Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
January 17, 2005

Meeting called to order by President Paul McManus at 7:45 pm
Gary Curtis announced the new Board

Board Members Present
- Patsy Cates - Treasurer
- Bernie Cooper – Vice President
- Jack Hirch – Director
- Paul McManus – President
- Yvonne Tyson – ~~Secretary~~ Dir

Board Members Absent
None

Representing A&M
Gary Curtis

Open Forum- Residents
Discussions focused on fencing, tenting, cost estimates for gutter replacements
Landscaping, responsibility/costs need to be determined for uprooting and disposing of trees in the common area.
Yellow light bulbs were replaced by white light bulbs.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates, unanimously approved, meeting adjourned at 8:20 pm.

Patsy Ann Cates
Treasurer

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
February 21, 2005

Meeting called to order by Paul McManus, President at 7:35 P.M.

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirch – Director
- Yvonne Tyson – Director

Board Members Absent

None

Minutes of last meeting

Motion waiving the reading of the minutes by Paul McManus, seconded by Yvonne Tyson, unanimously passed.

Financial Report

Motion waiving the reading of the minutes by Paul McManus, seconded by Patsy Cates, unanimously passed

Appointment of new Board Members

Sheryl Miller – Secretary – accepted
Paula Gigliotti – Director – absent

Gary Curtis, representing A&M, explained duties and responsibilities of Secretary duties to Sheryl Miller.

Maintenance Up-Date

Uneven sidewalks poses safety hazard, due to rotting wood used to separate pieces of sidewalk. All other maintenance & repairs on hold while Eduardo evens out sidewalks.

Fence work almost completed – a few left to fix.

Gutters – as we may need a special assessment to repair old gutters, Gary is trying to get bids on for this. So far he has contacted 9 different companies without success. 128 units, front and back as well as side of end units for quote.

Golf cart – axle is broken. Cart was purchased 4 years ago. Gary Curtis to check record of purchase for repair.

Trash / Garbage – some complaints as to the trash/garbage/rocks that are piling up from neighborhood clean up. May need to build an L-shaped fence to keep site cleaner looking.

Willy – claims he was not called to pick up excess trash, leaves, rocks, etc. Paul and/or Patsy will call and notify Willy when he needs to pick up trash.

Sprinklers – all will be double-checked to make sure they are in proper working order.

Tree cutting & trimming: all have been completed except for a few tree stumps, which will be removed soon.

New Business

Light poles: Paul McManus suggested we number all light poles to help assist in homeowners in identifying which lights are not working properly when notifying A & M.

Poles for tennis courts to be installed soon.

Old Business

New lights - 80% of project completed.

Resident Comments

High gates are being installed. Precedence already set by earlier gate replacements.

Trees need to be trimmed in Phase 4 – large birds nest creating a large mess.

1 water main cover in need of repair – will be fixed.

Phase 4 – 1764 needs wall crack to be fixed. Also, dirt to be filled in where broken sprinkler head caused it to be washed away.

Goldman & Judah sent one homeowners association dues to wrong establishment (Federal Reserve instead to issued check bank). Issue has been resolved.

Some backyards are dirty and untidy. Resident told to write and fax complaint to A&M.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved and meeting adjourned at 8:26 pm.

Sheryl A. Miller
Secretary

Sharon via fax
A&M Property Management
(954) 572-9217

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
March 21, 2005

Meeting called to order by Paul McManus, President at 7:35 P.M.

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirch – Director
- Yvonne Tyson – Director
- Paula Gigliotti - Director
- Sheryl A. Miller - Secretary
- Gary B. Curtis – Representing A&M

Minutes of last meeting

Motion waiving the reading of the minutes by Paul McManus, seconded by Patsy Cates, unanimously passed.

Financial Report

Motion waiving the reading of the minutes by Paul McManus, seconded by Patsy Cates, unanimously passed

Termite tenting to be scheduled

Gary is working on getting 2 buildings ready to be tented for termite extermination.

7 other units have been tented and treated in the last 2 years.

