcement Fine

Case CE21-01556 \$75 per day / Folio
494134BJ0010-0310

LOCATION ADDRESS 950 S Pine Island Rd

DATE	DESCRIPTION	AMOUNT	BALANCE
07/31/2023	July 2023 Fine	2 325.00	2325.00

DIRECT INQUIRIES TO*

Department of Financial Services 954-585-2354

PLEASE PAY THIS AMOUNT

\$2,325.00

You can now pay your invoices with your MasterCard, VISA, or Discover Card by calling (954)585-2354 or at www.plantation.org



* Please refer to reverse side for additional information

TEAR ON PERFORATION AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT



CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

☐ Check here for address change. Make changes on reverse side.

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184 1 AV 0.495
OMEGA VILLAS 1 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

ACCOUNT NAME	Omega Villas 1 Condo
INVOICE NUMBER	CDEN026871
TOTAL AMOUNT DUE	\$2,325.00
DUE DATE	Upon Receipt
TOTAL AMOUNT ENCLOSED	

Please make your check or money order payable to City of Plantation. Do not send cash

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

PAYMENTS BY MAIL

Please make your check or money order payable to **City of Plantation**. To ensure proper credit to your account, include the correct stub with your payment and write your **Invoice Number** on the check or money order.

Include your payment and payment stub in the return envelope provided. Allow sufficient time for payment to be received by the **Due Date**. **DO NOT MAIL CASH**.

PAYMENTS IN PERSON

Payments made in person may be made by cash, check or money order at the following location:

PLANTATION CITY HALL
Department of Financial Services, 2nd Floor
400 NW 73 Ave
Plantation, FL 33317-1609

The Department of Financial Services is open Monday through Friday from 8:00 a.m. to 4:30 p.m.
City Hall and the Department of Financial Services is closed on Holidays.

LATE PAYMENT CHARGES

Accounts will be subject to a 1% per month interest charge if not received by the due date.
Accounts Delinquent for 90 days will be sent to a Collection Agency.

DEPARTMENT CONTACT INFORMATION

City Hall Receptionist Desk.....	954-797-2200
City Hall Administrative Offices.....	954-797-2222
City Library Services.....	954-797-2140
Development Services: Building Permits, Engineering, Landscape & Planning.....	954-797-2250
Financial Services Administrative Offices.....	954-585-2354
Fire Administrative Offices.....	954-797-2150
Parks and Recreation Administrative Offices.....	954-452-2500
Police Administrative Offices.....	954-797-2146
Public Works Administrative Offices.....	954-452-2535
Utility Administrative Offices.....	954-797-2290

TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

Please print address and phone number changes

First Name	<input type="text"/>	Last Name	<input type="text"/>
New Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
Home Phone	<input type="text"/>	Zip + 4	<input type="text"/>
Work Phone	<input type="text"/>		



Invoice

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES

400 NW 73 Ave Plantation, FL 33317-1609

www.plantation.org



BILL TO ↓

OMEGA VILLAS 3 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

INVOICE DATE 07/31/2023

INVOICE NUMBER CDEN026872

DUE DATE Upon Receipt

TYPE OF BILLING Code Enforcement Fine

Case CE21-01557 \$75 per day / Folio
494134CC0010-0330

LOCATION ADDRESS 950 S Pine Island Rd

DATE	DESCRIPTION	AMOUNT	BALANCE
07/31/2023	July 2023 Fine	2 325.00	2325.00

DIRECT INQUIRIES TO*

Department of Financial Services 954-585-2354

PLEASE PAY THIS AMOUNT

\$2,325.00

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CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

☐ Check here for address change. Make changes on reverse side.

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97 1 AV 0.495
OMEGA VILLAS 3 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

ACCOUNT NAME	Omega Villas 3 Condo
INVOICE NUMBER	CDEN026872
TOTAL AMOUNT DUE	\$2,325.00
DUE DATE	Upon Receipt
TOTAL AMOUNT ENCLOSED	

Please make your check or money order payable to City of Plantation. Do not send cash

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

PAYMENTS BY MAIL

Please make your check or money order payable to **City of Plantation**. To ensure proper credit to your account, include the correct stub with your payment and write your **Invoice Number** on the check or money order.

