

March 20, 2025

Subject: Important Notice – Construction Project

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 progress of the work and advise of the next buildings scheduled for the roof replacement stage.

The Contractor anticipates that work will start on or about April 16, 2025, weather and other reasonable delays permitting for the following buildings:

1. Phase 2 Building # 10 Units- 1760, 1756, 1752, 1748, 1744, 1740 NW 73 Avenue

The items being worked on by the contractor at this time are as follows:

- Roof replacement.
- Removal and replacement of front and rear fences.
- Removal of wood banding around windows and doors (if approved by your Phase and applicable);
- Removal of all decorative trellises and decorative wood beams (if approved by your Phase and applicable).

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 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 are removed prior to the start of the project. **Additionally, anything attached to the roof fascia must be removed for the roof replacement.**

2. Removal of Patio Enclosures, Screens, etc.:

- If your unit has a patio enclosure, attached screens, or similar structures, they must be detached from the roof fascia before the project begins. This is essential for the successful completion of the roof replacement. The Association will address removal of hurricane protection if repairs are required in the areas in question.

3. 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. 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.

4. 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.

5. Signage

- The contractor will provide signage containing unit numbers on the building while fences are being removed and installed to allow unit owners to receive deliveries.

6. Removal and reinstall of upper windows openings 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 the windows are in good repair may result in warranty of the window area being voided. **Please ensure you contact Larry Alcindor – Project Manager @ (754) 465-4665 or at larry@s-deng.com PRIOR to your licensed and insured contractor reinstalling your new or existing windows to ensure your contractor installs as required by the city and not damage the window opening completed by the Austro. Any damage to the building as a result of poor installation of existing or new windows by your licensed contractor will be the responsibility of the unit owner. Unit owners are responsible for working with their contractor to ensure they obtain any permits required by the city.**

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 YOUR Management Services (954) 624-2449 or info@yourmanagementservices.com

Thank you for your cooperation.

The Board of Directors
Omega Villas Condominium Association, Inc.