Gutters

Gutters cannot be fixed by our maintenance personnel.

5 bids for gutters sent out – 1 bid returned.

Cornerstone supplied a bid of $25,300, which equals $197/unit.

All existing gutters will need to be removed prior to new gutter installation, which will allow the fascia boards to dry out to be replaced. (Needs to be done before the installation of new gutters).

Gutters will be 6" in diameter and seamless.

Jason – 1724-Phase 3 is going to bring other bids for gutters to Gary.

Maintenance Up-Date

Fence work has been temporarily stopped to continue/finish sidewalk cement work.

Sprinklers trouble Unit 1724-Phase 2 – Need dirt and rocks to replace what sprinkler removed.

Waiting on bids to fix the corner on 75th Avenue. Trucks and buses cutting the corner causing major ruts in the grass.

Some fences in Phase 2 still need to be painted.

Several front yards in all phases are extremely cluttered with all types of debris.

Old Business

Gary is still waiting on the numbers for the outdoor light poles. As soon as he receives them he will then have each light pole numbered. This will help the community when reporting light outages.

Several baiting boxes have been placed throughout the community for rats. Issue with people leaving cat / dog/ food etc., out in the open for animals to freely feed. This does not help in the task of removing unwanted varmints.

Basketball hoops: A 2nd letters has been sent to violators to remove basketball hoops from common areas. This is a hazard for residents and their children. If resident does not remove basketball hoops, they will be removed for them.

Tennis Courts: Need the tie-down strings for bottom of nets. Some residents may assist in the cleaning of the courts.

Patsy to get with Willie on all irrigation of common grounds to alleviate standing water.

Unit 1748 never received the 8 crotons ordered by Patsy. She will re-order.

Unit 1764 received crotons not ordered. They will be planted for that Unit.

LMG is not properly disposing of dirt/debris when cleaning Sunrise Boulevard. Dirt and debris is being blown onto and into the property of units in Phase 1. Please call Patsy immediately when this happens so she can address the problem as it is occurring.

Weed & Feed is now being applied to the grounds to help with dollar weeds.

Unit 1724 Phase 3 has a tree that has been marked to be removed for several months, but has yet to be removed. Gary will look into it.

Unit 1704 – Phase 4 – Sprinkler head exploded and now the area surrounding sprinkler head has become a large hole creating a hazard. Sprinkler head to be fixed and additional dirt to be delivered to fill in hole.

Any and all front doors that are replaced are to be steel doors painted brown.

Any resident that will be doing work to the exterior of their home needs to fill out an ACC Form. Sheryl requested additional blank forms from Gary to have on hand for residents.

Clubhouse water bill – seems high – this is probably due to estimated readings instead of actual readings.

Water has been left running in the sinks in the clubhouse restrooms as well as toilets continue to run after being flushed. Suggestion made to check into sensor type sinks and toilets.

Resident Comments

Dogs – there seems to be a number of residents with dogs over the 20 lb. size limit.

Gena Kampf is the only resident on the grievance committee at this time. Heather and Maude have volunteered to join this committee. If any resident has an issue with a large or overly noisy animal, please report to the grievance committee so they can address through the proper channels.

The following people will be walking around the Phases listed below to check for unsafe conditions, etc.

Phase 1 – Yvonne Tyson

Phase 2 – Paul McManus

Phase 3 – Sheryl Miller

Phase 4 – Patsy Cates

Adjournment

Bernie Cooper moved to adjourn, seconded by Patsy Cates. Unanimously approved and meeting adjourned at 8:40 pm.

Sheryl A. Miller
Secretary

Sharon via fax
A&M Property Management
(954) 572-9217

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
April 18, 2005

Meeting called to order by Paul McManus, President at 7:30 P.M.

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirch – Director

Board Members Absent

Yvonne Tyson – Director
Paula Gigliotti - Director

Minutes of last meeting

Motion waiving the reading of the minutes by Paul McManus, seconded by Patsy Cates, unanimously passed.

