



Shawn Martin <sem2000s@gmail.com>

Fwd: Omega - need inspection of hurricane shutters if purchasing regular window.

1 message

Luis Vega <vegal5695@gmail.com>

Tue, Aug 12, 2025 at 3:17 PM

To: Scott Barnett <scott@fuxionmedia.com>, Shawn Martin <sem2000s@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: "Rhonda Hollander, Esq." <rhonda@hgl-law.com>

Date: August 12, 2025 at 2:40:27 PM EDT

To: Luis Vega <vegal5695@gmail.com>, Maged Al Naggar <maged@s-deng.com>

Subject: Omega - need inspection of hurricane shutters if purchasing regular window.

Mr. Vega and Maged

Please coordinate a date and time to inspect the hurricane shutters to ensure that they are in good condition and repair to reinstall the hurricane protection as Mr. Vega wishes to purchase a regular window and not a hurricane window.

Once you meet, please confirm that his shutters can be reinstalled and he can then purchase a regular window instead of the hurricane windows.

Thank you.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

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From: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Sent: Monday, August 11, 2025 4:27 PM
To: Maged Al Naggar <maged@s-deng.com>; Larry@ s-deng.com <larry@s-deng.com>; fsayeed s-deng.com <fsayeed@s-deng.com>
Subject: FW: Omega - Notice to owner window failure VEGA 8-6-25

Any of you believe this proves code compliance? I would appreciate if you could let me know as he wants to put it back and if it is code compliant the statute states we have to let him.

