

Fwd: Rotted Wood Patio Beth Haines

Beth Haines <bethhaines40@comcast.net>  
To: "Amanda H" <ahainesy@gmail.com>, "Shawn Martin" <smartin@isccompany.net>

Wed, Nov 6, 2024 at 10:35 AM

For your information.

Begin forwarded message:

**From:** Beth Haines <bethhaines40@comcast.net>  
**Subject: Re: Rotted Wood Patio Beth Haines**  
**Date:** November 6, 2024 at 10:33:36 AM EST  
**To:** Dorin Frai <dfrai@yahoo.com>  
**Cc:** Patty Sabates <psabates48@gmail.com>, "larry@s-deng.com" <larry@s-deng.com>, Jay Pietrafetta <jayp@sunrisemgtfl.com>, Mike Rafidi <miker@sunrisemgtfl.com>, Eric Richards <ericcrichards@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maged Al Naggat <maged@s-deng.com>

Dorin,

I hope that this will finally be addressed as we have been trying to get something done for over two years now. See email stream below confirming that Jay had been notified of this. Please advise me as to when this will be done.

Beth Haines

On Nov 6, 2024, at 9:55 AM, Dorin Frai <dfrai@yahoo.com> wrote:

I have inspected the site with Maged from S&D Engineering and consulted with Levy / Austro Construction on the best course of action - The patio roof/beams need to be removed completely until such time as we get to the building and redo the roof.  
If the owner and association agrees to remove - I will present a proposal/cost on this matter.

Please advise.

**Dorin Frai**  
**Cel 954-663-5944**

On Monday, November 4, 2024 at 11:35:22 AM EST, Dorin Frai <dfrai@yahoo.com> wrote:

Larry,

Let me know when you are on site so we can make a plan.

Thank you

**Dorin Frai**  
**Cel 954-663-5944**

On Sunday, November 3, 2024 at 07:54:45 PM EST, Patty Sabates <psabates48@gmail.com> wrote:

Ok. If they are still there. Has Fahruk's team seen it, Can they be removed or supporting the overhang? It looks like it's going to fall  
Patty Sabates Sent from my iPhone

On Nov 3, 2024, at 2:09 PM, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

Dorin went over a couple of weeks ago to see them

Jay

JAY PIETRAFETTA

President

<31d22da8128a2d26d2da3ee2c843d1e3\_1688772307.jpg>

Direct: 239-345-7730  
Office: 954-695-9200  
Email: jayp@sunrisemgtfl.com

8181 W Broward Blvd Suite #380, Plantation, FL, 33324

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On Nov 3, 2024, at 1:50 PM, Patty Sabates <psabates48@gmail.com> wrote:

Jay  
What is the status of Beth Haines patio roof beams? Did you have the engineer look at it and Austro to see if it can be removed while they get to that buildings roof?  
Thanks  
Patty Sabates Sent from my iPhone

On Oct 2, 2024, at 2:32 PM, Patty Sabates <psabates48@gmail.com> wrote:

Jay  
What patio roof is he referring to?  
Where and when was it reported ?  
Larry/Dorin  
Please get with the Jay and unit owner to review this as advise what should be done until the building work start's  
thanks  
Patty Sabates Sent from my iPhone

Begin forwarded message:

From: Shawn Martin <smartin@isccompany.net>  
Date: October 2, 2024 at 2:17:46 PM EDT  
To: Beth Haines <bethhaines40@comcast.net>, Jay Pietrafetta <jayp@sunrisemgtfl.com>, Mike Rafidi <miker@sunrisemgtfl.com>, Miriam Tirado <miriam71@comcast.net>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Marjorie Thomas <mcthom71@gmail.com>, Eric Richards <ericrichards@gmail.com>, Blaire Lapides <blapides@bellsouth.net>, Patty Sabates <psabates48@gmail.com>, MTC - Margaret Carpenter <mcarpenter@sao17.state.fl.us>  
Subject: Re: Rotted wood

See, it is issues like these that raises the alarm bells for our community! We have safety issues all crossing Jay's desk, yet apparently getting ignored or delayed just like the FPL issues form a fence being built over an exposed/broken powerline. Our community has, in my opinion, been placed in harms way with open hazards on our properties that have been neglected or unaddressed. Yet, Jay can come to my house to harass contractors that are there to make emergency roof repairs that the Board & Sunrise has refused to make or properly repair since pre-2022 (video footage of Jay, Mike and Dorian (Austro construction with no management powers for this HOA) on my property harassing me about it and video footage of me confronting our VOLUNTEER President about her and or other VOLUNTEER Officers/Board Members ordering Jay, Mike, and Dorian to take these actions to her claiming oh its a common element -- this story and supporting evidence has already crossed the right desks for evidentiary support for investigations). Yet, they still had the blatant audacity to attack my contractors with Patty's excuse it is a common element -- yeah, a common element that only services my unit, period! Thus, again this VOLUNTEER who appears to again be using our COA/HOA resources against this community which is why all these issues have been reported for investigations.