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LATE PAYMENT CHARGES

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Police Administrative Offices	954-797-2146
Public Works Administrative Offices	954-452-2535
Utility Administrative Offices	954-797-2290

TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

Please print address and phone number changes

First Name	<input type="text"/>	Last Name	<input type="text"/>
New Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
Home Phone	<input type="text"/>	Zip + 4	<input type="text"/>
Work Phone	<input type="text"/>		



Statement

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave Plantation, FL 33317-1609
www.plantation.org



BILL TO ↓

OMEGA VILLAS 3 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

CUSTOMER NUMBER OMEG0008

STATEMENT DATE 08/20/2023

LOCATION ADDRESS 950 S Pine Island Rd

Invoice	Date	Description	Amount
	07/20/2023	Previous Statement Balance	34125.00
CDEN026872	07/31/2023	July 2023 Fine	2325.00

IF YOU'VE ALREADY PAID,
PLEASE DISREGARD THIS NOTICE

DIRECT INQUIRIES TO*

Department of Financial Services 954-585-2354

PLEASE PAY THIS AMOUNT

\$36,450.00

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TEAR ON PERFORATION AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT



CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

☐ Check here for address change. Make changes on reverse side.

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425 1 AV 0.495
OMEGA VILLAS 3 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

ACCOUNT NAME	Omega Villas 3 Condo
CUSTOMER NUMBER	OMEG0008
TOTAL AMOUNT DUE	\$36,450.00
STATEMENT DATE	08/20/2023
TOTAL AMOUNT ENCLOSED	

Please make your check or money order payable to City of Plantation. Do not send cash

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

PAYMENTS BY MAIL

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Utility Administrative Offices	954-797-2290

TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

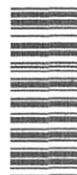
Please print address and phone number changes

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Work Phone	<input type="text"/>		



Statement

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave Plantation, FL 33317-1609
www.plantation.org



BILL TO ↓

OMEGA VILLAS 1 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

CUSTOMER NUMBER OMEG0007

STATEMENT DATE 08/20/2023

LOCATION ADDRESS 950 S Pine Island Rd

Invoice	Date	Description	Amount
	07/20/2023	Previous Statement Balance	34125.00
CDEN026871	07/31/2023	July 2023 Fine	2325.00

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CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

☐ Check here for address change. Make changes on reverse side.

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323 1 AV 0.495
OMEGA VILLAS 1 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

ACCOUNT NAME	Omega Villas 1 Condo
CUSTOMER NUMBER	OMEG0007
TOTAL AMOUNT DUE	\$36,450.00
STATEMENT DATE	08/20/2023
TOTAL AMOUNT ENCLOSED	

Please make your check or money order payable to **City of Plantation**. Do not send cash

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

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Public Works Administrative Offices.....	954-452-2535
Utility Administrative Offices.....	954-797-2290

TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

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First Name	<input type="text"/>	Last Name	<input type="text"/>
New Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
Home Phone	<input type="text"/>	Zip + 4	<input type="text"/>
Work Phone	<input type="text"/>		

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00683

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

FINAL ORDER

Street Address: 1760-1740 NW 73 AVE BLDG #10

Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #10 a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 6 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

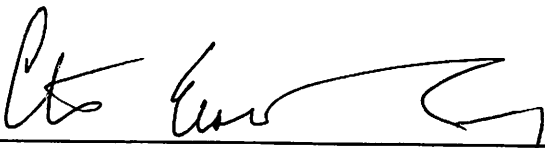
ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

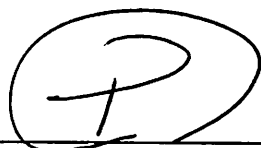
DONE AND ORDERED on this 16th day of August, 2023.



Special Magistrate

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 PLANTATION, FL 33324 this 16th day of August, 2023.



Clerk to Special Magistrate

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT WITHIN 30 DAYS OF ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00682

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

FINAL ORDER

Street Address: 1745-1761 NW 73 AVE BLDG #9

Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #9, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 5 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

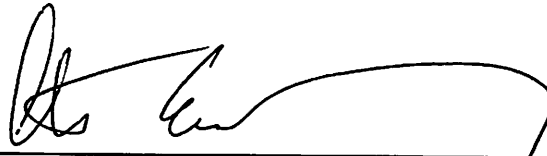
ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

DONE AND ORDERED on this 16th day of August, 2023.



Special Magistrate

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 PLANTATION, FL 33324 this 16th day of August, 2023.



Clerk to Special Magistrate

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT WITHIN 30 DAYS OF ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00685

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

FINAL ORDER

Street Address: 1736-1712 NW 73 AVE BLDG #11

Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #11 a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 7 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

020


ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

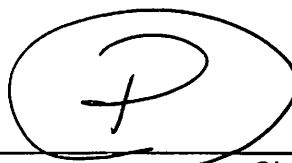
DONE AND ORDERED on this 16th day of August, 2023.