From: Luis Vega <vegal5695@gmail.com>

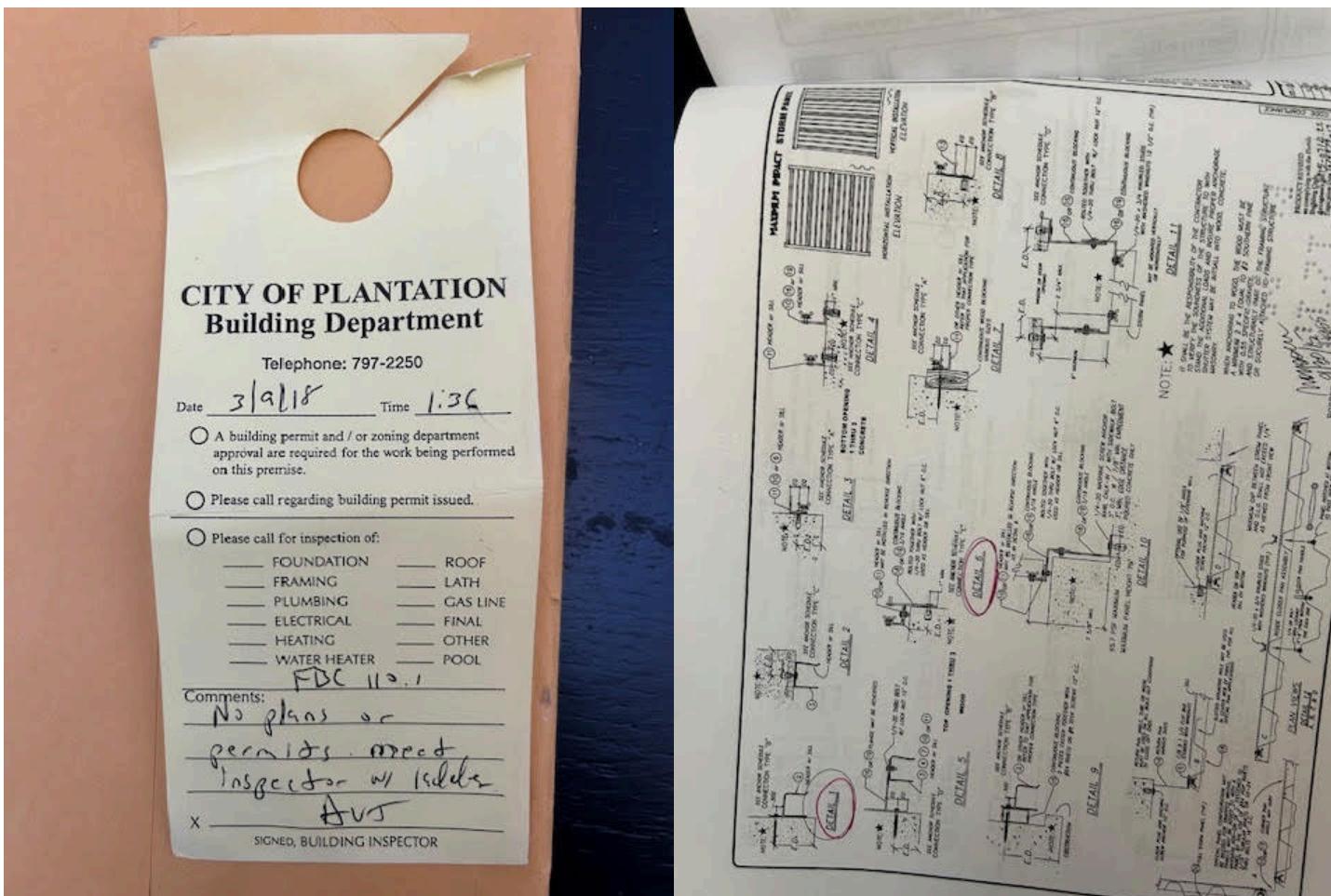
Sent: Monday, August 11, 2025 3:25 PM

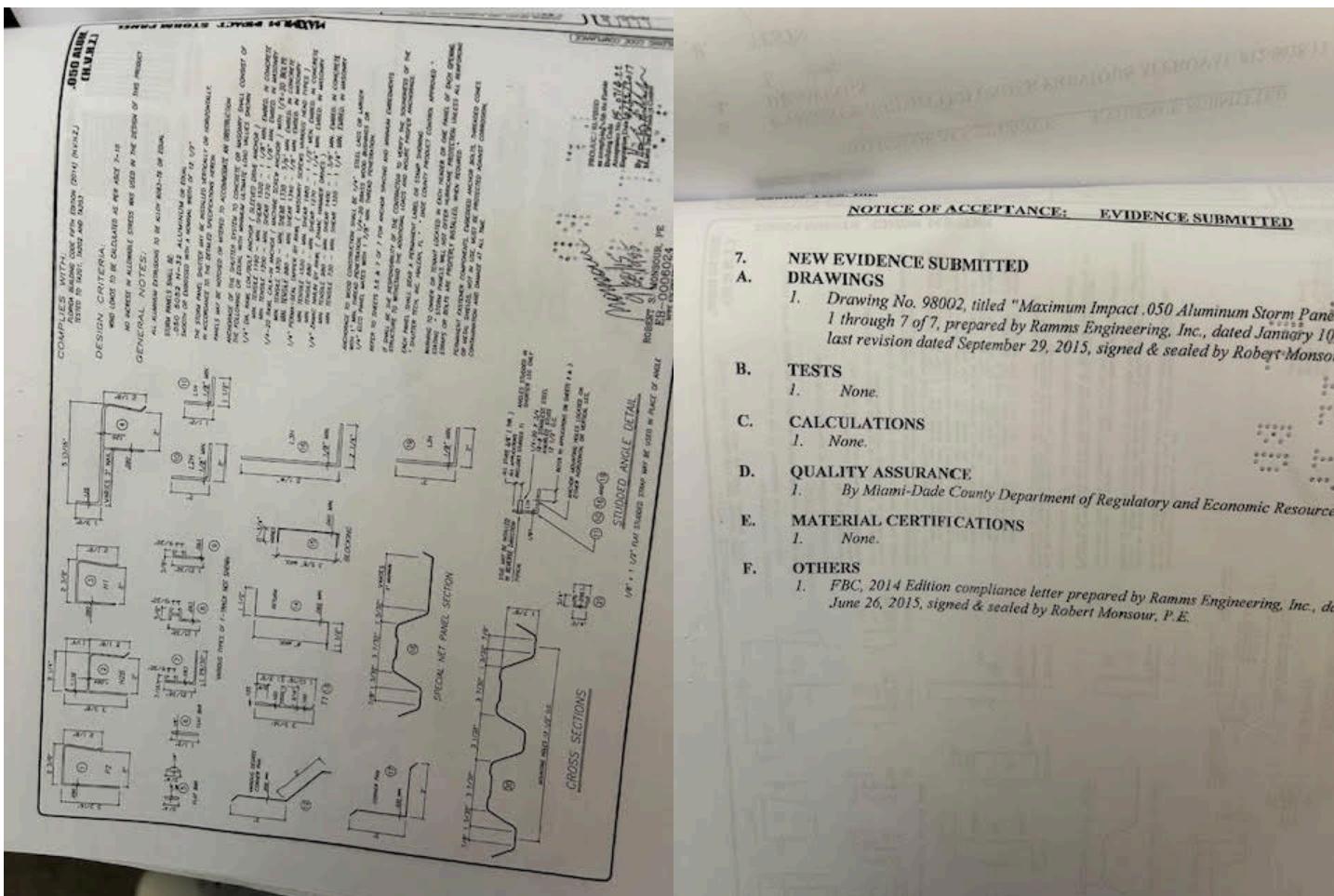
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Dorin Frai <dfrai@yahoo.com>; Larry@s-deng.com; Maged Al Naggar <maged@s-deng.com>; Office Support YMS <info@yourmanagementservices.com>

Subject: Re: Omega - Notice to owner window failure VEGA 8-6-25

Please find attachments, if need more info pls explain.





NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED	
5. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL #12-0628.12	
A. DRAWINGS	1. None.
B. TESTS	1. Test report on Large Missile Impact Test, Cyclic Wind Pressure Test and Uniform Static Air Pressure Test of 0.050 Aluminum Storm Panel Shutter, prepared by Blackwater Testing, Inc., Report No. BT-12-002, dated May 30, 2012, signed and sealed by Yanil G. Kuri, P.E.
C. CALCULATIONS	1. None.
D. QUALITY ASSURANCE	1. By Miami-Dade County Department of Regulatory and Economic Resources.
E. MATERIAL CERTIFICATIONS	1. None.
F. OTHERS	1. Letter of compliance with the Florida Building Code, 2010 Edition, issued by Ramm Engineering, Inc., dated June 26, 2012, signed and sealed by Robert S. Mansour, P.E.
6. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL #14-0127.03	
A. DRAWINGS	1. Drawing No. 98002, titled "Maximum Impact .050 Aluminum Storm Panel", sheets 1 through 7 of 7, prepared by Ramm Engineering, Inc., dated January 10, 1998, last revision dated January 01, 2014, signed & sealed by Robert Mansour, P.E.
B. TESTS	1. None.
C. CALCULATIONS	1. None.
D. QUALITY ASSURANCE	1. By Miami-Dade County Department of Regulatory and Economic Resources.
E. MATERIAL CERTIFICATIONS	1. None.
F. OTHERS	1. Asset Purchase Agreement.

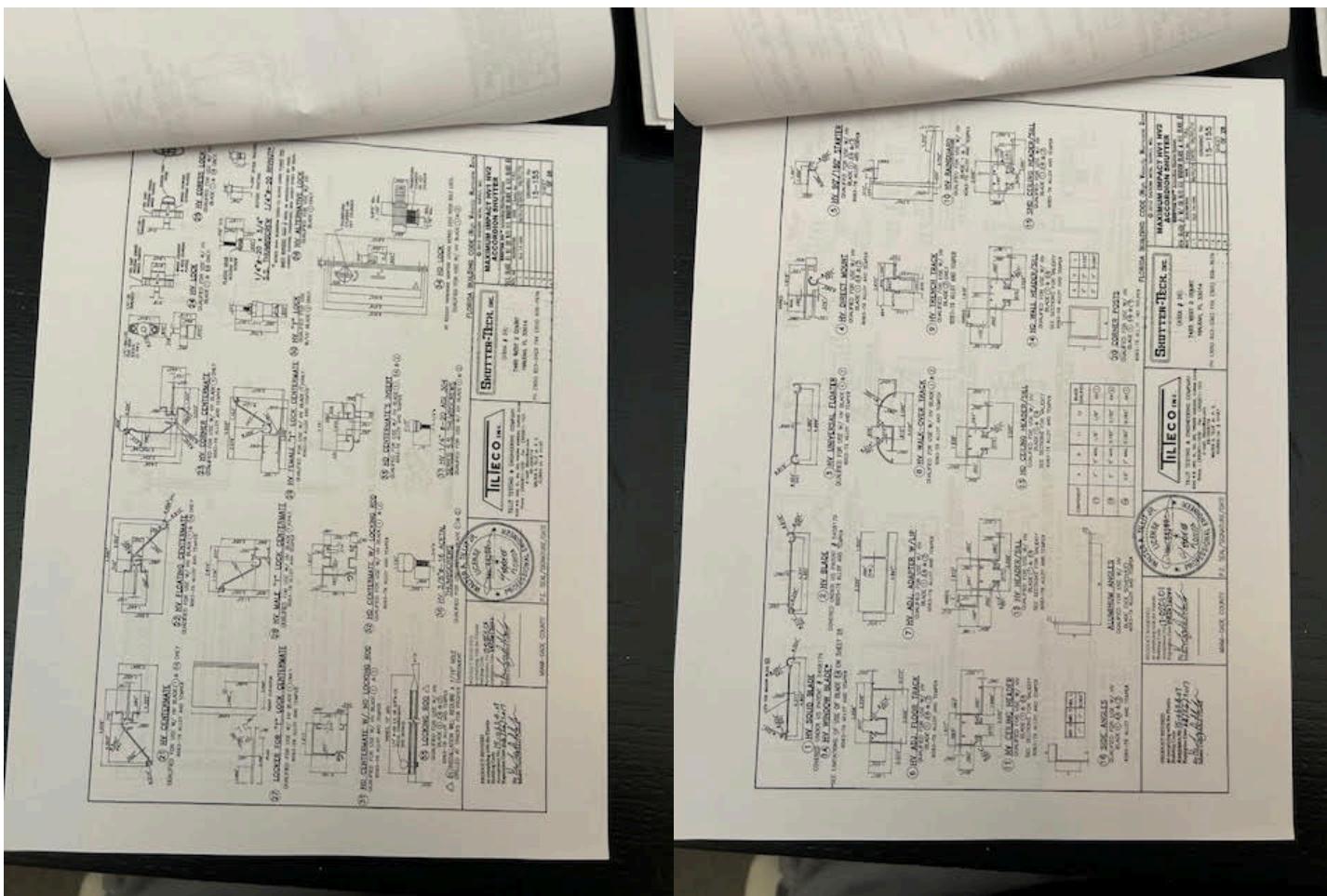
Henry A. Makar
Henry A. Makar, P.E., M.S.
Product Control Section Supervisor
NOA No. 15-0714-22
Expiration Date: 10/22/2017
Approval Date: 10/15/2015