Financial Report

Went over financial breakdown and expenditures.

Cash Flow – in the black.

Termite Tenting

Notification sent for termite tenting, scheduled May 20 2005.

Question on giving house keys to Terminex – Gary will get with Terminex.

Maintenance Up-Date

Gutters – still collecting bids.

Phase 1 & Phase 2 – some fences remain to be fixed.

50% of sidewalks repairs are completed.

99% sprinkler repairs are completed.

Pool area – lock on fence was broken out, wires to radio cut, switches being turned off.

Changed pool maintenance company to Russell Pools.

New Business

Residents were asked to call Police and not Board Members for all disturbances in the neighborhood. Board Members do not have authority to handle these types of issues.

Phase 1 – parking issues – resident's car blocked by cars parking illegally. Gary will look into this.

Rules & Regulations – Gina, Jay and Patty volunteered to meet and begin looking at existing rules & regulations.

Any work that needs to be done on direct TV should be referred to HE Systems. Association must approve outside vendors before allowing any repairs. Should a resident have an unauthorized repair person fix anything, which directly results in the destruction of equipment, the resident will be responsible for the cost of the repairs.

Phase 4 – 1716 – Suc – rotting wood to be replaced before hurricane shutters installed. This will be done after termite tenting.

Old Business

Tennis courts – needs repair – estimate at $4,000. Project to be done next year.

Vehicles with company logos.

Adjournment

Bernie Cooper moved to adjourn, seconded by Patsy Cates. Unanimously approved and meeting adjourned at 8:43 pm.

Sheryl A. Miller

Sharon via fax
A&M Property Management
(954) 572-9217

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
May 16, 2005

Meeting called to order by Paul McManus, President at 7:30 P.M.

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirch – Director
- Yvonne Tyson – Director
- Paula Gigliotti - Director

Board Members Absent

None

Minutes of last meeting

Motion waiving the reading of the minutes by Patsy Cates, seconded by Paul McManus unanimously passed.

Financial Report

Went over financial breakdown and expenditures.

Cash Flow – in the black.

Termite Tenting

100% Ready to go on May 20, 2005

Maintenance Up-Date

Gutters – Paul McManus made motion to go with Corner Stone company bid for $25,300. Patsy Cates second the motion.

Special assessments for residents will be implemented for gutter work. Details to be announced.

Community lighting (numbering) – completed

Fences – 80% of work completed.

Pool – Russell pool to start maintenance of pool on 5/20/2005.

New Business

Two areas- pipes broken. Moody plumbing called to repair. Estimate repair cost $ 8,000. Newly installed pipes will be installed under sidewalk. Patsy Cates motioned to begin. All board members seconded the motion.

Sharon is no longer Omega Villas contact at A&M. Lavern has replaced her. All Omega Villas calls should be directed to Lavern going forward.

Patty Sabates appointed by board to serve as secretary effective May 16, 2005.

Basketball hoop issue in phase III will go to mandatory arbitration. Patsy Cates motioned. Paul McManus seconded the motion. Paula Gigliotti opposed the motion.

Old Business

Traps for rodents will be discontinued.

Corner Stone is placed on hold until further notice.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates

Laverne via fax
A&M Property Management
(954) 572-9217

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
June 20, 2005

Meeting called to order by Paul McManus- President at 7:45pm

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
  Patty Sabates - Secretary

Board Members Absent

Jack Hirch

Yvonne Tyson

Paula Gigliotti

Minutes of last meeting

Motion waiving the reading of the minutes by Paul McManus, seconded by Patsy Cates unanimously passed.

Financial Report

Motion waived - update

Maintenance Up-Date

Raymond- Cornerstone representative opened the floor to general gutter questions

Raymond provided the group with an overview of the gutter project. Below are the highlights of his presentation.

Cornerstone has 28 years of experience in the gutter business

Six-inch gutters will be used and are made of 100% aluminum with a coating finish

Grey or brown gutters will be installed depending on the phase.

All existing gutters will be replaced with new ones.

