

Omega Villas Condominium Association Inc

Board of Directors Meeting

Tuesday, June 17, 2025

7:00PM

Clubhouse

Meeting Called to order.

1. Establish a quorum.
2. Review of previous BOD meeting minutes
3. **Officers report/update**
 - **President-** Construction BOD meeting scheduled for Thursday June 26th @6:30pm
 - Communication received from Juda Eskew regarding new accounting system upgrade effective July 1st
 - **Treasurer-** Financial Review
 1. Discussion of unit owner project loan payback when unit changes ownership through property transfer
 2. Status of feedback from attorney regarding the rules and regulations in relation to the association condo documents
 - **Secretary-** General update
4. **Management Updates:**
 - Status of Phase 4 front and back GFI and Lights inspections for 40-year certification closure.
 - Status of Phase 4 required landscaping required by city of Plantation
 - Update on community installation of Sentricon (subterranean) termite system and termite tenting schedule for all buildings from Beach Environmental. **Pages 2 - 7**
 - Discussion of community duck removal and critter control issues **Pages 8 - 10**
 - Discussion of association maintenance golf cart issue **Pages 11 - 24**
 - Review of association common area annual tree trimming proposals **Pages 26 - 30**
5. **Other Business-**
 - Review and discussion of current association Architectural Change Control (ACC) form **Page 31**
 - Update from Shawn Martin regarding by laws review
6. Open forum.
7. Adjournment.

POSTED - JUNE 13, 2025



Our Sentricon Subterranean Termite program which includes green stations (see below) were installed around the perimeter of all the buildings in Omega Villas. It is normal to see the round green cap flush with the ground (see below). These stations will not interfere with any landscaping that is done on property. The stations contain a termite bait inside which is called Noviflumuron, which is a **100% Green** product and it will **NOT** harm any people or pets. With Florida weather (rain and extreme heat), sometimes the landscaping shifts and changes, a station may slightly raise from the ground. If this does happen, it is important that you **DO NOT** pull the station out or stomp on it to put back in place. Do not remove or open the green Sentricon stations under any circumstances. If you find a station that has broken, been tampered with or has shifted, please contact Your Management Services which will then contact Beach environmental for inspection and re-install service*. For the first year Beach will inspect every 3 months. After the first year, Beach will inspect annually, when the Sentricon Program is renewed. Paying the yearly renewal after year 1, you can extend the warranty period year after year. Our Sentricon Subterranean Termite program creates a barrier around your buildings and will provide 24/7 protection from Subterranean Termites. Thank you for being a valued Beach Environmental customer.



*If stations are vandalized or if multiple stations are removed and missing, there will be a fee charged to replace and re-install.

PHASE 1

28 Stations

BUILDING 4

31 Stations

BUILDING 5

31 Stations

BUILDING 6

23 Stations

74TH AVENUE

BUILDING 3

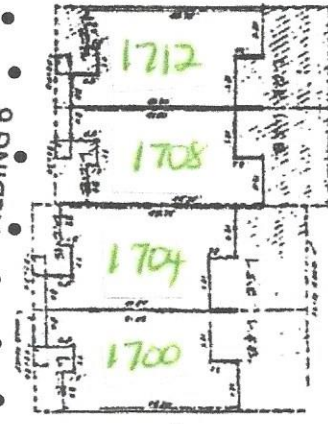
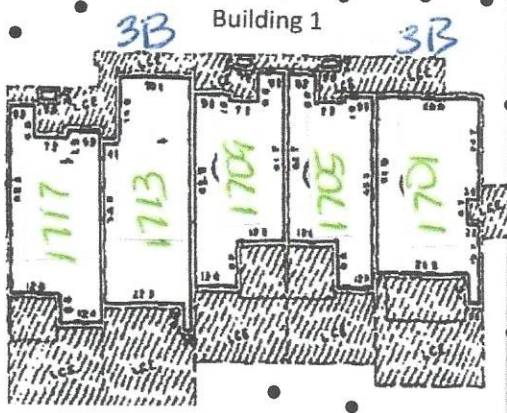
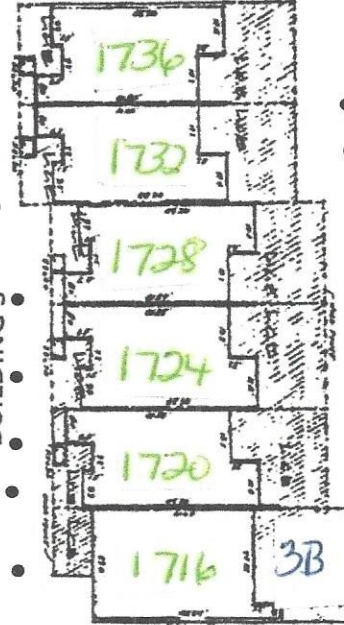
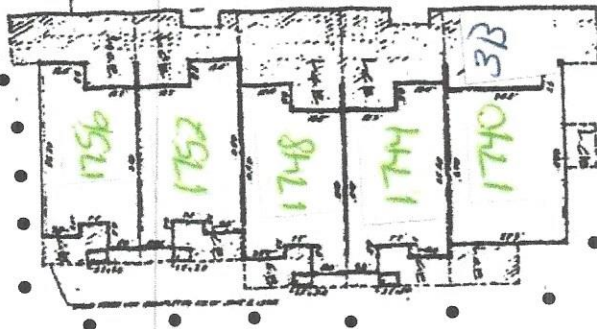
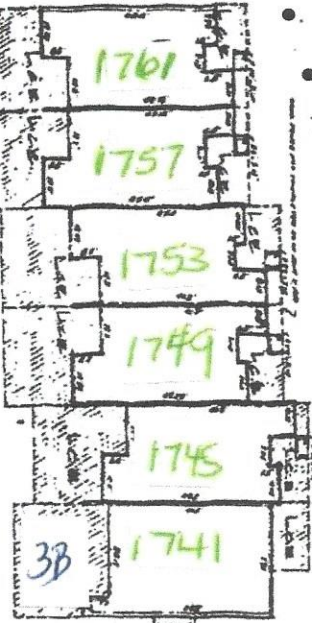
31 Stations

BUILDING 2

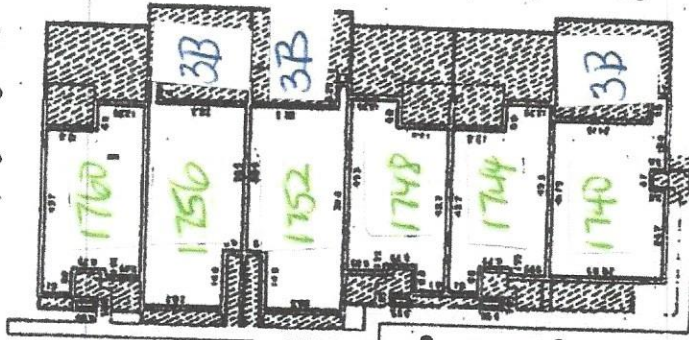
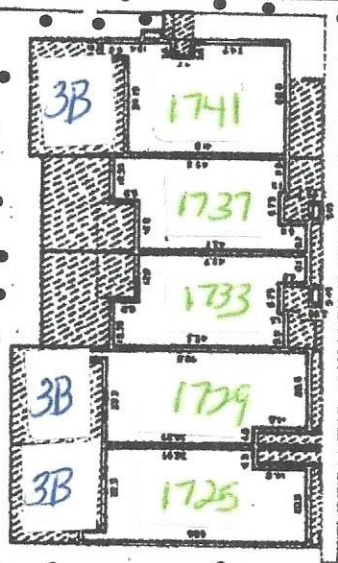
27 Stations