Regardless of whether these repairs are immediately repaired to prevent any reflection on the Board or Service Providers or Contractors, they are on record with supporting documentation to video footage sent to the proper authorities since even now in Florida it is written into Florida law that you can NOT use COA/HOA resources arbitrarily against unit owners and especially NOT against whistleblowers! So, this will be another evidence example amongst the 100 others that have been sent over. I am pretty sure there is going to be much more concerns/evidence to report in the months ahead until Florida and/or the Federal government takes actions to stop activities that are in violation of the new or current laws at federal or state levels.

Oh, and if I haven't pointed this matter out, I am now. Given, I firmly believe that these seven Board Members create distractions to trying to write the rules they want enforced into our Condo Docs to Board Affairs (which is also on video with me objecting to police being called then I had to leave the meeting to have discussions with the police -- yep all documented and on video) to creating EXCESSIVE meetings to go over their rules to other items that is only important to the select few which leaves safety hazards on our property unaddressed, in my opinion placing our community at risk of possible harm. You can look at the meetings say around April to May when the Board decided and I believe, would have to check the video footage, that we need 3 or more meetings a month. There is even video footage of the low community turnout after they created all these extra meetings with or without Board approval!

Yet, their collective actions have left us with all these possible issues that are getting investigated to potential safety hazards on our community's property. Yet, we are all OWNERS paying for this nonsense including extra services like Jay to the Police Officers when there has been no violence reported in our Board Meetings that I am aware of at least for the past 15+ years. Or, were all these activities attempts to retain the illusion of control or authority (that doesn't exist) to place the rules that they think might help them retain this illusionary power into the future using our collective COA/HOA resources to do this which is now written into July 1st, 2024 law that these resources can't be used haphazardly against unit owners to board members to whistleblowers!

When is the State or Federal government going to step in to protect our community from this protentional harm when our concerns have been expressed to the DBPR, FBI, FTC, State Attorney's Office, Attorney General's Office, the City of Plantation PD, and other higher level State Officials? If/when our story breaks the news with all these notifications to these respective authorities dating back to 2008, um it's not going to look good that these safety issues have been ignored which are now on the record with supporting video footage!

Shawn Martin, MBA  
Principal | Senior Product & Compliance Consultant  
ISC | [www.isccompany.net](http://www.isccompany.net)  
Main | (954) 909-5178 | Cell (954) 716-0915



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On Oct 2 2024, at 1:39 pm, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:  
From Sunrise Blvd., I can see Beth's roof caving in, in my building 10 - Phase 2, so if its isn't going to be repaired this year to next year. Then, as a safety precaution, I would highly recommend that extra support beams be placed under her patio roof to prevent a collapse. This is definitely a safety issue and should be immediately addressed!

**Shawn Martin, MBA**  
Principal | Senior Product & Compliance Consultant  
**ISC** | [www.isccompany.net](http://www.isccompany.net)  
Main | (954) 909-5178 | Cell (954) 716-0915



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On Jun 13 2024, at 11:46 am, Beth Haines <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)> wrote:  
Shawn,

For your information,  
Beth

Begin forwarded message:

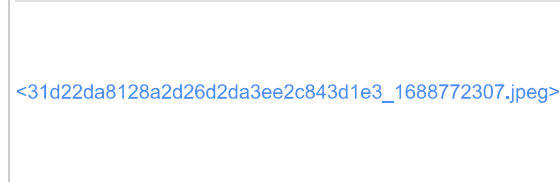



**From:** Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>  
**Subject:** Re: Rotted wood  
**Date:** June 13, 2024 at 11:18:08 AM EDT  
**To:** Beth Haines <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)>  
**Cc:** "psabates48@gmail.com" <[psabates48@gmail.com](mailto:psabates48@gmail.com)>

We need them to make sure they are securely installed because when the rotted wood around it comes off they need to make sure the frame around them is secure.

