

# EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

## Exhibit with lists of negligence suits against Austro Construction and S&D Engineering.

 **BRENDA D. FORMAN**  
CLERK OF THE COURTS  
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CASE SEARCH | ESERVICES

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Case Search Results - Public

**Search Results**

Record searches are limited to the first 200 results. For better search results, please refine your search criteria. Search results can be sorted by clicking on column headings and can also be filtered by adding search criteria below.

Filter these Results:

Case Number	Case Style	Case Type	Filing Date	Case Status	Access Level
CACE04016339	George Ardizzola, et al Plaintiff vs. Gabriel Towers Condo Assn Inc, et al Defendant	Condominium Action - Condominium Action - Prior to SB 17/18	10-19-2004	Disposed	ANONYMOUS
CACE08001752	Austro Constr Inc Plaintiff vs. United Nail Ins Co Defendant	Contract and Indebtedness	01-15-2008	Disposed	ANONYMOUS
CACE09047783	Hugo Osorio, Et Al Plaintiff vs. Marian Borz, Et Al Defendant	Auto Negligence	08-28-2009	Disposed	ANONYMOUS
COCE11004837	Austro Construction Inc Plaintiff vs. Deerfield Construction Co Inc Defendant	* CC Damages >\$5,000 - \$15,000	03-23-2011	Disposed	ANONYMOUS
CACE11012546	Bobbie Lowery Plaintiff vs. Best Floridian Roofing Inc Defendant	Neg - Premises Liability Residential	06-02-2011	Disposed	ANONYMOUS
CACE11013134	Willoughby Supply of Florida LLC Plaintiff vs. Austro Construction Inc, et al Defendant	Contract and Indebtedness	06-09-2011	Transferred	ANONYMOUS
CACE11017317	Austro Construction Inc Plaintiff vs. Cincinnati Ins Co, et al Defendant	Other	07-26-2011	Disposed	ANONYMOUS
COCE12024973	Willoughby Supply of Florida LLC Plaintiff vs. Austro Construction Inc, et al Defendant	* CC Damages >\$5,000 - \$15,000	11-20-2012	Reopened - CV	ANONYMOUS
CACE14000339	Luis A Ramon Plaintiff vs. Pioneer Roofing Company, Inc. Defendant	Neg - Negligence Other	01-07-2014	Disposed	ANONYMOUS
CACE16015120	Austro Construction Inc , et al Plaintiff vs. DP Real Estate Investment Llc , et al Defendant	Contract and Indebtedness	08-16-2016	Disposed	ANONYMOUS

1 - 10 of 17 items

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CACE17015102	Rocklan Earth Services, Inc., a Florida corporation, Plaintiff vs. Austro Construction Inc, et al Defendant	Contract and Indebtedness	08-09-2017	Disposed	ANONYMOUS
CACE17020731	Sunbelt Rentals Inc Plaintiff vs. SDS Development & Trust LLC, et al Defendant	Real Prop Other - \$0 - \$50,000	11-13-2017	Disposed	ANONYMOUS
CACE18027077	Nationstar Mortgage LLC Plaintiff vs. Renata B Haubrich, et al Defendant	Real Prop Homestead Res Fore - >\$50K - <\$250,000	11-16-2018	Open/Inactive	ANONYMOUS
CACE19000322	Lakeview Loan Servicing LLC Plaintiff vs. Barbara A Celetti, et al Defendant	Real Prop Non-Homestead Res Fore - >\$50K - <\$250,000	01-04-2019	Disposed	ANONYMOUS
CACE20011054	Technics Dental Laboratory Inc, et al Plaintiff vs. Austro Construction Inc Defendant	Neg - Negligence Other	07-10-2020	Disposed	ANONYMOUS
COWE21005366	Juan Duarte Plaintiff vs. Levente Horvath, et al Defendant	* SC Damages >\$5,000 - \$8,000	03-29-2021	Disposed	ANONYMOUS
CONO24028846	Pembroke Business Park LLC Plaintiff vs. Austro Construction Inc Defendant	* Removal of Tenant Non-Residential	05-10-2024	Disposed	ANONYMOUS