E-3

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED	
3. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 06-0117.	
A. DRAWINGS	1. Drawing No. 98002, titled "0.050" Maximum Impact Storm Panel", sheets 1 through 7 of 7, prepared by Ramm Engineering, Inc., dated January 1, 1998, revision dated 01/12/2006, signed & sealed by Robert Mansour, P.E.
B. TESTS	1. None.
C. CALCULATIONS	1. Anchor analyses dated January 06, 2006, 41 pages, prepared by Ramm Engineering, Inc., signed & sealed on January 06, 2006 by Robert Mansour, P.E.
D. QUALITY ASSURANCE	1. By Miami-Dade County Building Code Compliance Office.
E. MATERIAL CERTIFICATIONS	1. None.
4. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 11-0831.04	
A. DRAWINGS	1. None.
B. TESTS	1. None.
C. CALCULATIONS	1. None.
D. QUALITY ASSURANCE	1. By Miami-Dade County Building and Neighborhood Compliance Department.
E. MATERIAL CERTIFICATIONS	1. None.
F. OTHERS	1. Letter of compliance with the Florida Building Code, 2007 Edition, issued by Ramm Engineering, Inc., dated August 22, 2011, signed and sealed by Robert Mansour, P.E.

Henry A. Makar
Henry A. Makar, P.E., M.S.
Product Control Section Supervisor

<p><i>813-03901</i></p> <p>NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED</p> <p>1. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVALS</p> <p>A. DRAWINGS See NOA 01-0718.09</p> <p>B. TESTS See NOA 01-0718.09</p> <p>C. CALCULATIONS See NOA 01-0718.09</p> <p>D. MATERIAL CERTIFICATIONS See NOA 01-0718.09</p> <p>E. STATEMENTS See NOA 01-0718.09</p> <p>F. OTHER NOA 01-0718.09.</p> <p>2. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 04-0621.01</p> <p>A. DRAWINGS 1. None.</p> <p>B. TESTS 1. None.</p> <p>C. CALCULATIONS 1. None.</p> <p>D. QUALITY ASSURANCE 1. By Miami-Dade County Building Code Compliance Office.</p> <p>E. MATERIAL CERTIFICATIONS 1. None.</p> <p>F. OTHER 1. NOA # 02-0312.08 cover page states the number of sheets incorrectly "sheets 1 through 18". This NOA #04-0621.01 is issued to revise NOA # 02-0312.08 and correct the number of sheets on the cover page to " sheets 1 through 7 of 7". This is the only change. This file is authorized by Mr. Ted Berman, P.E. with no fee.</p> <p><i>H. A. Makar</i> Helmy A. Makar, P.E., M.S. Product Control Section Supervisor NOA No. 15-071422 Expiration Date: 10/27/2017 Approval Date: 10/15/2015</p> <p>E-1</p>		<p>MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) BOARD AND CODE ADMINISTRATION DIVISION</p> <p>PROJECT NOA NO. 15-071422 11805 NW 26 Street, Room 206 Miami, Florida 33175-2474 T (786) 315-2590 F (786) 315-2599 www.miamidade.gov/economy</p> <p>NOTICE OF ACCEPTANCE (NOA)</p> <p>Shutter Tech, Inc. 7485 West 2nd Court Hialeah, FL 33014</p> <p>SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER- Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).</p> <p>This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (in Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.</p> <p>This product is approved as described herein, and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.</p> <p>DESCRIPTION: Maximum Impact 0.050" Aluminum Storm Panel Shutter</p> <p>APPROVAL DOCUMENT: Drawing No. 98002, titled "Maximum Impact-0.050 Aluminum Storm Panel", sheets 1 through 7 of 7, prepared by Rannus Engineering, Inc., dated January 10, 1998, last revision dated September 29, 2015, signed & sealed by Robert Monsour, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and the expiration date by the Miami-Dade County Product Control Section.</p> <p>MISSILE IMPACT RATING: Large and Small Missile Impact Resistant</p> <p>LABELING: Each panel shall bear a permanent label with the manufacturer's name or logo, city, state, the following statement: "Miami-Dade County Product Control Approved", and NOA number, per TAS-201, TAS-202, and TAS-203, unless otherwise noted herein.</p> <p>RENEWAL: of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.</p> <p>TERMINATION: of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.</p> <p>ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.</p> <p>INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the job site at the request of the Building Official.</p> <p>This NOA revises NOA # 14-0127.03 and consists of this page 1, evidence submitted pages E-1, E-2, E-3 & E-4 as well as approval document mentioned above.</p> <p>The submitted documentation was reviewed by Helmy A. Makar, P.E., M.S.</p> <p><i>H. A. Makar</i> Helmy A. Makar, P.E., M.S. Product Control Section Supervisor NOA No. 15-071422 Expiration Date: 10/27/2017 Approval Date: 10/15/2015 Page 1</p>
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Shutter-Tech, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

