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August 6, 2025 Via Certified Mail RRR and Emails

Mauricio Enrique Retana
1748 NW 73rd Avenue #51
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RE: Omega Villas Condominium Association, Inc.
Special Assessment against 1748 NW 73rd Avenue, #51, Plantation, Florida 33313

To Whom it May Concern:

This firm represents Omega Villas Condominium Association, Inc. We recently received the report from the Engineer/Special Inspector for the City for your specific unit which is enclosed herein for your review. The letter from Engineer is posted on the website under the 40-year certification folder under windows/inspections. We were advised that your lower window(s) has failed the inspection which means that you cannot reinstall the window(s) will be removed by the contractor.

The Declaration states: XIV Maintenance and Alternations. Section C states:

Each unit owner agrees as follows: **To maintain in good condition and repair** his unit and all interior surfaces within his unit, and **the entire interior of his unit** (including, where applicable, a storage room, entry way, porch, patio or room, and any screening thereof, whether same is a portion of a unit or a limited common element of a unit, subject to the provisions of Article XV of this Declaration, ... within the unit, electric panels, electric wiring and electric outlets and fixtures within the unit; interior doors, **windows**, screening and glass, all exterior doors (except the painting of the exterior of exterior doors shall be a common expense of the Condominium)...

This section of the Declaration clearly makes the unit owners responsible to maintain in good condition and repair the windows in the unit. Now that the Engineer/Special Inspector has inspected your window and failed it, you need to purchase a new window(s) as you absolutely cannot reinstall the old window(s) that failed as they were found to be in bad condition or repair and will cause damage to Association property as well as a hazard to the health of the occupants in the units.

Moreover, reinstallation will cause mold, mildew and/or damages to the window frames and surrounding building envelope components including drywall in your unit (which is Association property).

Please immediately contact Austro Construction by emailing dfrai@yahoo.com or call him at 954 663 5944 to find out about the bulk prices we negotiated for the unit owners, or purchase your own window. If you do not wish to use Austro and choose to go with your own contractor and window purchase, you must contact the Management to advise them of your decision on who you are using and follow these procedures:

1. To expedite the process, we have enclosed an ACC form for you which must be completed including all information for the window, the license and insurance for the contractor and when you anticipate putting the window in. Please send the completed form to info@yourmanagementservices.com as you need to coordinate for an inspection of the installation of the windows with the Engineer; and

2. Once the board approves your ACC form, you must submit the application to the City to obtain a permit; and

3. Once the City issues the permit, you must provide a copy of the permit to the management company; and

4. When you submit the permit to management, please advise them of your time line so that management can assist you in coordinating with the Engineer/Special Inspector to be on site when the windows are being installed. PLEASE BE ADVISED THAT once you obtain the permit to install the new window, you must wait until the Association is installing the facade in your building in order to install the new window.

Any delays attributable to your failure to respond and take action to remedy your window situation may result in the Association seeking the daily City penalties from you for your delay. If you fail and/or refuse to follow the instructions provided by the Association and/or fail to install new windows, then the Association will be setting a special assessment meeting to assess your unit for the purchase of the windows and could pursue your unit in foreclosure for these funds for your negligence in failing to comply with the Declaration. Time is of the essence as the Association will be setting a board meeting to render special assessments as they cannot afford to pay for your windows. If there is still no compliance by the date of the special assessment hearing, the Association will render the special assessment and place your unit into collections which may result in your unit being foreclosed upon.

GOVERN YOURSELF ACCORDINGLY.

Very Truly Yours,

/s/ RHONDA HOLLANDER

Rhonda Hollander, Esq.