11 - 17 of 17 items

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Filter these Results:

Case Number	Case Style	Case Type	Filing Date	Case Status	Access Level
CACE1600631	MTGLQ Investors, LP Plaintiff vs. Marion Williams, et al Defendant	Real Prop Non-Homestead Res Fore ->\$50K - <\$250,000	04-12-2016	Disposed	ANONYMOUS
CACE16013672	Ditech Fin LLC, et al Plaintiff vs. Thomas Scott Warner, et al Defendant	Real Prop Non-Homestead Res Fore ->\$50K - <\$250,000	07-26-2016	Disposed	ANONYMOUS
CACE20021501	Essex Tower Condominium Association, Inc., Hartzell Construction Inc, et al Plaintiff vs. S&D Engineering and Construction, Inc., et al Defendant	Condominium Action	12-21-2020	Disposed	ANONYMOUS
CACE21016517	Brian Cigalotti Plaintiff vs. Nobel Point Condominium Association, Inc, et al Defendant	Neg - Negligence Other	08-30-2021	Disposed	ANONYMOUS
CACE23010043	Ernst Moise Plaintiff vs. T&E ROOFING INC, et al Defendant	Neg - Premises Liability Commercial	03-22-2023	Pending	ANONYMOUS

1 - 5 of 5 items

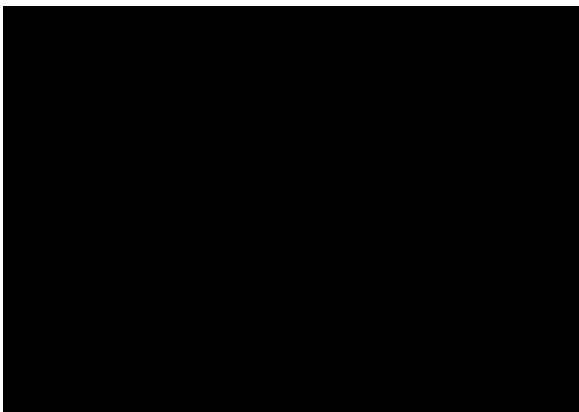
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Exhibits (PHOTOS) of Damage Austro Construction has done in Omega Villas Phases 3 & 4

Subdivisions:



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HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY**

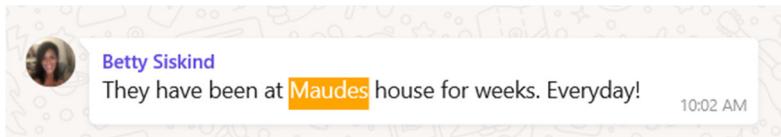
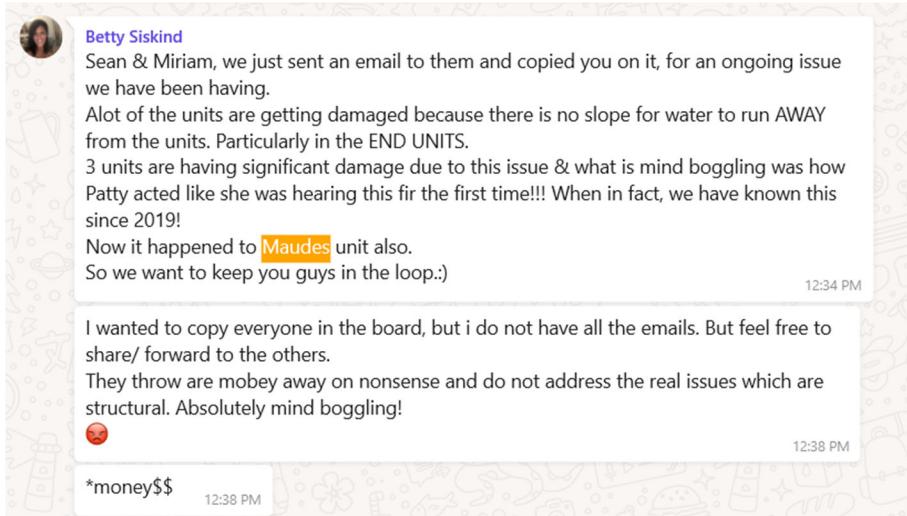


## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



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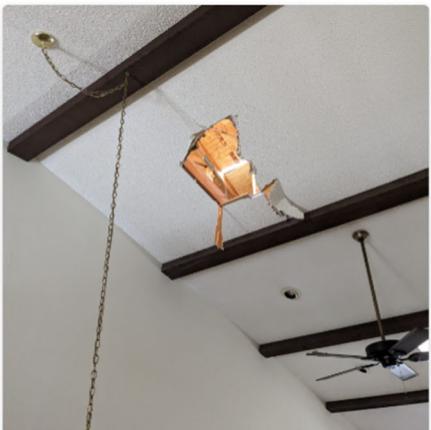
WHATSAPP GROUP UNIT OWNER DISCUSSIONS ON THE AUSTRO CONSTRUCTION (LEVY, OWNER)  
DAMAGES:



# EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



Robert Korn



good afternoon all. this is what I just came home to:

12:14 PM

2



Robert Korn

ceilings patched promptly. now have to wait to hear how they will repaint areas

10:38 AM



Cheryl Fox

You

What I don't understand is those big beams we have in our homes, how will they replace those if they do the roofs first because the roofs will block them from being removed, no??...

I had asked about those and recv'd the non answer from Patty. First she didn't know what I was referring to then they said it was decorative. I said there's electrical tied to mine. Then the engineer said they would fix anything walls/ceilings etc on the inside if they damage them. That was I believe Dec's mtg. Of which we don't have minutes from either.

Edited 11:28 AM

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 **Patricia Vela**  
Yesterday at 12:56 PM ▾

Patricia  
NONE of the board members are getting their roofs done first. All are getting theirs done last. Yours is still the 1st in Phase 1. I'd love to know who you're listening to?!?

**JAY PIETRAFETTA**  
*President*

 **Sunrise PROPERTY MANAGEMENT**  
Direct: 239-345-7730  
Office: 954-995-3200  
Email: [jayp@sunrisepmfl.com](mailto:jayp@sunrisepmfl.com)

8181 W Broward Blvd Suite #380 Plantation, FL 33324

8:20 AM

 **Betty Siskind**  
I heard that **maudes** place has serious water intrusion after rain and the unit next to her, the entire bedroom pretty much caved:

12:22 PM

 **Nerva**  
At the meeting before the last one, **Maude** praised the contractors, telling them that they were doing an excellent job. That was before they started working on her roof. She told me she was happy the way things were being handled. I wonder if she feels the same now. She wasn't at the last meeting.

12:42 PM

 **Betty Siskind**  
I only see them at **maudes** place. They have been there since monday everyday.

11:44 AM

The gutters have not been installed yet

11:49 AM

 **Betty Siskind**

 **Robert Korn**  
anyone see Lazlo the painter lately. he is supposed to paint my ceiling. this is after the damage caused by the roofers and the stains I have in my ceiling that occurred after the tear o...

they have been at **Maudes** place since monday. They are still working at her place today

12:14 PM

**Vanessa W.**  
Hi, how come they haven't worked on roofs the whole week? The rest of the units have those windows on the sloped roof?

i am thinking the same thing. We had asked Levy during the meeting if they are going to continue to finish the work in Phase 4, remove trim, paint etc. His reply was that he just told Patty that at the meeting. So i said when and he said "tomorrow", which would have been wed. But no one showed up. Only a few workers to work on the unit next to **Maude** and another roof.