Building 1

27 Stations



PHASE 2

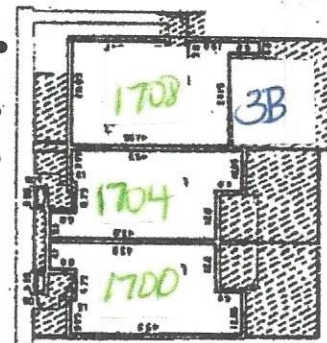
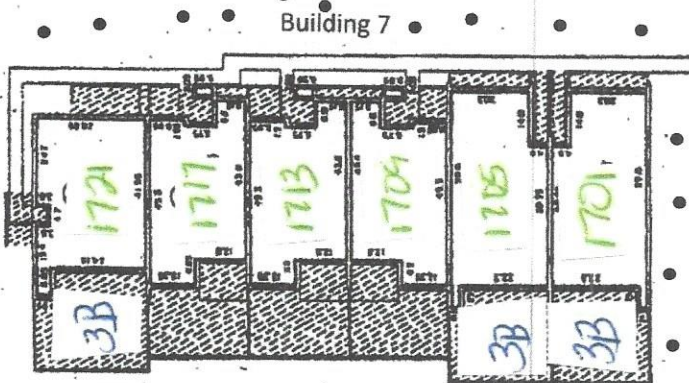