Special Magistrate

RECORD ENTRY AND CERTIFICATE OF SERVICE:

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Clerk to Special Magistrate

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**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: **CE23-00686**

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

FINAL ORDER

Street Address: 1708-1700 NW 73 AVE BLDG #12

Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #12 a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 3 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

092

ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

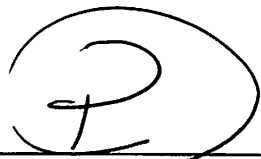
DONE AND ORDERED on this 16th day of August, 2023.



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PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE21-01556

Petitioner,

vs.

OMEGA VILLAS 1 CONDO

Respondent(s).

To: Omega Villas Condominium Association, Inc.
950 South Pine Island Road
Suite A150
PLANTATION, FL 33324

To: Hollander, Goode & Lopez PLLC (R.A.)
314 South Federal Highway
Dania Beach, FL 33004

To: Sabates, Patricia (Pres.)
1709 NW 71st Ave
Plantation, FL 33313

ORDER IMPOSING A FINE AND LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after notifying Respondents of the Hearing to impose lien via certified mail and posting at city hall, and the Respondents having appeared, and the Special Magistrate having heard testimony at the hearing held on September 21, 2022 and based on the testimony and evidence, the Special Magistrate enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND HEREBY ORDERS:

1. That the Special Magistrate did issue a Final Order on March 16, 2022 on the above captioned case commanding the Respondents, OMEGA VILLAS 1 CONDO to bring the violation of the City of Plantation, Code of Ordinances into compliance:

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00 Per Day

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS:

LEGAL DESCRIPTION FOR PROPERTY ID #

3. That the Respondents, OMEGA VILLAS 1 CONDO did not comply with the Final Order on or before the date specified therein, and the violation remains outstanding.

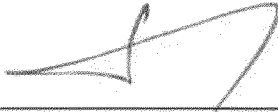
4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine for violation of City of Plantation Code of Ordinances as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondents, OMEGA VILLAS 1 CONDO, shall comply with said Final Order.

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00 Per Day

5. The fine confirmed above, with any abatement costs and administrative fees, shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondents, OMEGA VILLAS 1 CONDO, in any county wherein a certified copy of this Order Imposing a Fine and Lien is recorded. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order, plus the recovery of such attorney's fees and costs.

DONE AND ORDERED on this 21st day of September, 2022.

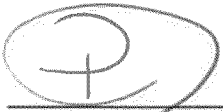


Special Magistrate

STATE OF FLORIDA)

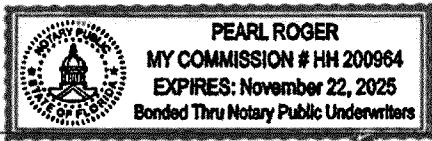
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 22nd day of September, 2022 by Steven Eisenberg, the Special Magistrate of the City of Plantation, who is personally known to me.



Notary Signature

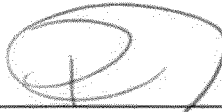
Pearl Roger
Printed Name of Notary



Notary Stamp

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to OMEGA VILLAS CONDOMINIUM ASSOC, INC. 950 S. PINE ISLAND ROAD, SUITE A150 PLANTATION, FL 33324 this 22nd day of September, 2022.



Administrative Assistant

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT WITHIN 30 DAYS OF ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00682

Petitioner,

vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

ORDER IMPOSING A FINE AND LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after notifying Respondent of the Hearing to impose lien via certified mail and posting at city hall, and the Respondent having appeared, and the Special Magistrate having heard testimony at the hearing held on January 17, 2024 and based on the testimony and evidence, the Special Magistrate enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND HEREBY ORDERS:

1. That the Special Magistrate did issue a Final Order on August 16, 2023 on the above captioned case commanding the Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. to bring the violation of the City of Plantation, Code of Ordinances into compliance:

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00 Per Day

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS: 1745-1761 NW 73 AVE

LEGAL DESCRIPTION FOR PROPERTY ID #494134CB0120

All of Omega Villas 2 Building #9, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 5 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

3. That the Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. did not comply with the Final Order on or before the date specified therein, and the violation remains outstanding.

4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine for violation of City of Plantation Code of Ordinances as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC., shall comply with said Final Order.

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00 Per Day

5. The fine confirmed above, with any abatement costs and administrative fees, shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC., in any county wherein a certified copy of this Order Imposing a Fine and Lien is recorded. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order, plus the recovery of such attorney's fees and costs.

DONE AND ORDERED on this 17th day of January, 2024.



Special Magistrate

STATE OF FLORIDA)

COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 17th day of January, 2024 by David Gold, the Special Magistrate of the City of Plantation, who is personally known to me.