- A. NEW EVIDENCE SUBMITTED**
 - DRAWINGS**
 - 1. None.*
- B. TESTS**
 - 1. See Association's generic approval under 15-0803.*
- C. CALCULATIONS**
 - 1. See Association's generic approval under 15-0803*
- D. QUALITY ASSURANCE**
 - 1. By Miami-Dade County Department of Regulatory and Economic Resources.*
- E. MATERIAL CERTIFICATIONS**
 - 1. See Association's generic approval under 15-0803.*
- F. STATEMENTS**
 - 1. Letter by Metal Tech, Inc., dated January 17, 2017, signed and sealed by Mr. Walter A. Tillis, Jr., P.E., certifying that the drawing (No. 15-135) prepared for Shutter Tech, Inc. is in compliance with FBC, 2014 Edition*
 - 2. Release letter issued by the American Shutter System Association, dated January 18, 2017, certifying that product to meet the criteria of product tested and approved, and allowing Metal Tech, Inc. to use the test results approved under Miami-Dade County Approval No. 15-0803, signed by Ms. Carissa Ramos*
 - 3. Acknowledgment letter by Metal Tech, Inc., dated January 17, 2017, signed by Steve Buzzella.*

Henry A. Makar, P.E., M.S.
Product Control Section Supervisor
NDA No. 17-020
Expiration Date: 04/26/2010
Approval Date: 03/01/2007

<p>Shutter Tech, Inc.</p> <p>NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED</p> <p>C. CALCULATIONS 1. None</p> <p>D. QUALITY ASSURANCE 1. By Miami-Dade County Department of Regulatory and Economic Resources</p> <p>E. MATERIAL CERTIFICATIONS 1. None</p> <p>F. STATEMENTS 1. None</p> <p>G. OTHERS 1. Asset Purchase Agreement.</p> <p>3. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 15-0624.03</p> <p>A. DRAWINGS 1. Drawing No. 15-155, titled "Maximum Impact HV1 HV2 Accordion Shutter", sheets 1 through 28 of 28, and 15A & 28A, prepared by Tiltco, Inc., dated June 01, 2015, signed and sealed by Walter A. Tillit Jr., P.E., on June 04, 2015</p> <p>B. TESTS 1. See Association's generic approval under 15-0803.</p> <p>C. CALCULATIONS 1. See Association's generic approval under 15-0803.</p> <p>D. QUALITY ASSURANCE 1. By Miami-Dade County Department of Regulatory and Economic Resources.</p> <p>E. MATERIAL CERTIFICATIONS 1. See Association's generic approval under 15-0803.</p> <p>F. STATEMENTS 1. Letter by Tiltco Inc., dated May 22, 2015, signed and sealed by Mr. Walter A. Tillit Jr., P.E., certifying that the drawing (No. 15-147) prepared for Shutter-Tech, Inc. is in compliance with FBC, 2014 Edition.</p> <p style="text-align: right;"><i>Heb A. Makar</i> Heb A. Makar, P.E., M.S. Product Control Section Supervisor NOA No. 17-0201.01 Expiration Date: 04/26/2022 Approval Date: 03/02/2017</p> <p>E-2</p>	<p>Shutter Tech, Inc.</p> <p>NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED</p> <p>1. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 11-1222.03</p> <p>A. DRAWINGS 1. Drawing No. 12-019, titled "Maximum Impact HV1 HV2 Accordion Shutter", sheets 1 through 28 of 28, and sh. 28A of 28, prepared by Tiltco, Inc., dated 01/20/2012, signed and sealed by Walter A. Tillit Jr., P.E., on January 20, 2012.</p> <p>B. TESTS 1. See Association's generic approval under 11-1676.</p> <p>C. CALCULATIONS 1. See Association's generic approval under 11-1676.</p> <p>D. QUALITY ASSURANCE 1. By Miami-Dade County Department of Permitting, Environment, and Regulatory Affairs (PERA)</p> <p>E. MATERIAL CERTIFICATIONS 1. See Association's generic approval under 11-1676.</p> <p>F. STATEMENTS 1. Release letter issued by the American Shutter System Association, dated January 27, 2012, certifying this product to meet the criteria of product tested and approved, and allowing Metal Tech, Inc. to use the test results approved under Miami Dade County Approval No. 11-1676, signed by Ms. Legay Rodriguez. 2. Acknowledgment letter by Metal Tech, Inc., dated March 19, 2012, signed by Steve Buzella. 3. Letter by Tiltco Inc., dated January 30, 2012, signed and sealed by Mr. Walter A. Tillit Jr., P.E., certifying that the drawing (No. 12-019) prepared for Metal Tech, Inc. is engineering wise identical to ASSA's generic drawing (No. 11-111).</p> <p>2. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 14-0129.13</p> <p>A. DRAWINGS 1. Drawing No. 14-004, titled "Maximum Impact HV1 HV2 Accordion Shutter", sheets 1 through 28 of 28, and sh. 28A of 28, prepared by Tiltco, Inc., dated 01/20/2014, signed and sealed by Walter A. Tillit Jr., P.E., on January 29, 2014.</p> <p>B. TESTS 1. None.</p> <p style="text-align: right;"><i>Heb A. Makar</i> Heb A. Makar, P.E., M.S. Product Control Section Supervisor NOA No. 17-0201.01 Expiration Date: 04/26/2022 Approval Date: 03/02/2017</p> <p>E-1</p>
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03828
B17-03828