The correct materials will be utilized according the building type.

The new gutters will be a seamless system

Smaller pieces will not be seamless

A rubber sealer will be added to last approximately 10/20 years- guaranteed

There will be a 3years warranty on the labor from date of completion

Gutters will not be warranted against damage due to leaves and hurricanes.

There will be a 21-year warranty on the materials

The length of the installment of the gutters will take approximately less than a month for all four phases.

Some fascia boards need to be replaced prior to installation. Cornerstone will work closely with onsite maintenance rep. A separate price will be needed for the replacement of the fascia boards.

The gutter crew plans on working fulltime but may have to adjust their schedule to handle complaints.

They will begin with one building at a time- possibly 2

Rep recommends residents to clean out gutters twice a year to avoid damage.

The downspouts will be extended

Gary will look into the City of Plantation permit prior to cornerstone commencing

Special assessment letters will go out to residents shortly. Pending A&M

33% down payment is required before cornerstone can begin the project.

Letters to owners will also go out once the work has been completed in order for owners to assist with spot-checking their areas for any additional repairs/replacements.

Additional maintenance update

New maintenance man on board. We have lost 3 new people who have come and gone. A new idea was discussed to have new maintenance man work on Sat and Sunday due to another job.

There will still be maintenance presence Monday – Friday.

One of the A&M employees has not shown up for 3 days. A&M will reimburse Omega Villas for the fees due back to the association for the labor for those 3 days.

Sharon is back as our A&M contact.

New Business

If maintenance payments do not arrive by the 15th of each month a late charge will be assessed. Should the 15th fall on a holiday/weekend then the due date will be that following day after the holiday or the following Monday. Gary to follow up with Ron Goldman.

Letters are sent out to residents to notify them of late charges.

Exterminator not seen in the month of May for phase 4. Gary to follow up with exterminating company.

Gary brought up a new idea to the board concerning collecting a $300 deposit from new owners going forward to help cover the expense of clean up if outgoing owners or renters leave behind debris. This has been an issue for some time. Deposits will be returned to the outgoing owner once the area is inspected and cleared for no debris. Deposit will be held at A&M. Deposits will not be held for more than 2 weeks once the owner/renter moves out provided the common area surrounding the unit is left cleaned.

Old Business

None

Adjournment

Paul McManus moved to adjourn at 9:10pm, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Sharon- via fax
A&M Property Management
(954) 572-9217

Omega villas condo assoc, inc
c/o Gary B. Curtis, CMCA, AMS
8120 NW 15th Manor, Plantation, FL 33322
Office: 954-336-8510 / FAX: 954-475-8435
e-mail: OmegaVillasCondo @ AOL.com

MINUTES
Special Assessment Meeting
July 25, 2005

Meeting called to order by Paul McManus, President at 7:20 PM

Present: Paul McManus - President
Bernie Cooper - Vice President
Patsy Cates – Treasurer
Yvonne Tyson - Director

Late Arrivals: Pat Sabats – Secretary
Jack Hirch – Director
Paula Gigliotti – Director

Management: Gary B. Curtis, A&M Partners, Inc

No minutes or financial reports – Special Assessment Meeting

Discussion held by Board and Residents on Special Assessment for new Gutters for all buildings within the community.

Motion by Paul McManus to approve bid by Cornerstone Gutters & Siding, Inc, in the amount of $25,300. Special Assessment to be for the total amount of $27,500 to cover any extra costs involved in the installation of the gutters. Two payments will be accepted by all residents for their units in the amounts provided by Goldman, Juda and Martin, P.A. Payments will be made 1 Sep and 1 Oct 2005. Seconded by Berniie Cooper. All in favor. (See attached brake down of amounts for units.)

There being no Old or New Business to discuss this evening we dealt with Resident Concerns.

Light at Pole # 17 is out

Light at Phase 4 Mail Box is out

Light at Phase 4 between 1709 and 1713 is out.

Fence planks are being removed to have access to the property from Sunrise Blvd. Fence planks our at 1764 – 71 and Phase 2 at the Sunrise Gate.