Notary Signature

Lucero Gomez
Printed Name of Notary



LUCERO GOMEZ
Commission # HH 389310
Expires October 26, 2026

Notary Stamp

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 PLANTATION, FL 33324 this 17th day of January, 2024.



Administrative Assistant

CERTIFICATION:

I certify this to be a true & correct copy of the original documentation file at City Hall. Witness, my hand an official seal of the City of Plantation, Florida, this

23 day of January 2024.

John Pecorelli

, City Clerk

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT WITHIN 30 DAYS OF ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE21-01557

Petitioner,

vs.

OMEGA VILLAS 3 CONDO

Respondent(s).

To: Omega Villas Condominium Association, Inc.
950 South Pine Island Road
Suite A150
PLANTATION, FL 33324

To: Hollander, Goode & Lopez PLLC (R.A.)
314 South Federal Highway
Dania Beach, FL 33004

To: Sabates, Patricia (Pres.)
1709 NW 71st Ave
Plantation, FL 33313

ORDER IMPOSING A FINE AND LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after notifying Respondents of the Hearing to impose lien via certified mail and posting at city hall, and the Respondents having appeared, and the Special Magistrate having heard testimony at the hearing held on September 21, 2022 and based on the testimony and evidence, the Special Magistrate enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND HEREBY ORDERS:

1. That the Special Magistrate did issue a Final Order on March 16, 2022 on the above captioned case commanding the Respondents, OMEGA VILLAS 3 CONDO to bring the violation of the City of Plantation, Code of Ordinances into compliance:

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00 Per Day

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS:

LEGAL DESCRIPTION FOR PROPERTY ID #

3. That the Respondents, OMEGA VILLAS 3 CONDO did not comply with the Final Order on or before the date specified therein, and the violation remains outstanding.

4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine for violation of City of Plantation Code of Ordinances as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondents, OMEGA VILLAS 3 CONDO, shall comply with said Final Order.

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00 Per Day

5. The fine confirmed above, with any abatement costs and administrative fees, shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondents, OMEGA VILLAS 3 CONDO, in any county wherein a certified copy of this Order Imposing a Fine and Lien is recorded. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

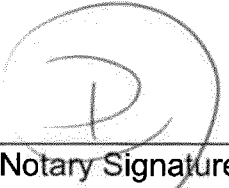
6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order, plus the recovery of such attorney's fees and costs.

DONE AND ORDERED on this 21st day of September, 2022.

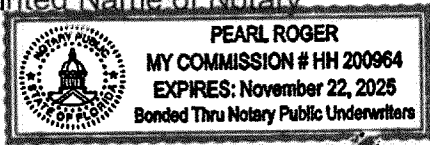

Special Magistrate

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 22nd day of September, 2022 by Steven Eisenberg, the Special Magistrate of the City of Plantation, who is personally known to me.


Notary Signature

Pearl Roger
Printed Name of Notary



Notary Stamp

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to OMEGA VILLAS CONDOMINIUM ASSOC, INC. 950 S. PINE ISLAND ROAD, SUITE A150 PLANTATION, FL 33324 this 22nd day of September, 2022.


Administrative Assistant

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT WITHIN 30 DAYS OF ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE21-02662

Petitioner,

vs.

Omega Villas 4 – A Condominium / Omega Villas Condominium Association,
Inc.

Respondent(s).

To: Omega Villas 4 – A Condominium /
Omega Villas Condominium Association, Inc.
950 South Pine Island Road Suite A150
Plantation, FL 33324

ORDER IMPOSING A FINE AND LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after notifying Respondent of the Hearing to impose lien via certified mail and posting at city hall, and the Respondent having appeared, and the Special Magistrate having heard testimony at the hearing held on October 19, 2022 and based on the testimony and evidence, the Special Magistrate enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND HEREBY ORDERS:

1. That the Special Magistrate did issue a Final Order on March 16, 2022 on the above captioned case commanding the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc. to bring the violation of the City of Plantation, Code of Ordinances into compliance:

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS: 1701 NW 71 AVE,– 1720 NW 71 AVE, #97- #128, Plantation, FL

LEGAL DESCRIPTION FOR PROPERTY ID #

All of Omega Villas 4 – A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8916, Page 50, of the Public Records of Broward County, Florida,

and as amended.

Consisting of 32 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

3. That the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc. did not comply with the Final Order on or before the date specified therein, and the violation remains outstanding.

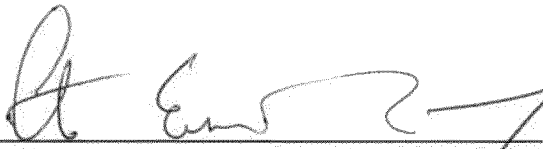
4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine for violation of City of Plantation Code of Ordinances as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc., shall comply with said Final Order.