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

Shutter Tech, Inc.
7485 West 2nd Court
Hialeah, Florida 33014

SCOPE:
This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER- Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserves the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: "Maximum Impact Bertha HV" Aluminum Accordion Shutter System

APPROVAL DOCUMENT: Drawing No. 18-155, titled "Maximum Impact HV1 HV2 Accordion Shutter", sheets 1 through 28 of 28, and 15A & 28A, prepared by Titeco, Inc., dated June 01, 2015, signed and sealed by Walter A. Tillit Jr., P.E., on June 04, 2015 bearing the Miami-Dade County Product Control Renewal stamp with the Notice of Acceptance number and the expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, the following statement: "Miami-Dade County Product Control Approved", and NOA number, per TAS-201, TAS-202, and TAS-203, unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA #15-0624.03 and consists of this page 1, evidence submitted pages E-1, E-2 & E-3 as well as approval document mentioned above.

The submitted documentation was reviewed by Helmy A. Makar, P.E., M.S.

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

JCR# 10382801046547 | VET-A | TSM: LEMUEU

NOC REQ: Y
NOC SUB: Y

CITY OF PLANTATION
INSPECTIONS ARE MANDATORY AND ARE REQUIRED
PERMIT No. B17-03828
Building Permit: Shutters MfC

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR BUILDING IMPROVEMENTS TO YOUR PROPERTY IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Submitted Date: 07/02/2017
Comments: THE HOME DEMO

Address: 1725 NW 72 AVE, D9
Legal Description: OMEGA VILLAS 1 CONDO UNIT #9 BLDG 14
Owner: VEGA LUIS & OFELIA
Tenant:

**** REQUIRED INSPECTIONS ****

Inspection Type	Result	Inspection Date	Inspector
161. Shutter - Return of occupancy	<i>✓</i>	<i>8/17/17</i>	<i>B. C.</i>
199. Final Inspection	<i>✓</i>	<i>8/17/17</i>	<i>B. C.</i>

IMPORTANT

* One 24-hour written notice for INSPECTIONS. Delays for next day inspections are per 2014 FBC 110.5 (Block and Casing Requirements).
* Obtain Certificate of Occupancy from Building Department BEFORE any occupancy is permitted by people or household goods.
* Permit Exports as per 2014 FBC 105.3.2 (Broward County Amendments).
* Building and terms given MUST be on job when inspection is made.
* If this cover is not displayed as issued, inspections will NOT be made.
* Every work started before permit is issued will require a duplicate permit fee or a minimum of \$400.00.
* Construction work will result in a \$100.00 re-inspection fee per inspection.
* Construction work that is not COMPLETED OR CLEARED when notice of HURRICANE WATCH is issued by U.S. Weather Bureau.

Inspection Line: 855-385-4323
Building Dept: 954-737-2250
Plumbers
Folio #: 445154C00000
Lie #: COG1514513
File #: 445154C00000

19

5500 NW 120 Ave Suite # 110
Fort Lauderdale, FL 33309

INSTR # 11465992
Received 10/13/17 at 09:08 AM
Broward County Commission
1 page(s)
#18

NOTICE OF COMMENCEMENT

Permit No. 10387580
Property Identification No. 104131CC0060

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 711.13 of the Florida Statutes, the following information is provided in the NOTICE OF COMMENCEMENT:

1. Description of property: Omega Villas 3 condo unit 107 (9 BLDG 14)
2. General Description of Work: INSTALLED
3. Owner Information: Luis Vega 1025 NW 70th Ave #69, Plantation, FL 33313
 - a) Name and address: Luis Vega
 - b) Name and address of fee simple titleholder (if other than owner)
 - c) Interest in property
4. Contractor Information: THE HOME DEPOT USA INC
 - a) Name and address: 2455 PACES FERRY RD C-20, ATLANTA, GA 30339
 - b) Telephone No.: 7654-336-0851
 - c) Fax No. (Opt.):
5. Surety Information:
 - a) Name and address:
 - b) Amount of Bond:
 - c) Telephone No.:
 - d) Fax No. (Opt.):
6. Lender:
 - a) Name and address:
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:
 - a) Name and address:
 - b) Telephone No.:
 - c) Fax No. (Opt.):
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1) (b), Florida Statutes:
 - a) Name and address:
 - b) Telephone No.:
 - c) Fax No. (Opt.):
9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES AND CAN RESULT IN A CRIMINAL VIOLATION FOR IMPROPER PAYMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND DELIVERED TO THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF Broward
CRAIG S BROCKWELL
MY COMMISSION # 00-59809
EXPRESS COMMISSION 04. 2005
Signature: Luis Vega
Title: Owner's Authorized Officer/ Director/Person in Charge
From Note:

