

**Omega Villas Condominium Inc.**  
**Construction Project Board of Directors Meeting**

**Tuesday, October 7, 2026**

**6:30pm- Clubhouse**

**In attendance:**

S&D Engineering & Construction, Austro Construction, Board of Directors, Management company

**Meeting called to order**

**Establish a quorum**

**Contractor updates:**

- Update on status of work progress on concrete structural and stucco repairs.
- Update on drywall interior repairs caused by beam and truss replacement.
- Update of Patio ceiling finish.
- Discussion of ground floor firewall to stucco finish
- Update on Manufacturer roof inspection date
- Update on work schedule for the continuation of work.
- Update on incorrectly installed fence/gate overlapping on common area.
- Update on fence painting.
- Update of upper and lower windows and unit owner unresponsiveness.
- Improper installations of windows conducted by third party vendors
- Update on closure of Phase 4 landscaping permit.
- Update on vendors for AC, plumbing and electricals works.
- Discussion of supply of lower windows to have in storage.

**Open Forum**

**Adjournment**