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00

5. The fine confirmed above, with any abatement costs and administrative fees, shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc., in any county wherein a certified copy of this Order Imposing a Fine and Lien is recorded. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

6. If the fine is not satisfied within 90 days from the date of this Order, the City of Plantation is authorized to foreclose on all liens or to sue to recover a money judgment for the amount of those fines plus interest that have remained unpaid for three months following the date of this order, plus the recovery of such attorney's fees and costs.

DONE AND ORDERED on this 20th day of September, 2023.



Special Magistrate

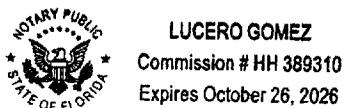
STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 20th day of September, 2023 by Steven Eisenberg, the Special Magistrate of the City of Plantation, who is personally known to me.



Notary Signature

Lucero Gomez
Printed Name of Notary



Notary Stamp

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 Plantation, FL 33324 this 20th day of September, 2023.



Administrative Assistant

CERTIFICATION:

I certify this to be a true & correct copy of the original documentation file at City Hall. Witness, my hand an official seal of the City of Plantation, Florida, this

22 day of September, 2023.

John Pecorelli, City Clerk

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT WITHIN 30 DAYS OF ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE21-02662

Petitioner,

vs.

Omega Villas 4 – A Condominium / Omega Villas Condominium Association,
Inc.

Respondent(s).

To: Omega Villas 4 – A Condominium /
Omega Villas Condominium Association, Inc.
950 South Pine Island Road Suite A150
Plantation, FL 33324

ORDER IMPOSING A FINE AND LIEN

The City of Plantation, Special Magistrate, 400 NW 73rd Avenue, Plantation, Florida 33317, after notifying Respondent of the Hearing to impose lien via certified mail and posting at city hall, and the Respondent having appeared, and the Special Magistrate having heard testimony at the hearing held on October 19, 2022 and based on the testimony and evidence, the Special Magistrate enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND HEREBY ORDERS:

1. That the Special Magistrate did issue a Final Order on March 16, 2022 on the above captioned case commanding the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc. to bring the violation of the City of Plantation, Code of Ordinances into compliance:

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00

2. That said violation occurred on the following described real property situate, lying and being in Broward County, Florida to wit:

STREET ADDRESS: 1701 NW 71 AVE,– 1720 NW 71 AVE, #97- #128, Plantation, FL

LEGAL DESCRIPTION FOR PROPERTY ID #

All of Omega Villas 4 – A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8916, Page 50, of the Public Records of Broward County, Florida,

and as amended.

Consisting of 32 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

3. That the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc. did not comply with the Final Order on or before the date specified therein, and the violation remains outstanding.

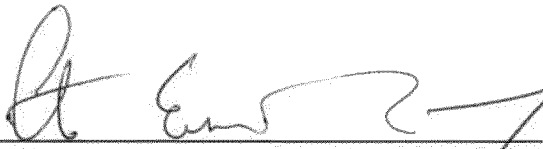
4. IT IS THE ORDER OF THE SPECIAL MAGISTRATE that the fine for violation of City of Plantation Code of Ordinances as specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc., shall comply with said Final Order.

Code Violation	Comply By Date	Violation Amount
Section 110.15: Building Safety Inspection Program	4/1/2022	75.00

5. The fine confirmed above, with any abatement costs and administrative fees, shall constitute a lien against the land on which the violation exists, and upon any other real or personal property owned by the Respondent, Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc., in any county wherein a certified copy of this Order Imposing a Fine and Lien is recorded. Pursuant to Section 162.11, Florida Statutes, this order may be appealed to the Court within 30 days.

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DONE AND ORDERED on this 20th day of September, 2023.



Special Magistrate

STATE OF FLORIDA)

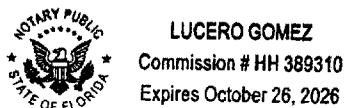
COUNTY OF BROWARD) SS.

The foregoing instrument was SWORN TO, SUBSCRIBED, AND ACKNOWLEDGED before me on this 20th day of September, 2023 by Steven Eisenberg, the Special Magistrate of the City of Plantation, who is personally known to me.



Notary Signature

Lucero Gomez
Printed Name of Notary



Notary Stamp

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 Plantation, FL 33324 this 20th day of September, 2023.



Administrative Assistant

CERTIFICATION:

I certify this to be a true & correct copy of the original documentation file at City Hall. Witness, my hand an official seal of the City of Plantation, Florida, this

22 day of September, 2023.

John Pecorelli, City Clerk

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