I am thinking there is something they are not telling us.

8:00 PM

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Betty Siskind



this was the first time they "were fixing it, last April. Then leaked again.

4:59 PM



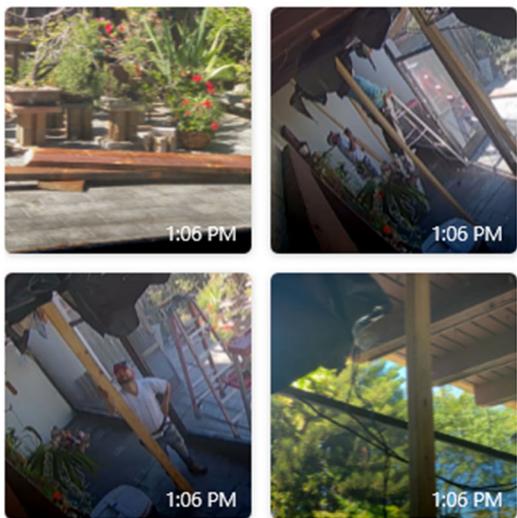
Betty Siskind



condensation, watered pooled on my kitchen tile

9:36 PM

## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY



Do they know what they are doing?

1:06 PM



so last week, they had replaced some wood and pretty much finished. Aftwr the storm we had Sunday, they came bacy yesterday and took all of the old wood they had left and NEW wood and tore it off again. What id going on!?!?

1:05 PM

## EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY

Re: Fence guys struck main underground power line

! High Importance



Alex Roman  
Jay Pietrafetta, + 2

Jul 30

! :

Good morning Jay,

The fence guys struck the main power lines while digging for the fence posts. I saw a big puff of smoke, and loud pop. I am concerned this can create a problem. He said it looks ok. This needs to be investigated.

1744 NW 72 AVE Omega

Thank you,

Aladino Alex Roman  
[954-548-4410](tel:954-548-4410)

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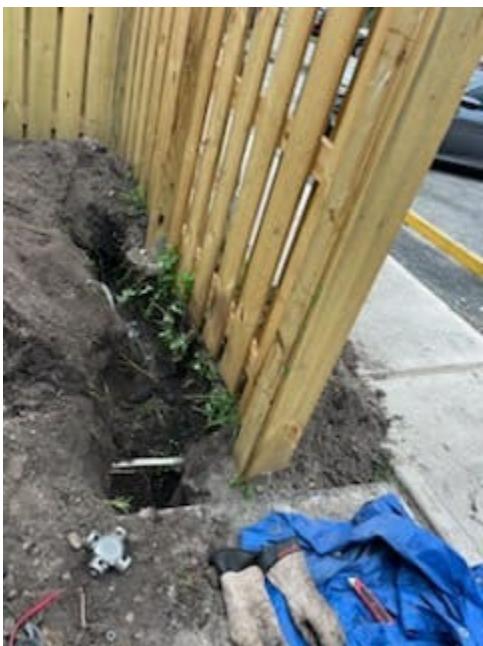
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1:10 1100 4G

open neutral meaning

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An open neutral is a dangerous electrical issue that occurs when the neutral wire is poorly connected or not connected at all. This can be caused by improper installation or a faulty device. Open neutrals can pose a shock or fire hazard. [🔗](#)

The most common cause of an open neutral is a bad connection. To fix an open neutral, you can strip the wire insulation off the wire and curl a hook of bare copper wire to tighten around the device set screw. [🔗](#)

If continuity is met between the neutral and earthing wire

← → ⌂ 11

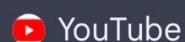
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1:36



electrical supplier. If there is no continuity, the fault is within the facility.

A broken neutral cable can cause an influx of voltage that can damage electronic equipment. In extreme cases, it can cause excessive levels of voltage.



YouTube  
Open Neutral -  
YouTube

Feb 15, 2022 — Losing or  
"Dropping" a Neutral on a...



