

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS ANNUAL MEETING MINUTES

Date: Tuesday, March 25, 2025

Time: 7:01 PM

Location: Omega Villas Recreation Center

Present: Patty Sabates, Elizabeth Palen, Maritza Wilhelm, Miriam Tirado, Maude King-Bruce, Shawn Martin, Blaire Lapidés, Marjorie Thomas

Absent: None

Guest:

- Diana Morgan, Your Management Services

Call to Order

- The Annual Meeting was called to order at 7:01 PM by Patty Sabates upon confirmation of quorum.
- Diana Morgan announced that only nine individuals submitted applications to serve on the Board of Directors; therefore, no election was required.

Election of Executive Board Members

President:

- Blaire Lapidés nominated Patty Sabates for President; seconded by Maude King-Bruce.
- Motion passed by majority vote.
 - Opposed: Shawn Martin, Miriam Tirado, Kaelani Brown.
- Miriam Tirado nominated Shawn Martin; seconded by Kaelani Brown.
 - Only Shawn Martin supported the nomination.
 - Motion failed.

Vice President:

- Patty Sabates nominated Elizabeth Palen; seconded by Maude King-Bruce.
 - Motion passed by majority vote.
 - Opposed: Shawn Martin, Miriam Tirado, Kaelani Brown.
- Kaelani Brown nominated herself; seconded by Shawn Martin.
 - Only supported by Miriam Tirado.
 - Motion failed.

Treasurer:

- Elizabeth Palen nominated Blaire Lapidés; seconded by Maude King-Bruce.
 - Motion passed by majority vote.
 - Opposed: Shawn Martin, Miriam Tirado, Kaelani Brown.

Secretary:

- Patty Sabates nominated Kareem Chen, who accepted the nomination.
 - Motion to appoint Kareem Chen passed by majority vote.
 - Opposed: Shawn Martin, Miriam Tirado, Kaelani Brown.
- Kaelani Brown nominated herself; seconded by Shawn Martin.
 - Only supported by Miriam Tirado.
 - Motion failed.

Adjournment of Annual Meeting:

Patty Sabates motioned to adjourn the Annual Meeting at 7:16 PM; seconded by Blaire Lapidés. The motion passed unanimously.

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Time: 7:16 PM

Location: Omega Villas Recreation Center

Present: Patty Sabates, Elizabeth Palen, Maritza Wilhelm, Miriam Tirado, Maude King-Bruce, Shawn Martin, Blaire Lapedes, Kareem Chen, Kaelani Brown

Absent: None

Guest:

- Diana Morgan, Your Management Services

Call to Order

The regular Board Meeting was called to order at 7:16 PM by Patty Sabates. A quorum was established.

Approval of Prior Minutes

Approval of February 18th, 2025, meeting minutes sent out on March 3, 2025, was tabled as the Board had not yet reviewed them.

Board Updates

1. Financial Review:

See February financials (below).