Minutes of Board Meetings are to be posted on the Bulletin Board in the Pool Area.

Charlie from H Systems is to be called of new resident at 1708 – 74. Resident may also have termites. All Points pest control must be notified to contact resident also. Dailin to get phone # from resident and Gary will make calls.

Thermostat in the Club House is to be set at 78 degrees.

There being no further business, a motion by Bernie Cooper to adjourn the meeting, Seconded by Paul McManus. All approved.

Gary B. Curtis, CMCA, AMS
Property Manager – Omega Villas Condo Assoc, Inc

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
August 16, 2005

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Jack Hirch – Director
- Yvonne Tyson - Director

Board Members Absent

Paula Gigliotti

Minutes of last meeting

Motion waiving the reading of the minutes by Patsy Cates, seconded by Jack Hirch unanimously passed.

Financial Report

Motion waiving the review of financials by Patsy Cates, seconded by Yvonne Tyson. Unanimously passed.

Maintenance Up-Date

New maintenance door hangers will be implemented to let residence know when their maintenance requests are completed.

Gary mentioned that there were still a few items left on original maintenance list. Most of the fencing has been caught up.

As it stands, as soon as Gary receives maintenance request it is immediately communicated to on site maintenance to be taken care of.

Seven lights are still out in phase 1 possibly due to recent storms we have had over the last several weeks. Electrical company has been called out to access the situation and give Gary an update of the problem. Gary will check main circuit breakers before electric company comes out to do repairs.

Maintenance has started checking fascia boards in phase 1 prior to installation of new gutters. No problems reported thus far. Work to continue until all phases checked.

The next large fencing project will be checking all large wood beams supporting the roof in front of the units.

Dalin has started working on the cement curves. We are still experiencing problems due to the county garbage trucks not being able to make a clean turn near curves.

Board members confirmed that assessment notices for gutters have not been received. Gary to follow up with Goldman/Juda.

We continue to have destruction of tiles being chipped away from the pool from vandals. It is currently costing over $200 per repair. Gary to look into possible surveillance cameras for pool area. Paul to assist in obtaining information.

New Business

Gary is looking into new background screening company for all new residents/renters going forward. Patty to provide Gary with names of companies that we can obtain quotes from.

Board members discussed the possibility of updating rules/regulations/restrictions to include current restrictions on types of front doors, sliding doors and windows. Patty to conduct a review of types of doors currently being used in all phases for next board meeting.

Large dogs continue to pose a problem. Discussion of the board to enforce rules and regulations were discussed. Grievance committee to be in place to assist.

Drinking fountain at clubhouse only has warm water coming out. Gary to arrange purchase and installation of new fountain.

Old Business

Unit owners responsible for common area tree damage. Please notify Gary in the event a common area tree poses potential problems.

Guest parking issues seem to be a concern for some residents in phase 4. In order for residents to tow away cars not belonging to owner's space, you must first contact Gary.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Faxed to Gary Curtis – Property Manager
(954) 475-8435

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
September 20, 2005

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Yvonne Tyson - Director

Board Members Absent

Paula Gigliotti

Bernie Cooper

Jack Hirsch

Minutes of last meeting

Motion waiving the reading of the minutes by Patsy Cates, seconded by Yvonne Tyson unanimously passed.

Financial Report

Financials briefly reviewed. Association has $59,000 in reserves. $16, 000 in cash. Year to date we are $2,700 under budget in expenses. Gary reviewed an update from Goldman Juda regarding monies received thus far for gutter assessment. Gary reviewed monthly maintenance past dues. Board discussed possible change in procedures regarding collection of prepaid maintenance fees for new owners going forward. Details of this issue to be further discussed by the board

Maintenance Up-Date

>Maintenance list has been caught up. Gary has contacted an electrician regarding the electrical short on 74 Avenue.

>Current bulbs being utilized on light post burn out completely. Different types of bulbs will be looked into.

>Light post # 60 is missing the top.