Green Electrical  
How to fix a  
receptacle

Feb 28, 2020 —  
most common r...

Generative AI is experimental. [Learn more](#)



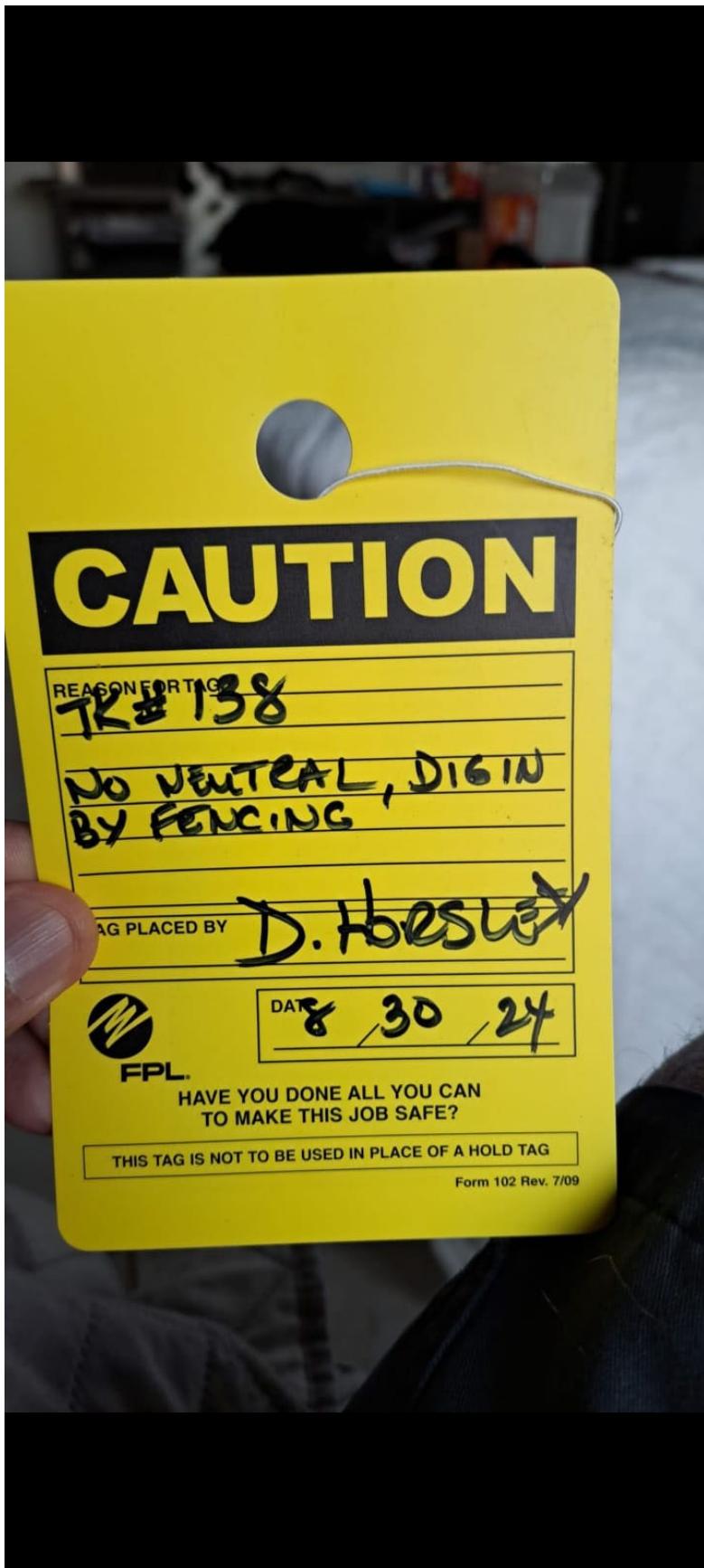
Reddit · r/AskElectricians  
40+ comments

:

My first home DIY. Open  
neutral. What the heck is...

