

April 1, 2024

Subject: Important Notice: Building Structure

Dear Unit Owner,

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

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

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

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

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

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

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

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

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

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

Thank you for your cooperation.

The Board of Directors  
Omega Villas Condominium Association, Inc.