BUILDING 10

28 Stations



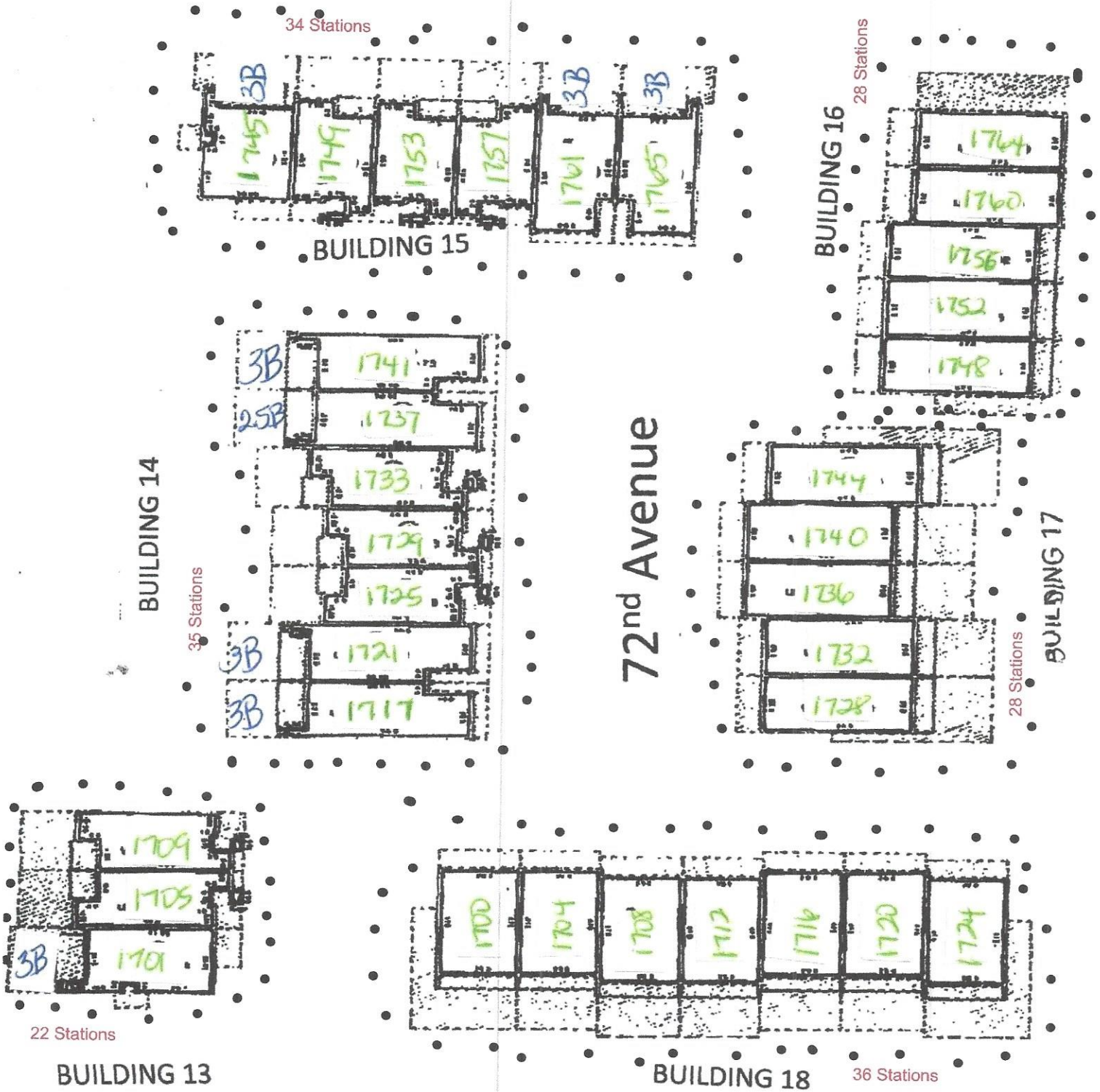
BUILDING 11



BUILDING 12

73rd Avenue

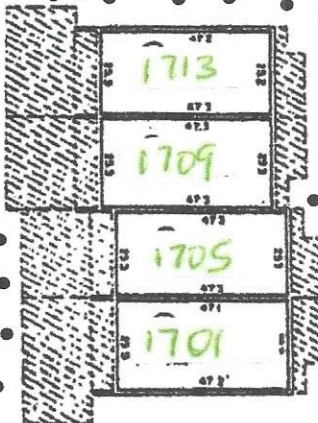
PHASE 3



PHASE 4

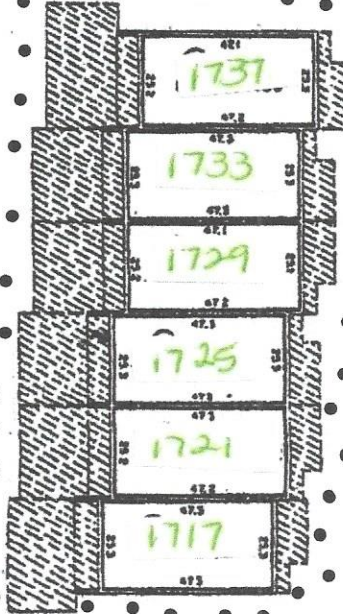
BUILDING 19

28 Stations



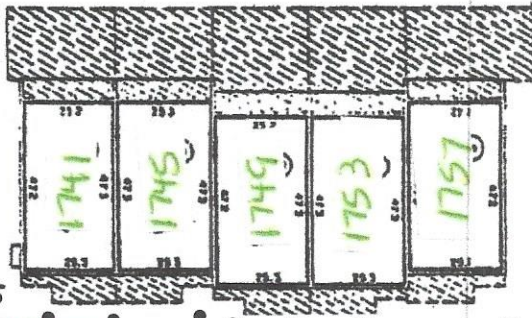
BUILDING 20

37 Stations



34 Stations

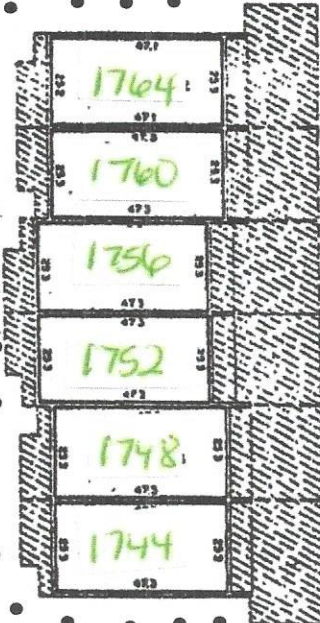
BUILDING 21



71st Avenue

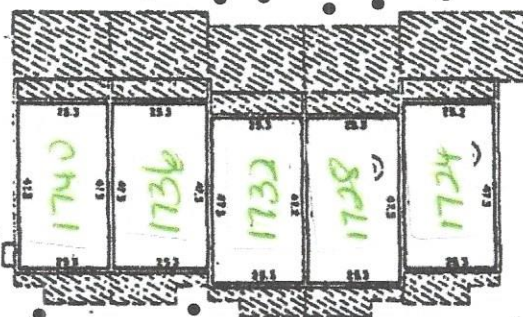
BUILDING 22

31 Stations



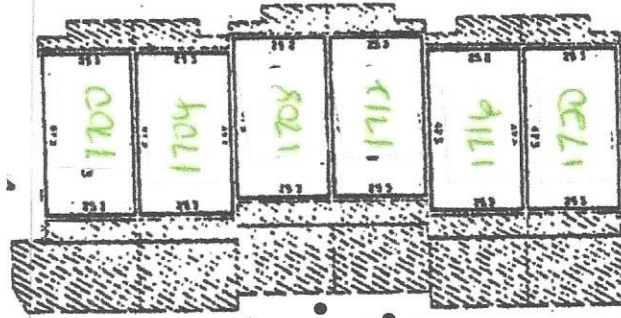
BUILDING 23

22 Stations



BUILDING 24

27 Stations



Omega Villas Condo Association / Tent Fumigations Wednesdays

Phase 1 / Building 4 COMPLETED 12/4 /24 / Building 6 COMPLETED 1/14/25

08/06/25 = Building 1 = 1701 – 1717 NW 74th Avenue = Prep Meeting 07/30/25

08/06/25 = Building 2 = 1721 – 1725 NW 74th Avenue = Prep Meeting 07/30/25

08/06/25 = Building 3 = 1741 – 1761 NW 74th Avenue = Prep Meeting 07/30/25

08/13/25 = Building 5 = 1716 – 1736 NW 74th Avenue = Prep Meeting 08/06/25

Phase 2

08/13/25 = Building 7 = 1701 – 1721 NW 73rd Avenue = Prep Meeting 08/06/25

08/13/25 = Building 8 = 1725 – 1741 NW 73rd Avenue = Prep Meeting 08/06/25

08/20/25 = Building 9 = 1745 – 1761 NW 73rd Avenue = Prep Meeting 08/13/25

08/20/25 = Building 10 = 1740 – 1760 NW 73rd Avenue = Prep Meeting 08/13/25

08/20/25 = Building 11 = 1712 – 1736 NW 73rd Avenue = Prep Meeting 08/13/25

08/27/25 = Building 12 = 1700 – 1708 NW 73rd Avenue = Prep Meeting 08/20/25

Phase 3 / Building 15 COMPLETED 04/02/25

08/27/25 = Building 13 = 1701 – 1709 NW 72nd Avenue = Prep Meeting 08/20/25

08/27/25 = Building 14 = 1717 – 1741 NW 72nd Avenue = Prep Meeting 08/20/25

09/10/25 = Building 16 = 1748 – 1764 NW 72nd Avenue = Prep Meeting 09/03/25

09/10/25 = Building 17 = 1728 – 1744 NW 72nd Avenue = Prep Meeting 09/03/25

09/10/25 = Building 18 = 1700 – 1724 NW 72nd Avenue = Prep Meeting 09/03/25

Phase 4

09/17/25 = Building 19 = 1701 – 1713 NW 71st Avenue = Prep Meeting 09/10/25

09/17/25 = Building 20 = 1717 – 1737 NW 71st Avenue = Prep Meeting 09/10/25

09/17/25 = Building 21 = 1741 – 1757 NW 71st Avenue = Prep Meeting 09/10/25

09/24/25 = Building 22 = 1744 – 1764 NW 71st Avenue = Prep Meeting 09/17/25

09/24/25 = Building 23 = 1724 – 1740 NW 71st Avenue = Prep Meeting 09/17/25

09/24/25 = Building 24 = 1700 – 1720 NW 71st Avenue = Prep Meeting 09/17/25



We Care Animal Removal, Inc.
www.wecareanimalremoval.com

Austin: 954-275-1530
Mike: 954-868-4835

Date: 06/13/25

Client: Omega Villas Condo

Email to send invoice:

Cell#

Work#

Trapping address: 1713 NW 72 Avenue, Plantation, Florida 33313

I, as an individual and or/we, as a company, hire We Care Animal Removal Inc. to capture wildlife and or cats from our property at the above address. I/we have read and understand this form. Please check all boxes below that will apply.

1. ☐ **DUCKS and CHICKENS**

For hand capturing the price is \$45 per duck and/or chicken with a one-time \$125 trip fee. All ducks/chickens are brought to a farm in Homestead.

For shooting animals with a high-powered airsoft rifle, there will be a one-time \$125 trip fee and \$25 per duck and/or chicken.

NOTE: — IF WE ARRIVE AND NO DUCKS OR CHICKENS ARE ON SITE THERE WILL BE A \$100 SERVICE CHARGE

2. ☐ **WILDLIFE with no cat trapping**

(Two nights of cage trapping/ 3 days in all. (Raccoons, Opossums, Iguanas, Toads, Fox, Tegus etc.)

For the trapping service it'll be \$185.00 for the set up fee. The tiered price structure is \$95 each for animals removed and relocated,

DISCOUNT: If we remove 25 to 50 animals within **one day** of capture -The price becomes a flat \$45 each-deleting the tiered price altogether.

EXTRA DISCOUNT occurs if 51+ animals are captured in **one day**- the price is lowered to a flat \$40 each with no scaling prices. — Over 100 animals per DAY price will be discussed per job situation.

3. ☐ **TNR cats with the county (Sterilize and Return). If wildlife is caught, check box 4 for removal.**
(2 nights of trapping/ 3 days in all) Fees are the GRAND TOTAL of cats caught within TWO nights of trapping with a 1 time **\$185.00 set up fee** in addition to an amount of **\$95 for each cat caught**. We'll trap, transport them to MD Animal Services. The county facility reserves the right to adopt, so you may not get some cats back (this is a very rare event). All are sterilized and ear tipped with a rabies vaccination. We'll pick up the cats from the facility and return them back to you. *Some cats do not survive surgery and may die shortly after due to complications. When trapping; we sometimes catch non-target cats and wildlife that you may not want removed, a \$25 release fee will apply when we release where caught. If you would like the animal relocated, a \$95 fee per animal will apply (see box 4). READ the information in the yellow box on Page 2.*

4. ☐ **WILDLIFE while cat trapping Yes, I want all wildlife removed off my property, if caught. (Raccoons, Ducks, Opossums, Chickens, Iguanas, Toads, Fox etc)**

Check this box if you want wildlife removed while we are cat trapping.
The wildlife is \$95 each animal removed and relocated.