Feb 12, 2023 — It is open neutral because  
the black wire that was mis-wired as  
neutral is broken off.

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1:34

5G 60%



69375



1:32 PM

Texting with 69375 (SMS/MMS)

Unread

FPL Alert: Power is out at  
1744 NW 72ND AVE. There  
are 13 customers affected.  
We expect power to be  
back on at 2:30 PM.  
Updates at FPL.com/  
outage. Reply STOP  
anytime to cancel alerts.



Tap to load preview

1:32 PM



Text message



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HOSTINGER

> Alex <alexroman71@gmail.com>  
To: me

Sep 5

----- Forwarded message -----

From: Alex Roman <[alexroman71@gmail.com](mailto:alexroman71@gmail.com)>  
Date: Thursday, September 5, 2024  
Subject: Re: Folder shared with you: "Shared drive (Omega construction)"  
To: Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>  
Cc: "Larry@ com •" <[larry@s-deng.com](mailto:larry@s-deng.com)>, Dorin Frai <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)>, Fahruk Sayeed <[fsayeed@s-deng.com](mailto:fsayeed@s-deng.com)>, Eric Richards <[ericrichards@gmail.com](mailto:ericrichards@gmail.com)>, Mike Rafidi <[miker@sunrisemgfl.com](mailto:miker@sunrisemgfl.com)>, Elizabeth P <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>, "bjlapides@bellsouth.net" <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>

Patty,

The temporary work was completed that day, but they will have a crew out to bury and run the power cables under the concrete and re-establish the power connection. FPL stated there is a 28 day window to accomplish this task. No one has contacted myself about this situation.

Thank you,

Alex Roman

On Thursday, September 5, 2024, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)> wrote:

Jay/Dorin

Have you reviewed this issue? Alex , I assume FPL completed the day they were there?

Jay In addition, when FPL submits the bill for this , it is to be paid by Austro . The association will NOT pay this.

Dorin, please ensure you are calling utilities companies to properly mark the areas before further fence work

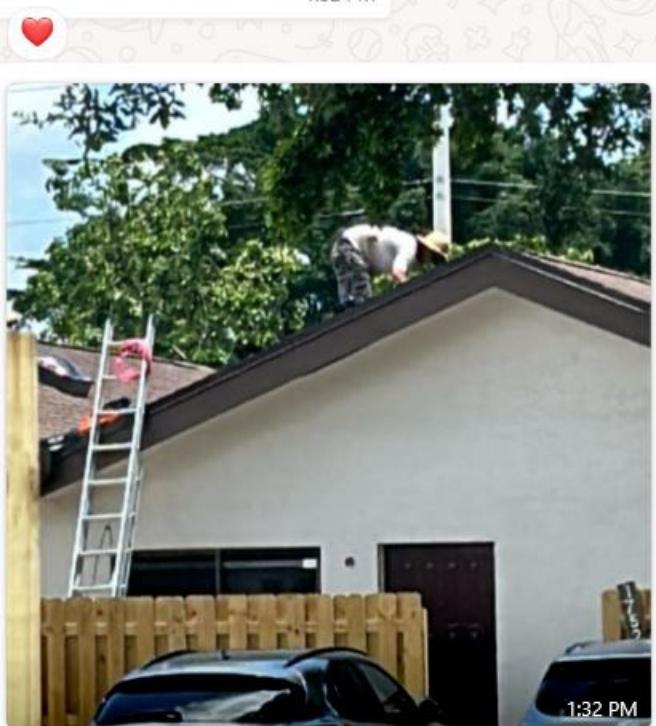
Thank you

Patty Sabates Sent from mv iPhone

## Phase 4 Roof Repairs that were conducted after the Buildings were supposed to be completed:

1752 across from me

1:32 PM



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**EXHIBIT OF DAMAGES AUSTRO CONSTRUCTION TO S&D ENGINEERING  
HAVE POSSIBLY CAUSED THE OMEGA VILLAS COMMUNITY  
ADDITIONAL INTERIOR DAMAGES AFTER THEY STARTED DOING THE NEW ROUND OF BUILDINGS FOR  
PHASE 1, 2 & 3.**