I will send them to your unit to coordinate

Jay

**JAY PIETRAFETTA**  
*President*

	<p>Direct: 239-345-7730 Office: 954-695-9200 Email: <a href="mailto:jayp@sunrisemgtfl.com">jayp@sunrisemgtfl.com</a></p> <p>8181 W Broward Blvd Suite #380, Plantation, FL, 33324</p> <p>  </p>
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On Jun 13, 2024, at 11:13 AM, Beth Haines <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)> wrote:

Thank you for the quick response. I am not sure why an engineer would need to check my windows as they were replaced with impact windows in 2019. I had to pay additional money to the installer to replace all the rotten wood that was found in the framed openings. You might not remember it, but you were on site during the installation because the contractor had questions regarding the structure.

On Jun 13, 2024, at 11:06 AM, Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)> wrote:

Thanks Beth,

They are going to be starting on the work for Phase 2 and that wood will be taken off. We also need the termite guy to treat the area because they need to replace the wood decking underneath with new plywood.

We also need you to have your windows looked at, Please try to have the engineer come over to look at the windows so we can start the Phase 2 tear down.

Some of that wood taken off will need to be put in a truck and hauled out.

Jay

> On Jun 13, 2024, at 10:56 AM, Beth Haines wrote:

>  
> Jay,  
>  
> I am forwarding new pictures that I took this morning of the rotting wood on my patio. The heavy rains of the past two days have caused further decay of my patio roof and I still have not been advised of any plans to address this problem. I also continue to have water coming into my home through the foundation in the bedrooms on the east side of the building. I would appreciate it if someone would finally take steps to correct these problems.  
>  
> Beth Haines  
>

>  
> Begin forwarded message:  
>  
> From: Jay Pietrafetta  
> Subject: Re: Rotted wood  
> Date: April 18, 2024 at 8:41:49 PM EDT  
> To: Beth Haines  
>  
> You don't need to worry, I have your proxy vote and your phase finally passed the overall vote #.  
>  
> You are past the 25 votes needed  
>  
> Jay  
>  
> Jay Pietrafetta  
> President  
>  
> [cid:1590655a-5758-4f1f-87b1-0f19f6e8a4f5@namprd08.prod.outlook.com]  
>  
> Direct :  
> 239-345-7730  
> Office : 954-695-9200  
> Email : jayp@sunrisemgtfl.com  
> 8181 W Broward Blvd Suite #380, Plantation, FL, 33324  
>  
> [cid:0f29929b-961b-459d-992f-d71c9d58697e@namprd08.prod.outlook.com]  
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>  
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>  
> [cid:63965a49-46f3-4838-856c-9c020cc6cdad@namprd08.prod.outlook.com]  
>  
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>  
> On Apr 18, 2024, at 7:29 PM, Beth Haines wrote:  
>  
> Jay,  
>  
> I am aware that the first vote did not pass, that is why I completed the February proxy and tried to turn it in on March 26th. Please double check the email that you received from Shawn Martin on March 26th. My proxy was one of the four that he faxed to you that evening after we found out that no one was at the clubhouse to collect them  
>  
> Beth  
>  
> On Apr 17, 2024, at 3:51 PM, Jay Pietrafetta wrote:  
>  
> That first vote didn't get enough people in total in your phase and was not approved due to no quorum.  
>  
> the latest one I just attached is the current vote.  
>  
> Jay  
> JAY PIETRAFETTA  
> President  
> <31d22da8128a2d26d2da3ee2c843d1e3\_1688772307.jpg>  
> Direct :  
> 239-345-7730  
> Office : 954-695-9200  
> Email : jayp@sunrisemgtfl.com  
> 8181 W Broward Blvd Suite #380, Plantation, FL, 33324  
> <31d22da8128a2d26d2da3ee2c843d1e3\_1650396418.png> <31d22da8128a2d26d2da3ee2c843d1e3\_linkedIn4.png> <31d22da8128a2d26d2da3ee2c843d1e3\_instagram.png>  
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>  
>  
> From: Beth Haines  
> Sent: Wednesday, April 17, 2024 3:27 PM  
> To: Jay Pietrafetta  
> Subject: Re: Rotted wood  
>  
> I am confused, I did turn in two proxies, (the first one was personally at the October or November (?) meeting and the second one Shawn emailed to you since the February meeting was cancelled?) Both times I voted to remove the trim and I selected the java color for the paint. What else was there to vote on?  
>  
> On Apr 17, 2024, at 3:18 PM, Jay Pietrafetta wrote:  
>  
> You didn't turn in a Proxy for any of the votes, but it was to select the trim removal and the color.  
>  
> Jay  
> JAY PIETRAFETTA  
> President  
> <31d22da8128a2d26d2da3ee2c843d1e3\_1688772307.jpg>  
> Direct :  
> 239-345-7730  
> Office : 954-695-9200  
> Email : jayp@sunrisemgtfl.com  
> 8181 W Broward Blvd Suite #380, Plantation, FL, 33324  
> <31d22da8128a2d26d2da3ee2c843d1e3\_1650396418.png> <31d22da8128a2d26d2da3ee2c843d1e3\_linkedIn4.png> <31d22da8128a2d26d2da3ee2c843d1e3\_instagram.png>  
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>  
>  
> From: Beth Haines >  
> Sent: Wednesday, April 17, 2024 3:04 PM  
> To: Jay Pietrafetta >  
> Subject: Re: Rotted wood  
>  
> You don't often get email from bethhaines40@comcast.net. Learn why this is important  
> Jay,