A) Cats with collars will be released where caught, unless indicated otherwise.

B) A release fee of \$25 each will apply for any type of wildlife and cats when the client doesn't want them removed from their property. C) A cost of \$250 for each trap will apply if any are stolen or damaged, in addition to the cage tampering fee of \$150.

D) Any animals caught that are deliberately released or any human interference to our cages such as moving them or closing them, you/ your company will be charged a tampering fee of \$150 in addition to the fees for any damages and or stolen cage fee. The job will be stopped. If this occurs while we have already caught and removed animals, you will be charged for what animals were removed in addition to the above penalties. Note: Any released animals by anyone other than our company, you will be charged full price for that animal(s) at the scaling prices. If you believe people will be releasing the animals and tampering with our cages, we strongly encourage you to provide a security guard during the trapping event.

Any repercussions that may result from performing the duties hired will be the sole responsibility of the above client's name and/or signer, and in no way will affect or burden We Care Animal Removal and/or its employees and/or subcontractors. This waiver includes any legal fees or responsibilities that may result for the above mentioned. Upon signing this contract, I/We agree on the price to proceed with the job. Any legal fees pertaining to court costs and attorney's fees will be the responsibility of the client, as an individual, and/or as a company for We Care Animal Removal to collect payment. In addition, we reserve the right to place a mechanics lien on any company or personal property for collection of payment. The highest interest rate allowable in Florida will apply to any outstanding bills.

Note: All native wildlife is relocated unharmed unless injured or very sick. Relocation is overridden by the county and or State if a health alert is issued. Ducks and chickens are taken to a farm.

A \$50 Charge per night applies, if trapping is unsuccessful. (Does not apply when cages are tampered with) *******ALL INVOICES MUST BE PAID ON FINAL DAY OF TRAPPING*******

How many cats approximately? *** _____ How many wild animals approximately? *** _____

****Note: We CANNOT guarantee that we'll catch every animal on your property. Some animals are leery of cages/nets. When this occurs, we recommend that we attempt another session in about three weeks. Each time we re-start trapping, the price per animal will scale as if it were a new job.

Signature _____

Printed Name _____

We reserve the right to cancel the contract if anyone is tampering with our cages or we feel our cages are in danger of being tampered with. You and/or your company will be responsible for the sliding scale price of the animal(s) caught or the minimum charge if no animals are caught at time of cancellation. In addition to the tampering fee of \$150.00

Feel free to use this area for additional information you feel we should know about:

PAGE 2





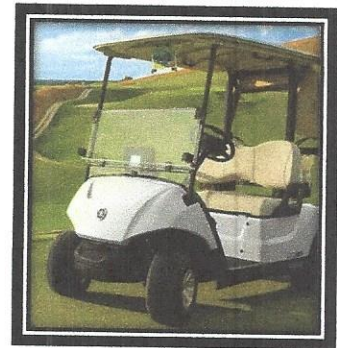
PHOENIX GOLF CAR, INC.

~ Golf Car Sales & Service ~
1351 NW Steeda Way Pompano Beach, FL 33069
(954) 785-6062 Ph
(754) 220-6990 Fx



YAMAHA

ELECTRIC YAMAHA YDRE 48 VOLT



6/9/2025

QTY	DESCRIPTION	UNIT PRICE
1	Refurbished Yamaha YDRE 48 Volt - Body in White - Sand Color Seats - New Tires - New Windshield - Brand new 8 Volt Batteries 2025 - Charger Included	\$6,800.00
1	DELIVERY	\$150.00
1	TAX	\$476.00

Total: \$ **7,426.00**

WARRANTY: 6-Months Factory Batteries & Mechanical parts only
Neglect & Abuse are not covered.

Complete LED light kit (front and rear) additional \$ 420.00

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within 30 days.

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.

AUTHORIZED SIGNATURE

DATE

PLEASE E-MAIL TO: phoenixgolfcar1@gmail.com
A 50% Down payment is required when an approved this Estimate



PHOENIX GOLF CAR, INC.

~ Golf Car Sales & Service ~
1351 NW Steeda Way Pompano Beach, FL 33069
(954) 785-6062 Ph
(754) 754-220-6990 Fx



6/9/2025

QTY	DESCRIPTION	UNIT PRICE
1	Preowned CLUB CAR TEMPO MAINTENANCE – Body White - Tan or Black Seats - New Windshield - Small Top/Roof - Brand New batteries 2025 - Tires Cover - Charger included. <u>Does not come with lights.</u> 8 Months Warranty (parts/batteries only)	\$6,999.00
1	DELIVERY	\$150.00
1	TAX	\$489.93

Total: \$7,638.93

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within 30 days.

Complete LED light kit (front and rear) additional \$ 420.00

SALES REP: **Christy**

ACCEPTANCE OF PROPOSAL

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AUTHORIZED SIGNATURE

DATE

PLEASE E-MAIL TO: phoenixgolfcar1@gmail.com
A 50% Down payment is required when an approved this Estimate.



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5/27/2025

QTY	DESCRIPTION	UNIT PRICE
1	REFURBISHED MAINTENANCE CAR with Storm Body Body Blue Sapphire - Brand New Seats - New Windshield - New Regular Tires - Top - New Maintenance Box - Brand New Batteries 2025 - Charger Included	\$7,500.00
1	6-month warranty on Parts and Batteries	
1	Delivery	\$150.00
1	Tax	\$525.00

Grand Total \$8,175.00

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within 30 days.

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AUTHORIZED SIGNATURE

DATE

PLEASE E-MAIL APPROVED ESTIMATE TO: phoenixgolfcar1@gmail.com

A 50% down payment is required to approve this estimate.

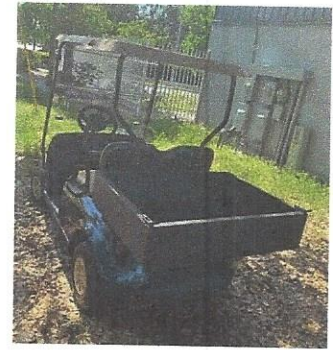


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REFURBISHED MAINTENANCE - THE WORKS



6/9/2025

QTY	DESCRIPTION	UNIT PRICE
1	Refurbish Fresh Painted Dark Blue Body Color - Charger is Included - New Rocker Panels - New Tires - New Wheel Covers - White/Tan Seat Covers - Roof to Match - Brand New 2025 Batteries - Maintenance Rail/Bed	\$7,890.00
1	DELIVERY	\$150.00
1	TAX	\$552.30

GRAND TOTAL \$8,592.30

Complete LED light kit (front and rear) included

WARRANTY: 6-Months Factory Batteries and mechanical parts only

Neglect and abuse are not covered.

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within 30 days.

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

AUTHORIZED SIGNATURE

DATE

PLEASE EMAIL THE APPROVAL TO phoenixgolfcar1@gmail.com
50% down is required upon approval of this estimate.



PHOENIX GOLF CAR, INC.

~ Golf Car Sales & Service ~
1351 NW Steeda Way
Pompano Beach, Fl
(954) 785-6062 Ph
(754) 754-220-6990 Fx



REFURBISHED HEAVY DUTY RXV



5/27/2025

QTY	DESCRIPTION	UNIT PRICE
1	MAINTENANCE EZGO RXV MAINTENCA CART (White) -The Electric RXV 48 - Brand New Body in White -Top in Beige - Seats in Beige - New Windshield - Brand New Four 12 Volt Battery - New Heavy Duty Maintenance Rail - Headlights - Charger Is Include	\$ 8,500.00
	6 Month Prorate Warranty on Batteries And 8 Months on Parts Only	INC
1	TAX	\$595.00
1	DELIVER	\$150.00

Total: **\$9,245.00**

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within 30 days

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.