The foregoing instrument was acknowledged before me on the 22 day of SEP, 2017, by Luis Vega
(type of authority, e.g. officer, trustee, attorney in fact) for
Name of party on behalf of whom instrument was executed:
Notary Signature: B. Brockwell

Personally Known: DR. Proved Identification
Type of Identification Proved: Drivers License

Verification pursuant to Section 91.211, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.
Signature: Craig Brockwell

10387580/10405197 - VEOA.

10405197 CITY OF PLANTATION
BUILDING DEPARTMENT

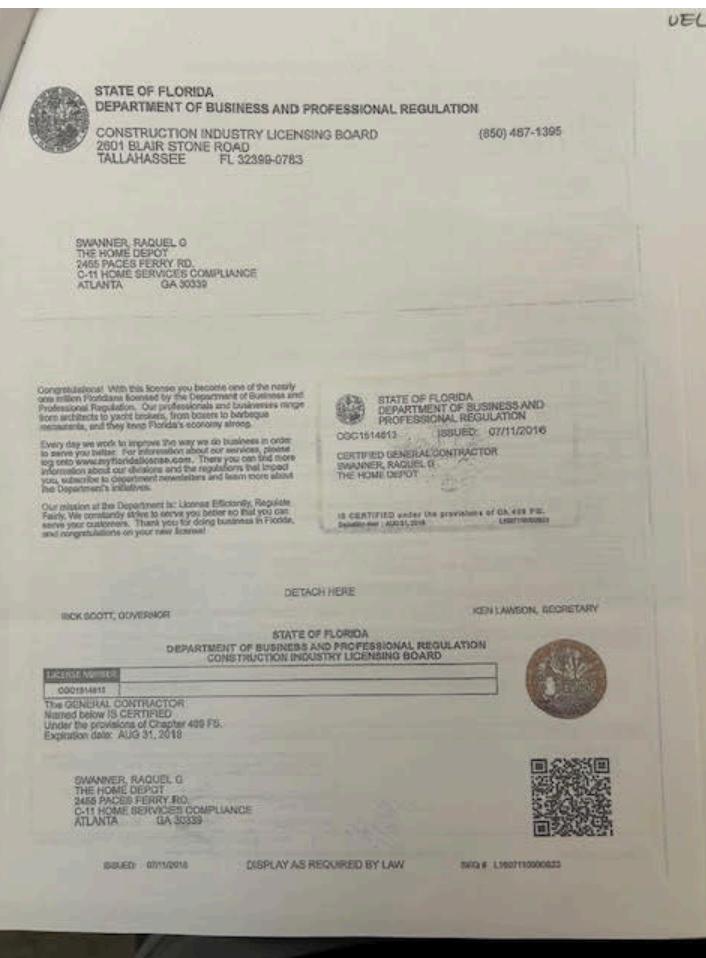
PERMIT #: 10387580

Shutter Detail Information
BASED ON ASCE/IRC 140 MPH WIND LOAD EXPOSURE C

Information from Product Approvals

NOTE: HIGHLIGHT ALL MOUNTING DETAILS ON THE PRODUCT APPROVALS & INDICATE THE NUMBER OF THE OPENING THAT APPLIES NEXT TO EACH DETAIL.

OPENING NUMBER	SHUTTER TYPE	SHUTTER LENGTH	FASTENER LOCATION	FASTENER DISTANCE FROM EDGE	GLASS DISTANCE	GLASS SUPERIORITY	TOP	BOTTOM	SIDE	FLOOR	BUILD CUT	DOOR	DOOR TRIM
1	A	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2	A	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3	A	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4	A	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
5	P	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
6	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
7	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
8	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
9	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
10	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
11	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
12	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
13	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
14	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
15	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
16	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
17	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
18	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
19	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
20	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
21	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
22	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
23	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
24	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
25	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
26	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
27	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
28	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
29	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
30	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
31	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
32	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
33	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
34	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
35	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
36	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
37	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
38	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
39	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
40	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
41	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
42	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
43	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
44	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
45	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
46	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
47	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
48	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
49	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
50	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
51	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
52	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
53	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
54	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
55	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
56	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
57	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
58	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
59	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
60	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
61	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
62	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
63	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
64	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
65	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
66	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
67	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
68	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
69	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
70	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0
71	C	3'0" x 4'12"	1/4" (1/2" on sides)	5"	49.2 - 54.8"	3' 9 1/2"	1.0	1.0	1.0	1			