Hurricane Katrina Damage update:

>Fence still pending repairs. Sunrise Blvd fencing being held up temporarily.

>Several lamp posts out. Maintenance to conduct an assessment of the problem.

>Tree limbs are still hanging from trees. Willy is aware and will take care of it.

>Gary addressed the issue of receiving continuous calls regarding a tree limb from 1741. Maintenance has visited that site on numerous occasions, however there is no tree limb to be found. Gary will verify address with the caller.

>Shower at pool has been leaking for a number of weeks. A new nozzle has been ordered per maintenance. Gary will look into a regular showerhead.

>Water fountain at poolside is not worth fixing. Replacement of fixture will be done.

>A review of the roof repair for Bernie Coopers unit was done. Board agreed to pay for repairs.

>PSI has been paid a lot of money to access our roof per warranty guidelines. They have refused in the past to repair roofs due to wind/rain storm. The current warranty is for shingles and workmanship. We currently pay $200 a year to have roofs inspected and for them to provide us an assessment. Storm related repairs are not covered. The white portion of our roofs is not covered.

>Letter from owner Mr. Dwyer regarding rental of his unit before the annual restrictions was denied by the board.

>Security camera for pool area was re addressed. Gary obtained a quote of $2,570. The board will review materials. To date, we have not had any additional pool damage by vandals. The board will wait and see and later decide whether to approve the expense.

>A review of the background search company was discussed. Gary reviewed a quote from a company called Gret Mark which charges $15.00 for Credit reports, $20.00 for criminals reports and $10.00 for predators report. Board to decide company.

>Gary received a call from the city regarding our progress with tree planting. Gary to follow-up with Willy- the landscaper.

>The wall along 70 avenue needes to be repaired of cracks and painted.

>Paul got in touch with an outside contractor regarding the pool/spa timer switch. We would like the spa/pool pumps to automatically shut off avoiding any unnecessary expense in our light bill.

>New maintenance worker has made progress and is doing a good job thus far.

>Residents are complaining about the trash in front of a unit in Phase 2. Gary to address owners.

New Business

Board member has agreed to research front door options. Board members Patty Sabates and Yvonne Tyson to research types of metal doors available. Types of existing unit front doors was conducted and will help identify three options.

Paul received a letter from the county in reference to structure enhancements after a building reaches 40 years. As it stands, the county commission has proposed implementing a program to conduct inspections of buildings 40 years + and enforce upgrades to meet current codes. Board to review and decide.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Faxed to Gary Curtis – Property Manager
(954) 475-8435

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
October 17, 2005

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper
- Jack Hirsch
- Paula Gigliotti

Board Members Absent

Yvonne Tyson

Minutes of last meeting

Motion waiving the reading of the minutes by Patsy Cates, seconded by Jack Hirsch unanimously passed.

Financial Report

Gary reminded the board that it is budget time. The phase breakdown is pending from Goldman and Juda.

Gary provided the group with a gutter assessment update.

Maintenance Up-Date

Fence work continues.

There is a leak in the unit that has water damage, which was caused, by their A/C unit.

Phase 1 (74 avenue) – window leak is going to be taken care of.

Paul asked Gary to look at the possibility of replacing the wood fencing surrounding Sunrise to either plastic or concrete wall. We have spent a considerable amount of money over the years. Although the materials may be more expensive, in the long run it may be the way to go. Gary will look into pricing.

There is a new termite company called Al Huffer that will be looked into. They conduct spot treatment for termites. It might be a solution treating troubled areas rather than tenting a whole building. Gary recommended that we consider this possibility which costs us $200 per spot treatment. The company will guarantee their work for 12 months.

Paul mentioned that he has had several reports of rats in several phases. He asked Gary to look into other forms of treatments that will take care of the problem. Gary has consulted with a pest control problem to assist with a rat control program for us.

The hot tub timer has been installed. The timer is currently set to turn off from 11pm to 7am daily.

Once the fencing repair is completed, we will be looking at laundry room door replacements.