AUTHORIZED SIGNATURE

DATE

PLEASE E-MAIL TO: phoenixgolfcar1@gmail.com
50% Down payment is required when approved this Estimate



PHOENIX GOLF CAR, INC.

~ Golf Car Sales & Service ~
1351 NW Steeda Way Pompano Beach, FL
(954) 785-6062 Ph
(754) 754-220-6990 Fx



Brand New Maintenance (Lithium)

6/12/2025

QTY	DESCRIPTION	UNIT PRICE
1	Brand New Maintenance: Madjax Maintenance, special tires, light kit, the client can choose body color and tires/wheel, seats, Lithium, charger included. 3 Yr. Manufacturer Warranty Parts Only 8 Yr. Prorated Warranty on the Lithium Battery	\$11,500.00
1	Delivery	\$150.00
1	Tax	\$805.00

Grand Total \$ 12,455.00

Prices quoted are those in effect at the time of quotation and are guaranteed subject to acceptance within 30 days.

ACCEPTANCE OF PROPOSAL

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AUTHORIZED SIGNATURE _____

DATE _____

PLEASE E-MAIL APPROVED ESTIMATE TO: phoenixgolfcar1@gmail.com

A 50% down payment is required with approval of this estimate.

GOLF CAR DEPOT HOLDINGS, LLC

6500 Powerline Rd

Fort Lauderdale, FL 33309

(954)900-9900

INVOICE #

VEHICLE PURCHASE AGREEMENT

BUYER'S NAME <u>OMEGA VILLAS CONDOMINIUM</u>		DATE OF BIRTH <u>N/A</u>	TODAY'S DATE <u>06/13/2025</u>
ADDRESS <u>N/A</u>		CITY/STATE/ZIP _____	
DL/ID # _____	STATE _____	EXP. DATE _____	HOME PHONE: <u>(954)624-2448</u>
EMAIL <u>info@yourmanagementservices.com</u>		SALES PERSON: <u>MICHAEL D'AMBRA</u>	

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise.

VEHICLE BEING PURCHASED

<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	PRIOR USE: <input type="checkbox"/> PERSONAL <input type="checkbox"/> RENTAL <input type="checkbox"/> LEASE <input type="checkbox"/> OTHER	VIN # _____	BUILD A CART	STOCK # _____
YEAR <u>2025</u>	MAKE <u>EVOLUTION</u>	MODEL <u>TURFMAN 200</u>	COLOR <u>TBD</u>	MILEAGE <u>5</u>

TRADE IN INFORMATION

YEAR	MAKE	MODEL	COLOR
VIN # _____		MILEAGE _____	
BALANCE OWED _____		LIENHOLDER _____	
TRADE IN ALLOWANCE _____		PAYOFF ADDRESS _____	
ACCESSORIES INCLUDED ON TRADE IN _____			

CUSTOMER DEAL NOTATIONS

2 YR CAR WARRANTY
5 YR BATTERY WARRANTY
DELIVERED

WARRANTY STATEMENT

ALL NEW CAR SALES / PRE-OWNED CAR SALES ARE FINAL. NO EXCEPTIONS- ALL GOLF CARS EXPORTED OUT OF THE USA ARE NOT COVERED UNDER ANY FACTORY WARRANTY INCLUDED BUT NOT LIMITED TO BATTERIES.

All Prices reflect 3% Cash or Check Discount. All Major Credit Cards Accepted. Noretains on electrical parts, decals, opened packages and special orders. 20% Restocking fees will apply to any returns after 15 days on all parts. No refunds after 30 days, in-store credit only. Item must not be used.

Customer will be responsible regardless of if the golf car is under warranty or not under warranty for pickup and delivery charges, within Broward County of @ \$175.00 round trip. Outside of Broward County the price will be custom quoted.

ALL Sales / NEW CARS -limited WARRANTY MUST INCLUDE, that the Golf Car Depot warranty is a limited warranty for two years after 60 days of delivery. After 60 days of delivery all customers, consumer, and commercial cars will be charged a \$175 transportation fee for pick up and return of the vehicle within Broward County. Additional charges will apply for any out of county service calls in addition, any customers that have golf carts that are being used for commercial/ rental purposes will be limited to a one-year warranty and after 60 days of delivery will be subject to the delivery transportation fee of \$175 for the balance of their 10-month warranty after the warranty expires. All customers will be charged after their respective warranty expires currently \$149 per hour customer paid labor, plus parts as well as shop fees, supplies and battery and tire disposal and Transportation fees.

CASH PRICE OF VEHICLE	8,995.00
	N/A
	N/A
	N/A
TOTAL PURCHASE PRICE	8,995.00
TRADE IN ALLOWANCE (-)	N/A
TRADE IN BALANCE OWED (+)	N/A
REG/TITLE/TAG FEE (+)	N/A
BATTERY FEE (+)	1.50
TIRE FEE (+)	4.00
PROGRAM FEE (+)	N/A
ADMIN FEE (+)	199.00
FINANCE FEE (+)	N/A
SERVICE CONTRACT (+)	N/A
DELIVERY FEE (+)	N/A
COUNTY _____ TOTAL TAXES (+)	601.64
TOTAL BALANCE	9,801.14
*DEPOSIT/DOWN PAYMENT (-)	N/A
	N/A
TOTAL BALANCE DUE	9,801.14

*LESS DEPOSIT RECEIVED FROM YOU IS REFUNDABLE, EXCEPT AS SET FORTH IN THIS RETAIL PURCHASE AGREEMENT. IN THE CASE OF A DEPOSIT, WE WILL HOLD THE VEHICLE FOR _____ DAYS.



ADDITIONAL TERMS AND CONDITIONS

TERMS USED IN THIS AGREEMENT. This Retail Purchase Agreement contains the following words and phrases that appear throughout this Agreement and have particular meanings. (a) **Agreement** - Means this Vehicle Purchase Agreement together with any documents incorporated into this Agreement by reference, whether such reference is made in this Agreement or in the document itself. (b) **You, Your** - Means the Buyer identified on the first page of this Agreement. (c) **We, Us, Our** - Means the Dealership that is identified on the first page of this Agreement and its Authorized Representatives. (d) **Manufacturer** - Means the company that manufactured the Vehicle. (e) **Vehicle** - Means the Vehicle that you are purchasing from us as described on the first page of this Agreement. (f) **Trade-in Vehicle** - Means the Vehicle you are delivering to us as part of this transaction as identified on the first page of this Agreement.

DEALER'S RIGHT TO INCREASE THE PRICE. We may increase the price of the Vehicle after we accept this Agreement if the Trade-in Vehicle is reappraised, new equipment is required by state or federal law, or the increase is caused by state or federal tax rate changes. If the price is increased, you may cancel this Agreement with a full refund of any Deposit/Partial Payment, provided that the cancellation occurs prior to you taking delivery of the purchased Vehicle.

MANUFACTURER'S DESIGN CHANGES. In the event the Manufacturer changes or modifies the design of or any part or accessory of the Vehicle after your order for the vehicle has been entered by us, you will not have any claim or right against us if the Vehicle does not contain such changes or modifications, nor shall we be required to effect such changes or modifications to the Vehicle.