>  
> Thank you for the update and I will wait for the construction team. I am wondering what vote are you referring to? If it is regarding the wood removal and paint color, I submitted my selections back in the beginning and again last month. If not, please let me know.  
>  
> Beth  
>  
> On Apr 17, 2024, at 2:58 PM, Jay Pietrafetta wrote:  
>  
> Your issue has been forwarded to the construction team is set to be fixed right away.  
>  
> Permits are submitted for Phase 2 and work will start once your vote for the phase is recorded.  
>  
> Jay  
>  
> JAY PIETRAFETTA  
> President  
> <31d22da8128a2d26d2da3ee2c843d1e3\_1688772307.jpg>  
> Direct:  
> 239-345-7730  
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> <31d22da8128a2d26d2da3ee2c843d1e3\_1650396418.png> <31d22da8128a2d26d2da3ee2c843d1e3\_linkedIn4.png> <31d22da8128a2d26d2da3ee2c843d1e3\_instagram.png>  
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>  
> On Apr 13, 2024, at 2:15 PM, Beth Haines wrote:  
>  
>  
> You don't often get email from bethhaines40@comcast.net. Learn why this is important  
>  
> Please see the updated photos above of the rotting wood on my patio. As you can see from the email below sent in April 2022, I reported the problem that I was having with this area, but to date nothing has been done. We are quickly approaching another rainy and hurricane season and I am worried that the support beam will fail and the roof will collapse. Please contact me as soon as possible regarding the necessary repairs to this area.  
>  
> Sincerely,  
>  
> Beth Haines  
> 1740 NW 73 Ave. Bldg.10, Unit 53  
>  
> Begin forwarded message:  
>  
> From: Beth Haines  
> Subject: Fwd: Rotted wood  
> Date: May 6, 2022 at 11:55:20 AM EDT  
> To: "SunriseManagementOffice@sunrisemanagementfl.com"  
>  
> I just realized that I have yet to receive a response to this email below dated April 8th. Please contact me as soon as possible regarding this problem.  
>  
> Begin forwarded message:  
>  
> From: Beth Haines >  
> Subject: Fwd: Rotted wood  
> Date: April 8, 2022 at 9:42:16 AM EDT  
> Cc: Cynthia Wenger >  
>  
> Please see the pictures below of my patio area. As you can tell the rotting wood has gotten so bad that parts of the wood have fallen down and this is creating a hazard. This situation has been going on for several years yet nothing has been done. I would appreciate it if you could expedite the repair and replacement of this area, especially since it is visible from Sunrise Blvd. Please contact me as soon as possible to review the damage and to schedule repairs.  
>  
> Sincerely,  
>  
> Beth Haines  
> 1740 NW 73 Ave.  
>  
> Begin forwarded message:  
>  
> From: Amanda H >  
> Subject: Rotted wood  
> Date: April 8, 2022 at 9:32:46 AM EDT  
> To: Beth Haines >  
>  
> <20220408\_093049.jpeg>  
> <20220408\_093006.jpeg>  
> <20220408\_093112.jpeg>  
> <20220408\_092959.jpeg>  
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>

JAY PIETRAFETTA

President

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Direct: 239-345-7730  
Office: 954-695-9200  
Email: jayp@sunrisemgtfl.com  
8181 W Broward Blvd Suite #380, Plantation, FL, 33324

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