

Omega Villas Condominium Association

40-Year Certification and Restoration Project Q&A

1. What is the upcoming restoration project going to cover?

- Complete re-roof, including gutters.
- Skylight replacement
- Stucco repair and T1-11 replacement
- Paint
- Front and back fencing

2. What will this upcoming project cost me?

Each phase will be charged for its phase and unit size. All unit owners received the upcoming assessment with the annual budget mailing.

The special assessment passed on October 24, 2023. Details are as follows:

- Pay your share in total over 6 months, January 15, 2024, through June 15, 2024 (without loan interest.) Coupons will be sent to all owners outlining this option and should go out in the next few weeks.
- Anyone who hasn't paid their share in full by June 2024 will automatically be enrolled in the 20-year loan. New coupons will be sent at that time.
- Special assessment unit balance is due upon resale.
- The bank allows the loan to be re-amortized once a year; therefore, owners who go into the loan may contact us to pay their share in full at a future date. Juda, Eskew, and Associates will provide unit owners with a payoff amount at that time.

3. In what order will the buildings be worked on?

- Phase 1: Bldg. 6 first
- Phase 2: Bldg. 10 first
- Phase 3: Bldg. 15 first
- Phase 4: Bldg. 21 first

The remaining buildings will be scheduled, and owners will be advised before the order.

4. How long will it take to complete my building? Between one and two months

5. What am I responsible for removing at my cost before the work begins on my building?

- Anything attached to the outside walls and fence including awnings, strings of lights or other light fixtures, shade sails, decorative items, wall art, window boxes, garden hoses/hose rack or holder.
- Anything attached to the outside of the unit other than street numbers and light fixtures in their original locations.
- Screen enclosures (removed by Austro, replacement at owner's expense)
- Satellite dish
- Unauthorized changes to the unit, i.e., enclosed patio, enclosed front walk, etc. (owner must show closed permit from City even if done by the previous owner)
- Hurricane shutters (owner must show a closed permit from the city even if done by the previous owner)
- Anything attached to walls **inside** the unit to prevent damage.
- Window treatments attached to the window frame.
- All items that belong to the unit owner

6. **How much notice will we be provided to take care of the items needing removal?** At least one week
7. **Am I responsible for the cost of items that need to be removed for this project to be put back?** Yes
8. **What is Austro, the contractor, held responsible for concerning my unit?**
Removal and replacement of the roof, gutter, siding, and stucco restoration work.
9. **What will Austro, the contractor, not be responsible for at my unit?** See item #5 above.
10. **What happens if my current windows do not meet the code or are in poor condition?**
Windows must be replaced at the owner's expense before the building can be completed. Owners should notify the alarm company if windows will be replaced.
11. **Can I park in front of my unit when work starts on my building?**
The construction equipment and workers will need access to the parking spaces during the day, but parking may be available in the evening.
12. **Where will we park if our parking spaces are unavailable in front of our buildings?**
Arrangements will be made for alternative parking, and each unit owner/occupant will be advised of temporary parking locations.
13. **Can I park at the clubhouse?**
No. During the project, Austro will use the parking spaces for a temporary construction office and staging area.
14. **Can I reside in my unit when the contractor works on my building?**
It depends on the extent of structural damage work that needs to be completed.
15. **Will I lose power at any time during the construction work?**
Yes. The meters and electrical equipment must be removed to replace the building siding. The air conditioner unit will also be removed at this time. Both will be replaced afterward.
16. **What if I want to change my front door?**
Door replacement options will be available at the unit owner's cost.
17. **What are the color options for my phase's building walls and trims?**
The owners in each phase will vote on the two-color choices for their phase only.
18. **Will decorative wood trellises, wood beams, and window trim be removed and put back?**
Owners in each phase will vote on this. However, the phase cost will not be included in your current assessment amount and will increase for the project.