FAILURE TO DELIVER VEHICLE. You agree that we are not liable for any damages resulting from our failure to deliver the Vehicle in accordance with this Agreement if the failure is caused by an accident, fire, act of nature or any other causes beyond our control. This Agreement may be renegotiated or canceled (with full refund of any Deposit/Partial Payment) if the Vehicle is not delivered to you as specified on the first page of this Agreement. If you have delivered a Trade-In Vehicle, we will refund the agreed upon Trade-In Allowance, less the Balanced Owed on the Trade-In Vehicle if we have paid the Balance Owed to the Lienholder. Regardless of whether we return the Trade-In Vehicle to you or have already sold it, you shall be responsible for paying to us the Balance Owed on the Trade-In Vehicle to the extent it exceeds the Trade-In Allowance (if we have paid the Balance Owed to the Lienholder) and we may keep any portion of the amount you have paid to us as a Deposit/Partial Payment to offset against the amount you owe us. If the amount you owe to us is greater than the amount of the Deposit/Partial Payment, we will pay the difference to you.

TRADE-IN VEHICLE INFORMATION. Any Trade-In Vehicle delivered by you to us in connection with this transaction shall be accompanied by a Certificate of Title or documents sufficient to enable us to obtain a Certificate to Title to the Trade-In Vehicle in accordance with applicable state law. You warrant that the Trade-In Vehicle delivered to us is properly titled to you, has never been titled as or declared a salvage, junk, rebuilt or lemon buyback Vehicle; that you have the right to sell or otherwise convey such Vehicle; that such Vehicle is free and clear of liens or encumbrances, except as may be noted on the first page of this agreement; that all air pollution control equipment is on the Vehicle and appears properly connected and undamaged; and, unless you; have told us otherwise, that you; have not removed equipment from the Vehicle subsequent to our appraisal and that the odometer reading shown is accurate.

TRADE-IN VEHICLE PAYOFF. If you are delivering a Trade-In Vehicle in connection with this transaction and the actual amount of the Balance Owed on the Trade-In Vehicle is greater than the amount of the Balance Owed as listed in this Agreement, you agree to pay the difference to us. If the actual amount of the Balance Owed is less than the amount listed, we will pay or credit the difference to you.

APPRAISAL OF YOUR TRADE-IN VEHICLE. If you are delivering a Trade-In Vehicle to us in connection with this transaction and the delivery will not be made until delivery of the Vehicle being purchased from us, we shall have the right to reappraise your Trade-In Vehicle at the time of delivery. The reappraised amount shall be the amount allowed for the Trade-In Vehicle for this transaction. If you are dissatisfied with the reappraisal, you may cancel this Agreement with full refund of any Deposit/Partial Payment, provided that the cancellation occurs prior to you taking delivery of the purchased vehicle.

FAILURE TO PERFORM OBLIGATIONS. In the event of any failure by you to perform your obligations under this agreement, including but not limited to, any failure to take delivery of or to pay the agreed upon price for the Vehicle, we shall be permitted to retain an amount equal to any actual damages we incur due to your default. If you have delivered a Trade-In Vehicle to us as part of this transaction, we will return the Trade-In Vehicle to you if we have not already sold it. If we have already sold the Trade-in Vehicle, we will refund the agreed upon Trade-In Allowance, less the Balance Owed on the Trade-In Vehicle if we have paid the Balance Owed to the Lienholder. Regardless of whether we return the Trade-In Vehicle to you or have already sold it, you shall be responsible for paying to us the Balance Owed on the Trade-In Vehicle to the extent it exceeds the Trade-In Allowance (if we have paid the Balance Owed to the Lienholder) and any reasonable expenses incurred by us in connection with preparing or reconditioning the Trade-In Vehicle for sale. We may keep any portion of the amount you have paid to us as a Deposit/Partial Payment to offset against the amount you owe us. If the amount you owe to us is greater than the amount of the Deposit/Partial Payment, you agree to pay the difference to us. If the actual amount you owe is less than the amount of the Deposit/Partial Payment, we will pay the difference to you.

OTHER PRODUCTS AND LENDING SOURCES. You are not required to purchase any other goods or services from us, nor are you required to finance the unpaid Balance Due under this Agreement with a particular lending source. In the event this Agreement includes a charge for other goods or services for which you must complete an application for coverage, and for any reason such coverage, cannot be provided, you will receive a credit for the amount charged. If the cost of other goods or services was included in the amount to be financed in connection with this transaction, then this credit will be applied to the outstanding balance you owe to the lender.

DEALER ASSISTED FINANCING. If we assist you to obtain financing for this transaction, the Annual Percentage Rate may be negotiated with us and we may receive a fee, commission or other compensation from the Lender.

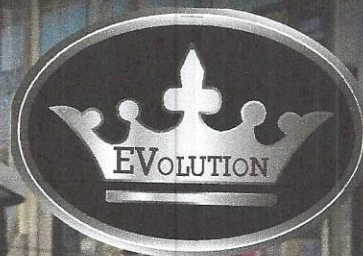
BUYER SIGNATURE _____ DATE 06/13/2025

BUYER SIGNATURE _____ DATE N/A

AUTHORIZED DEALERSHIP REPRESENTATIVE _____ DATE 06/13/2025



TURFMAN 200 PRO



LITHIUM BATTERY

● 5 YEAR WARRANTY ● NO MAINTENANCE ● ALUMINUM PACK

BODY & CHASSIS

TPO injection moulding front and rear body

POWER

Lithium battery
48V 4KW AC motor
400 AMP Evolution AC Controller
25mph max speed
25A Evolution on-board charger

FEATURES

- Two tone seat
- Color matched Dash with four cup holders / cell phone holder
- Plastic rear seat kit with storage & cup/cell phone holders
- 14" Alum Wheel with black insert/215/35R14 Radial DOT Tire colored decorative wheel trim
- USB
- Speedometer

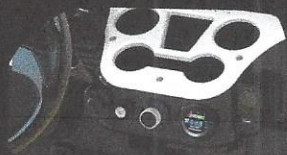
DIMENSIONS

Turfman 200: 94"x 55" x 72"
cargo box: 43"x 35" x 11"

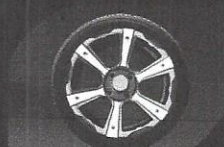
Page 20



Speedometer



Color matched Dash with four cup holders/cell phone holder



14" Alum Wheel with black insert/215/35R14 Radial DOT Tire



Car Stereo



Plastic rear seat kit with storage & cup/cell phone holders

MINERAL
WHITE

Optional color

EVOLUTION ELECTRIC VEHICLES INC

California Offices: 2620 Palisades Drive, Corona CA 92882
Florida Distribution: 7600 Narcoossee Rd, Orlando, FL 32822
Texas Distribution: 4053 Grand Lakes way, Grand Prairie, TX 75050
951-268-6689 info@evolutionelectricvehicle.com
evolutionelectricvehicle.com

IMAGE FOR ILLUSTRATION PURPOSES ONLY



SOUTH FLORIDA GOLF CARTS

160 NW 24th St
Boca Raton, FL 33431 US
southfloridagolfcarts@gmail.com



Estimate

ADDRESS

Diana Morgan
Omega Villas Condominium
150 S. Pine Island Road
Plantation, Florida 33324

ESTIMATE

1516

DATE

04/07/2025

SKU	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
BAT-6V	6v Lead Acid Batteries	6v Lead Acid Batteries w/ new cables	1	1,500.00	1,500.00 T
	36v Solenoid		1	58.95	58.95T
	Golf Cart Delivery		1	175.00	175.00
SUBTOTAL					1,733.95
TAX					109.13
TOTAL					\$1,843.08