RH/bms
Encl. As stated

Omega Villas Condominium
Phase No.: 02
Building No.: 10
Unit No.: 1748
Date: 06/20/2025

General Comments:

❑ Pass
✖ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component / Decision	Good	Bad	Unknown
Window Frame		✖	
Latch			✖
Weather Strip		✖	
Sill		✖	
Glass	✖		

PHOTOS:

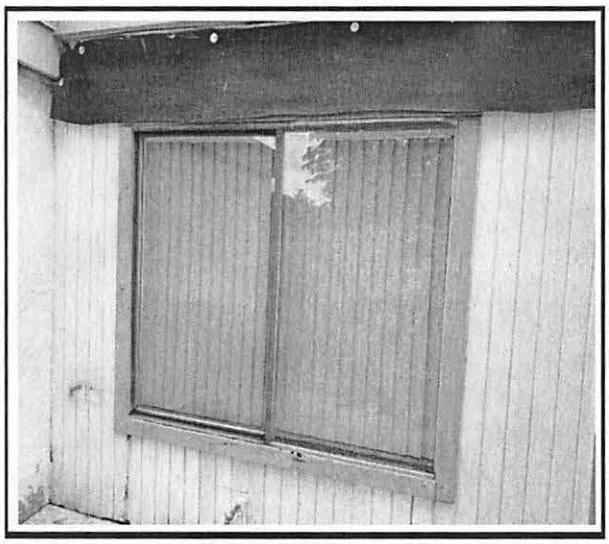

Photo 1 : Existing non-impact-rated window frame

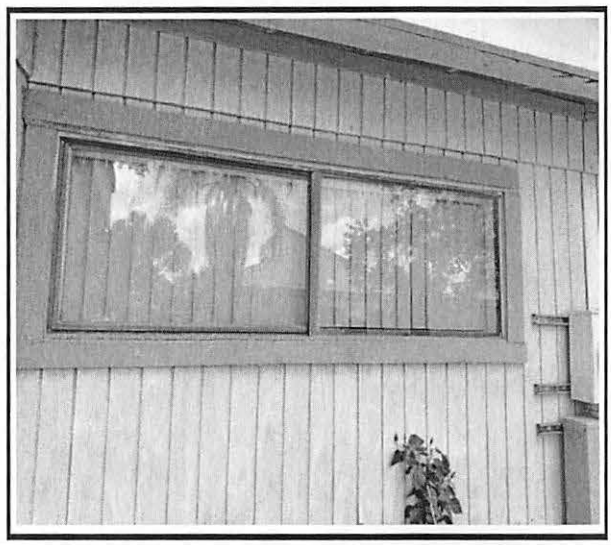

Photo 2 : Existing non-impact-rated window frame

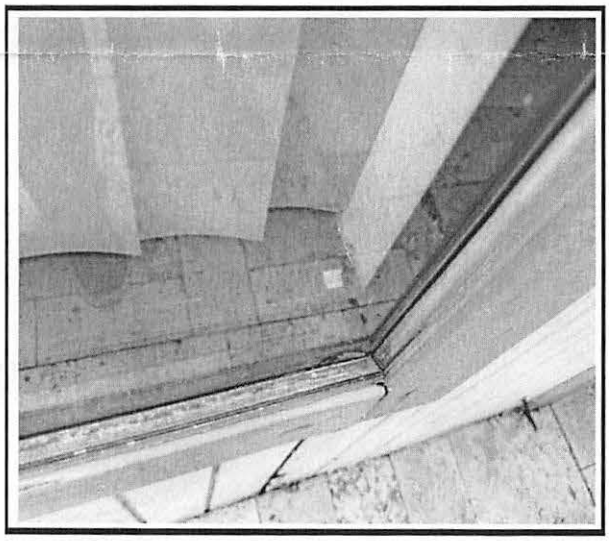

Photo 3 : Existing non-impact-rated window frame

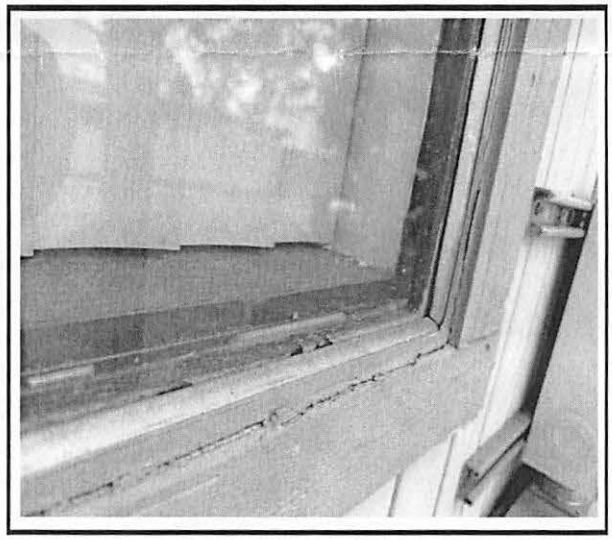

Photo 4 : Existing non-impact-rated window frame

ARCHITECTURAL CHANGE CONTROL (ACC) REQUEST FOR APPROVAL

Unit Owner:_____

Building #_____Unit #_____Tel. #:_____E-mail:_____

Unit Owner's Signature:_____Date:_____

In accordance with requirements of the Architectural Review Committee of the Declaration of Covenants, Conditions and Restrictions of the master Association and/or the requirements of the Sub-Association to which I belong. I hereby request approval for the following modification (Describe the modification requested):

_____

_____

_____

Contractor's Name:_____

Address:_____City:_____State:_____Zip:_____

License #:_____Tel. #_____E-mail:_____

Please Attach the Required Documentation: Plans; Permit; Insurance; Workman's comp.

Your request is: APPROVED:___ CONDITIONALLY APPROVED:___ DISAPPROVED:___ INCOMPLETE:___

The following additional information is required or approval is conditioned upon:

_____

_____

By the Architectural Review Committee:_____ Date:_____

INSTRUCTIONS

1. Complete all items. Sign where required.
2. Two complete sets of plans and specifications prepared by the architect, engineer, or other qualified person, shall be attached to this application.
3. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme, and location of the requested change or alteration, depending on the type of the modification requested.