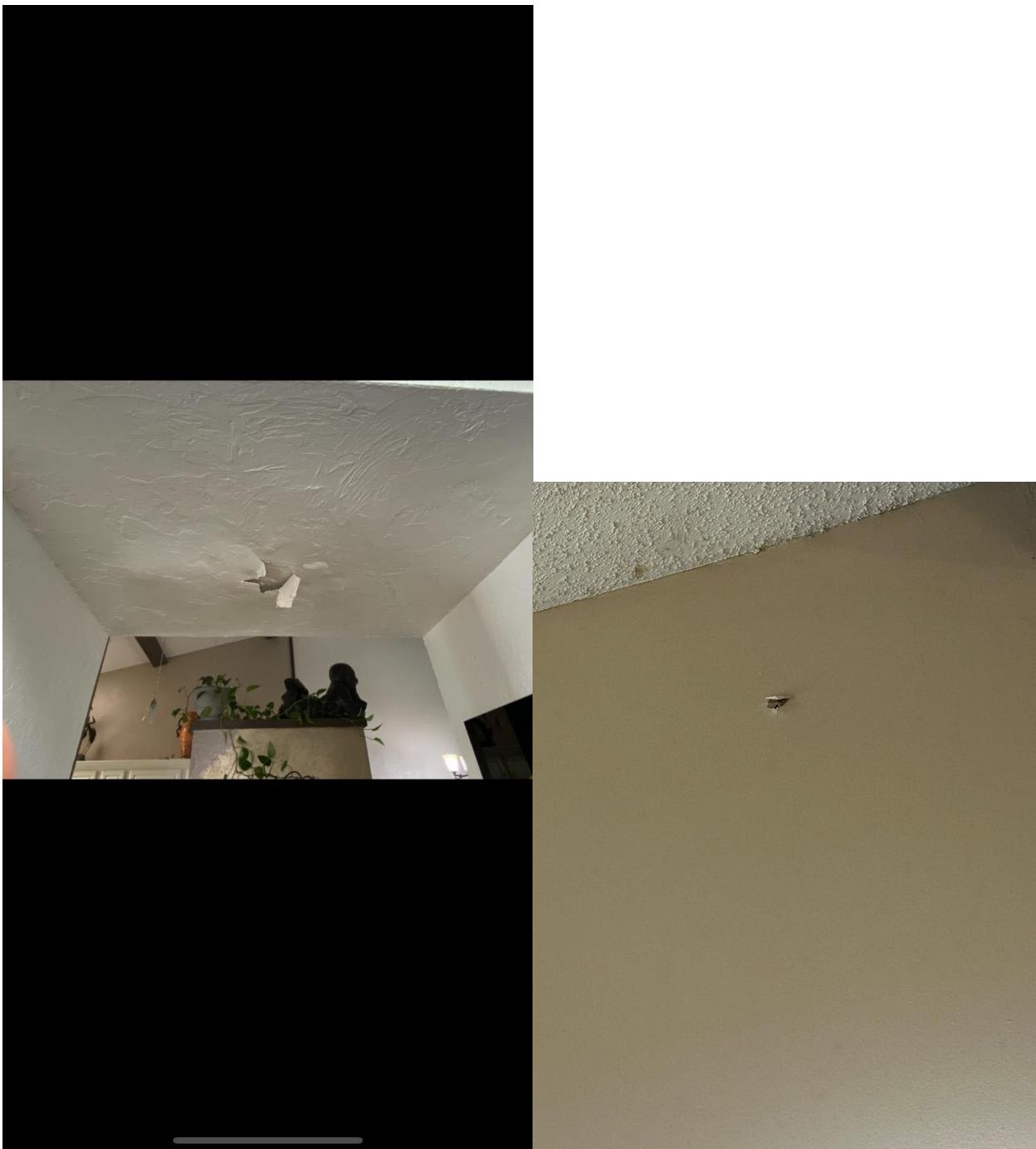
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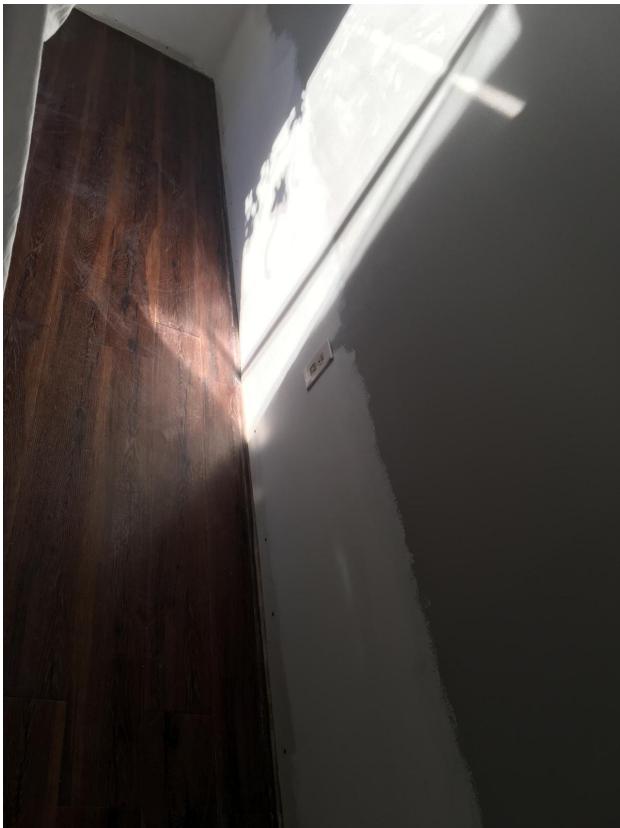
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1:44