Omega Villas

ARCHITECTURAL CHANGE CONTROL (ACC) REQUEST FOR APPROVAL

Unit Owner: Luis Vega
 Building: Phase 3 Unit: 1725 954 812 3761 VEGAL805@GMAIL.COM

Unit Owner's Signature: 

In accordance with requirements of the Architectural Review Committee of the Covenants of Commons, Conditions and Restrictions of the initial Association and/or the requirements of the Unit Association to which I belong, I hereby request approval for the following modification (check the applicable requirement):

- INSTALL 4 ALUMINUM BRONZE ACCORDION HURRICANE SHUTTERS
 - INSTALL 2 ALUMINUM HURRICANE STORM PANELS
 *REPORTS APPLIED FOR!

CONTRACTOR'S NAME: HOME DEPOT (see attached)

REMARKS: 

Estimate #: 106-8 Email:

Please attach the Required Documentation: Plans, Permits, References, Previous Owner's Name

Your request is: APPROVED: CONDITIONALLY APPROVED: DISAPPROVED: INCOMPLETENESS:

The following additional information is required or advised to complete this request:

By the Architectural Review Committee: 
 DATE: 10/09/2017 APPROVAL: 10/09/2017

INSTRUCTIONS

1. Consideration of Health, Safety, Welfare Required.
 2. This construction is to meet and accommodate, whenever feasible, the Architectural Committee's written guidelines below. Shall be applied to this construction.

3. Architectural Guidelines in these rules and regulations were: update the exterior, roof, windows, height, materials, color scheme, and location of the proposed changes to the unit, referencing the Unit in the original rules and regulations.

4. If a change is proposed, it is required for a change, either in the type of exterior, materials, or application, to have architectural drawings, plans, and/or renderings, when doing so for the exterior, architectural applications to be reviewed and approved by the architect.

5. All exterior alterations are restricted for any type of exterior or interior finish, including facades and exterior walls on the exterior.

6. All exterior alterations are restricted for any type of exterior or interior finish, including facades and exterior walls on the exterior.

7. Approval of the proposed rules and conditions of use of the requested modification, shall be made solely by resolution of the Architectural Review Committee within the community.

8. 

9. 

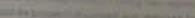
10. 

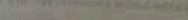
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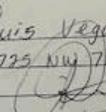
PICTURES MUST BE SUBMITTED BEFORE OBTAINING APPROVAL IF REQUEST IS COMPLETED. FAILURE TO COMPLY MAY RESULT IN REMOVAL OF PART OR ALL OF THE APPROVAL IF IMAGE/HIGHWAY ARE SHOWN AS AKA UP TO EXCEPTIVE

Plantation
the grass is greener

AFFIDAVIT OF ACCEPTANCE FOR
STORM SHUTTER INSTALLATION

Permit No.: B17-03839

This affidavit attests that I have verified the installation of all storm shutters/panels to be satisfactory with respect to fit, workability, and the provision of all necessary hardware.

Owners Name: Luis Vega
Owners Address: 1725 NW 72nd Ave Plantation, FL 33313
Owners Signature: 

This affidavit must be completed and on the jobsite for final inspection.

Revised: 03/15/02

Sent from my iPhone

On Aug 11, 2025, at 12:34 PM, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Mr. Vega

Please provide the documentation to reflect that the shutters that you are going to reinstall on to the association property are "code compliant".

Please provide the product approval as well as the permit that you received to install the hurricane shutters. They must be code compliant for us to allow you to put them back in.

Thank you for your anticipated cooperation.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

[314 S. Federal Highway](#)

[Dania Beach, Florida 33004](#)

(954) 923-1985

Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Luis Vega <vegal5695@gmail.com>
Sent: Monday, August 11, 2025 11:37 AM
To: Vera Clement <admin@hgl-law.com>
Cc: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Yvonne Escobar <assistant@hgl-law.com>
Subject: Re: Omega - Notice to owner window failure VEGA 8-6-25

I have requested Dorin for an estimate for regular windows since I have my shutters waiting to be reinstalled.

Sent from my iPhone

On Aug 6, 2025, at 3:22 PM, Vera Clement <admin@hgl-law.com> wrote:

Good afternoon,

Please see the attached letter from attorney Rhonda Hollander.

Thank you,

Vera

Hollander, Goode & Lopez, PLLC

314 S. Federal Hwy.

Dania Beach, FL 33004

954-523-3888

admin@hgl-law.com

8/12/25, 3:20 PM

Gmail - Fwd: Omega - need inspection of hurricane shutters if purchasing regular window.

<NOTICE TO OWNER LOWER WINDOW FAILURE VEGA 80625.pdf>

<Vega Window Failure.pdf>

<ACC REQUEST FORM.pdf>