Omega Villas Condominium Assoc., Inc.		Omega Villas Condominium Assoc., Inc.						
Balance Sheet		Combined Statement of Revenues and Expenses						
February 28, 2025		Actual Compared to Budget						
For the 1 Month and 2 Months ended February 28, 2025								
Assets		Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Cash - Operating								
Popular Bank Operating	\$ 161,995				3,835	5,734	1,899	34,402
Popular Comm Debt Svc (1070)	75,003				-	83	83	500
	<u>236,998</u>							
Cash - Reserves								
Popular Bank Reserves	61,626							13,980
Popular Comm Bank Res (1065)	76,767							5,500
	<u>138,393</u>							
Cash - Security								
Popular Bank Security	13,516							4,000
	<u>13,516</u>							
Cash - Special Assessment								
Popular Bank - SA2 & SA4	86,889							2,200
	<u>86,889</u>							
	<u>475,796</u>							
Maintenance Receivables	48,838							1,500
Allowance for Bad Debts	(12,500)							1,200
	<u>36,338</u>							
SA4 Receivables - Restoration Project	16,091							6,000
SA3 Receivable - Insurance	2,869							1,000
S/2 Receivables - Restoration Project	1,007							4,000
Allowance for Bad Debt - SA2 & SA4	(3,779)							5,500
Unbilled Special Assessment 4	3,596,515							24,000
	<u>3,596,515</u>							
Due From Other	696							
Violation Receivable	1,599							
Prepaid Insurance	170,414							
Prepaid Expenses	530							
Utility Deposits	440							
	<u>3,822,720</u>							
	<u>\$ 4,298,516</u>							
Operating Expenses								
Contractors								
Water and Sewer	2,425	2,867	442	3,835	5,734	1,899	34,402	
Trash Removal	-	42	42	-	83	83	500	
Electricity	600	1,100	512	1,200	2,350	1,000	3,500	
Video & Cameras	133	135	(8)	265	250	(15)	500	
Lawn Maintenance	3,407	3,583	176	6,814	7,167	353	43,000	
Extermminating	-	183	183	-	367	367	2,200	
Pet and Other Services	-	417	417	-	400	333	1,000	
Termite Contract	-	8,384	8,384	-	16,768	16,768	100,608	
Pool Maintenance	(1,310)	709	2,010	(350)	1,400	1,750	8,400	
Pool & Spa Repair	-	167	167	1,400	333	(1,067)	2,000	
Audit & Tax	-	500	500	-	1,000	1,000	3,000	
Accounting	950	1,200	250	2,400	2,400	-	14,401	
Property Security Detail	-	125	125	-	250	(50)	1,500	
Web Site Expense	129	100	258	-	250	(50)	1,200	
Taxes	46,063	50,833	4,779	92,065	101,467	9,400	63,000	
Taxes, Licenses and Fees	-	83	83	-	167	167	1,000	
Division of Land Sales Fees	-	43	43	512	85	(427)	512	
Habit Payroll & Related Costs	4,600	4,600	-	9,000	9,200	-	30,000	
Management	2,000	2,000	-	4,000	4,000	-	24,000	
	<u>59,047</u>	<u>77,117</u>	<u>18,070</u>	<u>122,131</u>	<u>154,234</u>	<u>32,103</u>	<u>92,403</u>	
Operating								
Alarms & Monitoring	-	110	110	135	220	83	1,200	
Tree Trimming	-	1,042	1,042	-	2,083	2,083	12,500	
Landscape Replacement	-	667	667	-	1,334	1,334	8,000	
Repairs - Gutters	-	4,253	4,253	-	8,507	8,507	51,039	
General Repairs, Maint. & Supplies	(76)	1,250	1,250	22,553	3,500	(19,053)	21,000	
Repairs - Irrigation	1,497	1,250	(247)	2,302	2,500	198	15,000	
Repairs - Streetlights	-	42	42	-	83	83	500	
Repairs - Electrical	-	167	167	-	333	333	2,000	
Repairs - Alarms & Monitoring	-	21	21	-	42	42	200	
Legal	-	500	500	-	1,000	1,000	6,000	
Postage, Printing, Administration	731	542	(189)	1,836	1,083	(753)	6,500	
Association Owned Unit	-	417	417	-	834	834	5,000	
	<u>2,152</u>	<u>16,761</u>	<u>8,609</u>	<u>26,826</u>	<u>21,519</u>	<u>(3,307)</u>	<u>126,109</u>	
Special Assessment Expenses:								
SA2 & SA4 Restoration Project Expense	26,100	-	(26,100)	347,626	-	(347,626)	-	
	<u>26,100</u>		<u>(26,100)</u>	<u>347,626</u>		<u>(347,626)</u>		
Total Expenses		87,299	87,878	579	496,583	175,753	(320,830)	1,054,512
Excess Revenues (Expenses)		\$ 27,058	\$ (2)	\$ 27,060	\$ 31,514	\$ (1)	\$ 31,515	\$ -