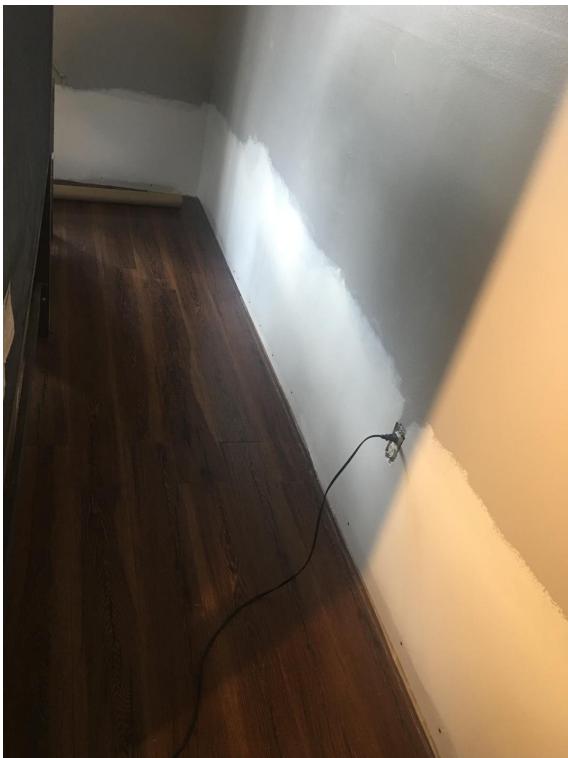
1709 Phase 3 Construction

This is what it currently looks like. They're only working on the laundry room. And I have a 10 and 13 year old that walk through this daily soooo? Also there was more drywall damage that occurred while they were working that I let Dorin's crew know about (photos below). And just so you all know, Dorin told me my drywall just needed to be painted over! So I'm sorry but I don't agree and I don't think the board agrees, whom makes the decision.



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