Accepted By

Accepted Date

SOUTH FLORIDA GOLF CARTS

160 NW 24th St
Boca Raton, FL 33431 US
southfloridagolfcarts@gmail.com



Estimate

ADDRESS

Diana Morgan
Omega Villas Condominium
150 S. Pine Island Road
Plantation, Florida 33324

ESTIMATE
DATE

WOE-21226
05/24/2025

SKU	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	Golf Cart	2018 Club Car Precedent - WHITE Brand New Batteries Rain Enclosure Headlight/Tailights	1	5,500.00	5,500.00 T
	Cargo Box	GTW Black Steel Cargo Box Kit	1	649.95	649.95T

SUBTOTAL

6,149.95

TAX

425.50

TOTAL

\$6,575.45

Accepted By

Accepted Date

SOUTH FLORIDA GOLF CARTS

160 NW 24th St
Boca Raton, FL 33431 US
southfloridagolfcarts@gmail.com



Estimate

ADDRESS

Diana Morgan
Omega Villas Condominium
150 S. Pine Island Road
Plantation, Florida 33324

ESTIMATE
DATE

WOE-21225
05/24/2025

SKU	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	Golf Cart	2024 Club Car Tempo (48v) - Green Brand New - Trojan Batteries	1	8,500.00	8,500.00 T
	Cargo Box	GTW Black Steel Cargo Box Kit	1	649.95	649.95T
	Golf Cart Delivery	FREE DELIVERY	1	0.00	0.00

SUBTOTAL

9,149.95

TAX

605.50

TOTAL

\$9,755.45

Accepted By

Accepted Date



43 S Pompano Pkwy
Suite 204
Pompano Beach, FL 33069



OMEGA Condominium Association, Inc.
c/o Your Management Services
150 S Pine Island Road
Plantation, FL 33324

Date	Contract Proposal No.
6/13/2025	7486

Item	Description	Qty	Rate	Total
Trimming	<p>Yearly Pre-Hurricane Tree Trimming 2025</p> <p>Sunrise Tree Care will perform basic trimming on Palms trees and Hardwood trees as follows:</p> <p>Palms –Per Broward County and City code, trim to normal "9 to 3" semicircle trim for palms (no 'hurricane' or 'candle' or 'pineapple' cuts allowed, per inspectors.) We trim the "boot" (the bulbous part of palm head just below the fronds) and fronds/seeds/flowers, aka. "inflorescence," except the immature pods close to the spearleaf, i.e. the 'heart of the palm.' The spearleaf area should not be disturbed because if it is bruised the palm can die. If invasive such as "strangler fig" have taken root in boot, cut out before palm is engulfed. Special care will be placed on maintaining good clearance around security cameras and entrances / windows, as well as lights and light poles.</p> <p>Hardwoods –Per Broward County and City code, and pursuant to the national standard (ANSI Z133): trim hardwoods, which include: Ficus, mahogany, bischoffia, Java plum, oak, black olive, melaleuca, and red bottlebrush. The primary objective is to lift them off structures, signs, walkways and roadways for normal clearance. In addition, trim dead branches over 2" in diameter and correct notable lopsidedness of canopy. Trim off suckers / watersprouts from trunk and off main branches up to 15 feet of height. Trim off broken or improperly trimmed stubs on trunk / lower branches. Special care will be placed on maintaining good clearance around security cameras and entrances / windows, as well as lights and light poles.</p> <p>Above: note that 9-to-3 is the Law in Broward County, and it is better for the palm's health than the over-shaved "hurricane" or "pineapple" trim, which are illegal and can generate fines and code violations per tree. References: FLEPPC. 2015. List of Invasive Plant Species. Florida Exotic Pest Plant Council. http://www.fleppc.org/list/list.htm</p> <p>The Customer is responsible for making sure the property is clear of obstacles before work begins, removing items such as construction debris, vehicles in work area, and items that may obstruct or interfere with the project work performed by the Contractor.</p> <p>TERMS 1) This proposal is valid for 30 days. 2) Contractor will assure Client has copies of current licenses and insurance, including General Liability and Worker's Compensation.</p>	1	19,500.00	19,500.00

We appreciate your business
E-mail: sunrisecustomerservice@gmail.com / Ph. (954) 708 - 7195 / Fax (954) 935 - 5101 License B-1343
Licensed & Insured

Total

Approval Signature _____

Date _____

43 S Pompano Pkwy
Suite 204
Pompano Beach, FL 33069



OMEGA Condominium Association, Inc.
c/o Your Management Services
150 S Pine Island Road
Plantation, FL 33324

Date	Contract Proposal No.
6/13/2025	7486

Item	Description	Qty	Rate	Total
	3) Contractor shall remove debris in a timely manner. 4) Changes to agreement and/or scope of work shall be agreed to in writing by both parties. PAYMENT TERMS: 50% When contract is approved \$9,750. 50% When all work is complete \$9,750.			

We appreciate your business
E-mail: sunrisecustomerservice@gmail.com / Ph. (954) 708 - 7195 / Fax (954) 935 - 5101 License B-1343
Licensed & Insured

Total \$19,500.00

Approval Signature _____

Date _____



Estimate

2502-0415-5909

2025-02-04

Treeworks Management
4839 SW 148th Avenue
Suite 521
Davie FL 33330
hans@treeworksgc.com
954-248-1444

OMEGA VILLAS CONDO ASSN INC PHASE 1-4 -
Board of Directors
1713 NW 72 AVE
PLANTATION FL 33313
info@yourmanagementservices.com

2025 Tree and Palm Pruning (Common Ground Only)
1713 NW 72 AVE, PLANTATION, FL, 33313

SCOPE OF WORK

Description

Total

ISA CERTIFIED TREE AND PALM PRUNING

\$0.00

TreeWorks Management, Inc. (**TWM**) shall perform all work in accordance with ANSI A300 standards associated Best Management Practices for Tree Pruning and safety as well as Broward County codes and standards. All Palms are to be pruned to remove dead, dying and diseased fronds, as well as fruiting bodies and stalks and leaf stubs. No fronds are to be removed above the horizontal plane (beyond the 9 and 3 positions). The use of climbing spikes or other activities that may damage trees and palms are prohibited. All Trees are to be trimmed to remove a maximum of 25% of living foliage on a single branch or from the entire tree within a calendar year unless the ISA Certified Arborist deems it necessary. Tree pruning will be in accordance with the following order of priorities. The TWM ISA Certified Arborist is the deciding authority that will determine when the tree in question is complete.

IMPORTANT: All trees are different and as such, the volume of trimming will be different in each tree. The volume of foliage removed will be determined by what must be completed to make the tree safe, while protecting the health and the proper canopy of each tree. TWM will trim each tree with the following guide lines being addressed

- 1: Removal of dead branches, dying, weak or crossing branches
- 2: Removal of adventitious shoots, sucker growth, or water sprouts, except where needed to restore desired branch structure. **IE: To grow new branches to correct and over lifted tree**
- 3: Removal or reduction of branches for clearance from infrastructure, including sidewalks, roadways, parking areas, buildings, or Light poles.
- 4: Thinning Canopy Foliage to reduce wind resistance and increase light penetration

All debris created by work below or associated with project will be removed by TWM, unless otherwise agreed to, which will be described in scope of work below

TWM shall NEVER "Top" or "Hat Rack" any tree, leave branch stubs, make unnecessary heading cuts, cut off the branch collar (perform a flush cut), or create a lion's tail tree branch (stripping a branch from the inside leaving foliage just at the ends)

IMPORTANT: Class IV Canopy Reduction Cuts are NOT included in this estimate unless stated inside the scope of work below

NOTE: Any other types of work that may be above and beyond the above scope of work shall be explained in the body of the proposal.