2. Final Revision for Rules and Regulation:
 - Blaire Lapides will circulate the final draft to the Board for review before submitting to legal counsel.
3. Auditors' Draft for 2024 Financials:
 - Independent auditor Gladstone submitted the draft.
 - Board must respond promptly to avoid fees.
 - Auditors require 30-day notice for finalization.
4. Follow-up on proposed Association maintenance schedule spreadsheet provided to Board for feedback:
 - The maintenance schedule has been provided for Board review.
5. Email from Popular Bank - Line of credit ends on 8/30/25: The line of credit only incurs interest on funds drawn. Once converted to a loan, monthly fees apply.
 - Board to have Carol Eskew join next meeting to discuss.
 - The Board confirmed that meetings will continue the third Tuesday of each month.
6. A certified letter received from a unit owner requesting a legal interpretation of the reinstallation of the existing window and doors from the construction contract:
 - A letter dated March 4, 2025, was submitted by a unit owner seeking clarity on obligations related to reinstallation.
 - Kaelani Brown stated that Levy is willing to reinstall sliders but has concerns about window reinstallation.
 - It was mentioned that an engineer will inspect the area once Austro removes the windows.

Motion: Patty Sabates motioned to send the matter for legal review; seconded by Kareem Chen. Motion passed, with Shawn Martin, Miriam Tirado, and Kaelani Brown opposed.

Management Updates

1. Update on proposals for pool chemical feeder:

Motion: Patty Sabates motioned to accept RB Knot's proposal, pending receipt of warranty documentation; seconded by Elizabeth Palen.

- Motion passed unanimously.

2. Update of Phase 4 end unit sloping by ProScapes / Sprinkler adjustments:

During paver installation at Unit 1725 in Phase 4, a sprinkler line was accidentally damaged costing about \$1,500. Diana will follow up with the unit owner.

Motion: Patty Sabates motioned to accept FSS pricing, pending email confirmation to the Board; seconded by Blaire Lapides.

- Motion passed unanimously.

3. Update on termite tenting schedule for upcoming buildings and notifications:
 - Building 15 (Phase 3) is confirmed for tenting on April 2, 2025.
 - Notices will be emailed and posted on the community website.
4. Update on violation letters sent to owners regarding unit overgrown backyard trees and foliage. Status of communication to non-compliant unit owners. Review proposals received:
 - Letters will be sent to owners with overgrown backyard trees and foliage.
 - Non-compliant owners will be contacted by Your Management Services.
5. Review of bid/proposals for association trees received regarding tree trimming impeding on building roofs creating a construction challenge and/or surrounding completed buildings:
 - Review of tree trimming proposals for trees impeding building roofs.
 - Grounds Group identified trees in common areas; two tall invasive trees flagged for removal.
 - Tree near Unit 1725 (Phase 1) identified as a safety concern.
6. Update on Phase 4-unit owners' entry and backyard lights reinstall and missing code compliance GFI outlets to close permit for 40-year certification:
 - Certified letters and emails sent to owners who have not reinstalled required lighting or GFI outlets.
 - Only 1–2 residents remain unresponsive.
7. Update on landscaping required by city for Phase 4 finger islands and perimeter fence areas and review bids received / Tree and shrub options:
 - City-required landscaping is under review.
 - Non-flowering, medium-shade trees are being considered.
 - Kaelani Brown will research suitable tree options.
8. Update on schedule of next buildings for roof/fence replacement received from Contractor:
 - Three buildings remain: Buildings 9, 10, and 11.
 - Updated construction schedule has been received.

General Business:

1. Association Security Cameras:
 - Miriam Tirado requested information on the location of existing security cameras.
2. Placement of property fences and gates:

- Certain unit owners have extended their fences beyond allowed boundaries. Dorin was notified that fences must be moved back. Standardized fencing will be included in the revised Rules and Regulations.

3. Overgrown trees on Sunrise Blvd impeding on Phase 4 units:

- Already discussed under Management Updates.

Open Forum

A recent letter concerning the content of a WhatsApp group sparked a heated exchange during the meeting. The emotional intensity of the discussion, along with the broader concerns it surfaced among Board members and the community, led to an immediate adjournment of the meeting.

Adjournment

Patty Sabates motioned to adjourn the meeting at 9:47 PM; seconded by Maritza Wilhelm. The motion carried by majority vote.