Maintenance will be repairing the pool tiles.

The water bill at the clubhouse continues to be $500-$800 a month including the sprinkler system.

Clubhouse bathroom faucets continue to become a problem as they continue to run if not shut off properly. Gary to look into automatic faucet valves to replace the current ones. He will also check the water meter once all is turned off to check if we may have a leak somewhere.

1701 NW 73 avenue side fencing is falling. It has been part of last years work. It was never completed.

1732 Phase 3 – outdoor levalor door needed.

1708 Phase 3 – Back door fencing needed.

City of Plantation has requested 12 trees to be planted. To date we have planted 6 trees. The city requires a tree of at least 12 feet. Originally we were required to plant 27 trees. Willy will work with the city for the walkthrough.

Phase 4 Island where tree fell over still needs to be cut further. Willy will be taking care of it over the next few weeks.

Trees near shuffleboard area are dying.

Gary reported that residents are leaving black garbage backs out on the curbs. Maintenance is instructed to return these filled bags back to the unit where it came from. As a reminder, residents are required to utilize the City of Plantation blue bags for proper trash pick up.

New Business

Paul and Gary reviewed the letter from broward County in reference to the proposed county wide building code updates of structures 40 years or older.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Faxed to Gary Curtis – Property Manager
(954) 475-8435

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
October 31, 2005

POST HURRICANE EMERGENCY MEETING

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper
- Yvonne Tyson

Board Members Absent

Jack Hirsch

Paula Gigliotti

A special Board meeting was held to discuss the Aftermath of Hurricane Wilma

Gary provided the group with an update on the community damage.

65% of our fences have been lost. Light fixtures are down or broken.

Gary asked the board to think about outsourcing the fence replacement work because it a lot. Also talked about extending the concrete wall down Sunrise.

Gary has spoke to Ron Goldman who said that one of the possibilities is for the association to take out a line of credit to fund the large repair work. We would have to impose a special assessment to pay it back.

Our biggest item right now are down trees.

Under the current insurance policy; fences are not covered. There is a $5,000 insurance deductible per building.

The satellite system is down and repairs could cost up to $5,000 to bring it back up.

Roof leaks will need to be repaired.

Gutter work will be starting shortly. There will be delays due to down fences.

Gary should have the figures on total damage assessment over the next few weeks. He will also be contacting FEMA for information.

Resident's comments and questions taken.

Meeting adjourned

Patty Sabates

Secretary

Minutes emailed to Gary Curtis – Property Manager

We have lost 19 streetlights and 3 street poles.
3,735 feet of fences have been lost.
We have the opportunity to put in trees that are friendly to the community. We would like to get a committee together to help decide which trees. Patsy will lead the efforts. We will guide ourselves from a list provided by the City of Plantation.
The association can get a federal loan to assist with the expenses however; it would not benefit the association to go that route.
PSI roofing warranty no longer exists due to the storm. The only warranty that exists is the manufacture warranty on the materials.
Gary estimates that sprinkler repairs will cost approximately $6,000.
The fence replacement will be our biggest expense.
Gary has a quote that it will cost approximately $25.00 a foot to replace our fences. However, it will not have the top boards as we have them now. That price is for a standard shadow box fence.

The board approved to have all fences including the front to be replaced. A special assessment letter will be mailed from Goldman and Juda to owners once all numbers are finalized.

Gutters continue to go up. Due to down fences some gutters will not be completed until then.

Paul recommended that the 2006 budget remain the same as 2005. Therefore, there will be no monthly increase in maintenance dues for 2006. Board agreed.

The board will need to focus priorities for 2006.

New Business

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Emailed to Gary Curtis – Property Manager
omegavillas@aol.com

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
November 21, 2005

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper
- Jack Hirsch

Board Members Absent

Yvonne Tyson
Paula Gigliotti

Minutes of last meeting

Reading of the minutes from Octobers Board meeting as well as Hurricane meeting was read.

Financial Report

Motion to wave the reading of financials. Goldman and Juda were closed for 1-½ weeks due to hurricane.