4. As a condition precedent to granting any request for a change, alteration, or addition, the applicant, his heirs, and assigns, hereby assumes sole responsibility for the repair, maintenance, or replacement of any such addition, alteration, or change.
5. The applicant assumes all responsibility for any infringement of or interference with existing facilities and easements on the property.
6. An approval or denial will be delivered within **30 DAYS** after the completed application and all necessary forms are received.
7. Approval of this request does not constitute approval of the structural integrity of the requested modification, and is intended solely to maintain harmonious visual aesthetics within the community.
8. **All applicable city/governmental permits or approvals must be obtained by the applicant and a copy furnished to the Architectural Review Committee before work is to begin. A fine of $100 per day for ten (10) days will be assessed if any work begins without prior approval.**
9. **Please attach Contractor's License and Certificate of Insurance.**
10. Unit owner agrees to indemnify the Association for all damages, claims, or lawsuits resulting from your contractor(s) not carrying proper liability insurance, workman's compensation, etc.
11. Should homeowner or contractor not observe the proper setback requirements and/or easements, the Association may need to request the addition be modified or removed when the error is brought to its attention.
12. Any damage to any common area(s) as a result of this modification is solely the responsibility to the homeowner.
13. All materials (i.e.: lumber, paint cans, etc.) must be properly discarded and removed from the community.
14. No contractor may display a sign on the property (or may be removed without notice.)
15. **SOUND PROOFING MUST BE INSTALLED FOR ALL FLOORS.**
16. PICTURES MUST BE SUBMITTED BEFORE DURING AND AFTER MODIFICATION IS COMPLETED. ***FAILURE TO COMPLY MAY RESULT IN REMOVAL OF PART OR ALL OF THE MODIFICATION. WORK HOURS ARE MON-SAT 8AM-5PM NO EXCEPTIONS***