SCOPE OF WORK - ISA CERTIFIED TREE AND PALM PRUNING

\$19,750.00

- TWM shall prune 154 Hardwood trees of various size and species (TWM will focus on roof clearance, but we cannot make a straight line "hair cut" to remove any branches that are growing over a roof)
- TWM shall prune 168 Palm trees of various size and species

NOTE 1: All Schefflera trees (umbrella trees) will be reduced by 30-40%

NOTE 2: Tree and palms within front and rear fenced in areas, are NOT included in this proposal. TWM will send over a separate, itemized proposal for those trees and palms

NOTE 3: TWM does not charge a fee to apply for the permit, but The City of Plantation permit fee is NOT included and will be charged in the final invoice.

NOTE 4: TWM can complete full canopy reductions on specified trees that maybe a concern to the board. Prices range from \$300-\$800 based on size and location, but will dramatically reduce the overall canopy size. This type of pruning will allow for these trees to perform better in storms and in most cases, slow root growth down

\$19,750.00

Deposit/Payment Terms

Description

Deposit/Payment Terms

A 50% deposit is required before any work can be scheduled, along with a signed proposal or email approval. The remaining 50% is due upon completion of work.

Insurance

Description

Insurance

All work shall be performed by a licensed contractor and/or by/under the direction of an ISA Certified Arborist, if applicable. TWM or any Sub Contractor shall carry workman's compensation insurance for their staff and a certificate of liability insurance with a minimum of \$1,000,000. All Certificates are available upon request.

Description

Breach of Contract and Attorney's Fees

In the event of a breach of this agreement, the non-breaching party reserves the right to sue the opposing party to enforce the terms of the agreement or seek damages resulting from the breach. Furthermore, should legal action be necessary, the prevailing party shall

be entitled to recover reasonable attorney's fees, court costs, and any other expenses incurred in connection with enforcing or defending their rights under this contract. All potential litigation to take place in Broward County.

Total \$19,750.00

Compensation. Client shall pay as set forth above. Price is subject to change, with customer's approval. Proposal pricing is valid for **90 days**

Invoicing & Payment. Invoice will be issued to Client upon completion of the Work. Client shall pay invoice within 10 days of Client's receipt of the invoice. Client shall also pay a late charge of 1-1/2% per month on all balances unpaid 30 days after the invoice date.

ADDITIONAL INSURES ONLY DISCLAIMER

TreeWorks Management agrees that in addition to the terms and conditions related to the work set forth in the written agreement between them, TWM shall cause TWM Commercial General Liability insurance policy to include Owner as an Additional Insured for claims caused in whole or in part by TWM acts or omissions during the performance of TWM ongoing operations. TWM further agrees that it shall maintain said liability coverage, at its own expense, for the duration of its work on the Owner's Property

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Treeworks Management is authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____

Accept via Email: Reply to this email to confirm your acceptance of this pricing and project. No signature/date required.



1110 S Flamingo Road
Davie, FL 33325
954-476-9027
954-476-9237 Fax

PROPOSAL 119625

2/17/2025

TO: Your Management Services
info@yourmanagementservices.com

CLIENT P.O.

N/A

PROPERTY Villas at Omega
1713 NW 72nd Ave , Plantation FL 33313

Thank you for the opportunity to provide you with the following landscape services.

SCOPE OF WORK:

Labor, equipment, and disposal to perform palm and hardwood trimming throughout the entire property according to ANSI standards. Pruning to remove dead, diseased, or damaged branches to promote healthy growth, Lift and remove branches that may pose a safety hazard to structures, power lines, or pedestrians. Reduction cuts or structural pruning if needed can be added on an additional work order. Permit fees are not included. 50% deposit is required before start of work.

ID	TYPE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
199177	Tree trimming	Palm and hardwood trimming per work description for common areas	1.00	LS	\$21,750.00	\$21,750.00
Total:						\$21,750.00

THIS PRICING IS VALID FOR 90 DAYS

If you have any questions, please contact MOISES DIAZ

To approve please sign, date and fax to: 954-476-9237 or email to: info@groundsgroup.com

APPROVED BY: _____ (Signature)

DATE: _____

(Printed Name)

ARCHITECTURAL CHANGE CONTROL (ACC) REQUEST FOR APPROVAL

Unit Owner: _____

Building # _____ Unit # _____ Tel. #: _____ E-mail: _____

Unit Owner's Signature: _____ Date: _____

In accordance with requirements of the Architectural Review Committee of the Declaration of Covenants, Conditions and Restrictions of the master Association and/or the requirements of the Sub-Association to which I belong. I hereby request approval for the following modification (Describe the modification requested):

Contractor's Name: _____

Address: _____ City: _____ State: _____ Zip: _____

License #: _____ Tel. # _____ E-mail: _____

Please Attach the Required Documentation: Plans; Permit; Insurance; Workman's comp.

Your request is: APPROVED: _____ CONDITIONALLY APPROVED: _____ DISAPPROVED: _____ INCOMPLETE: _____

The following additional information is required or approval is conditioned upon:

By the Architectural Review Committee: _____ Date: _____

INSTRUCTIONS

1. Complete all items. Sign where required.
2. Two complete sets of plans and specifications prepared by the architect, engineer, or other qualified person, shall be attached to this application.
3. Information contained in these plans and specifications must show the nature, kind, shape, height, materials, color scheme, and location of the requested change or alteration, depending on the type of the modification requested.
4. As a condition precedent to granting any request for a change, alteration, or addition, the applicant, his heirs, and assigns, hereby assumes sole responsibility for the repair, maintenance, or replacement of any such addition, alteration, or change.
5. The applicant assumes all responsibility for any infringement of or interference with existing facilities and easements on the property.
6. An approval or denial will be delivered within **30 DAYS** after the completed application and all necessary forms are received.
7. Approval of this request does not constitute approval of the structural integrity of the requested modification, and is intended solely to maintain harmonious visual aesthetics within the community.
8. **All applicable city/governmental permits or approvals must be obtained by the applicant and a copy furnished to the Architectural Review Committee before work is to begin. A fine of \$100 per day for ten (10) days will be assessed if any work begins without prior approval.**
9. **Please attach Contractor's License and Certificate of Insurance.**
10. Unit owner agrees to indemnify the Association for all damages, claims, or lawsuits resulting from your contractor(s) not carrying proper liability insurance, workman's compensation, etc.
11. Should homeowner or contractor not observe the proper setback requirements and/or easements, the Association may need to request the addition be modified or removed when the error is brought to its attention.
12. Any damage to any common area(s) as a result of this modification is solely the responsibility to the homeowner.
13. All materials (i.e.: lumber, paint cans, etc.) must be properly discarded and removed from the community.
14. No contractor may display a sign on the property (or may be removed without notice.)
15. **SOUND PROOFING MUST BE INSTALLED FOR ALL FLOORS.**
16. **PICTURES MUST BE SUBMITTED BEFORE DURING AND AFTER MODIFICATION IS COMPLETED. FAILURE TO COMPLY MAY RESULT IN REMOVAL OF PART OR ALL OF THE MODIFICATION. WORK HOURS ARE MON-SAT 8AM-5PM NO EXCEPTIONS**