Maintenance Up-Date

Tree clean up will begin on 11/22/05.
Because of the magnitude of the clean up, an outside company is being looked at to assist.
Gary received a bid from Willy (our lawn maintenance company) for $10,000 to clean up the property. Gary declined the proposal.
We currently have a $15,000 bill for tree cutting services.
Willy's plan is to bring in his chipper and place the debris from the trees along side 17 street.
The lowest bid Gary received for debris removal was for $4,500, which does not include tree stumps-only branches.
Gary ordered a tractor, which will cost us $500/week plus an additional $300 for the attachment to assist our maintenance with the clean up.
Willy has located a tractor for $1,000 a week in West Palm Beach.
Gary spoke about hiring two temp laborers to work with Dilan. He believes this is the most cost effective way to go.
Willy will also utilize the machine for a week and bring his truck as a dump truck and take the debris outside to 17th street.
The last day to put out any debris for FEMA pickup is December 1st. They will pick up two more times before December 1st.
We still have pending fences to throw away.

We have lost 19 streetlights and 3 street poles.
3,735 feet of fences have been lost.
We have the opportunity to put in trees that are friendly to the community. We would like to get a committee together to help decide which trees. Patsy will lead the efforts. We will guide ourselves from a list provided by the City of Plantation.
The association can get a federal loan to assist with the expenses however; it would not benefit the association to go that route.
PSI roofing warranty no longer exists due to the storm. The only warranty that exists is the manufacture warranty on the materials.
Gary estimates that sprinkler repairs will cost approximately $6,000.
The fence replacement will be our biggest expense.
Gary has a quote that it will cost approximately $25.00 a foot to replace our fences. However, it will not have the top boards as we have them now. That price is for a standard shadow box fence.

The board approved to have all fences including the front to be replaced. A special assessment letter will be mailed from Goldman and Juda to owners once all numbers are finalized.

Gutters continue to go up. Due to down fences some gutters will not be completed until then.

Paul recommended that the 2006 budget remain the same as 2005. Therefore, there will be no monthly increase in maintenance dues for 2006. Board agreed.

The board will need to focus priorities for 2006.

New Business

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Emailed to Gary Curtis – Property Manager
omegavillas@aol.com

Omega Villas Condominium Association, Inc.

Special Assessment Meeting

January 4, 2006

Meeting called to order by Gary B. Curtis, Property Manager at 7:15 PM

Board Members Present:

Paul McManuis – President
Bernic Cooper - Director
Patsy Cates, Treasurer
Jack Hirsch - Director
Kenny Aker – Director

Board Members Absent:

Patty Sabates – Secretary

Also:

Gary B. Curtis – Property Manager

Discussion of clean up costs and breakdown of expenses by Gary.

Letter will be sent to homeowners for their insurance companies of the breakdown on the Assessment Payments.

Paul mentioned letter from /Goldman, Juda & Martin P.A., sent to unit owners, December 13, 2005 had errors and should be corrected. Gary will contact them and have corrections made.

Motion by Patsy Cates to approve a special assessment in the amount of $192,000.00 to cover costs for repair and cleanup of the property. Seconded by Bernie Cooper. All approved.

Paul mentioned someone wanted a permit from the City of Plantation for fence building. Gary will contact city of Plantation about requirements for this.

National Fence will be installing a temporary (rental) fence to secure units on the perimeter of the property, for their safety. Gary is ordering it and should be done shortly.

Goldman, Juda & Martin P.A. will handle sending coupon books and monitoring the special assessments.

Ken Aker mentioned Cornerstone Gutters is putting gutters over rotten wood. Gary will look into this matter.

Meeting Adjourned 7:45 pm

Patsy Cates
Treasurer

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
January 16, 2006

Meeting called to order by Paul McManus- President

Paul commenced with the introduction of the 2006 board members. Paul reiterated to the residents that moving forward if there are any comments, questions please approach a board member to avoid miscommunication/gossip.

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper
- Ken Acker

Board Members Absent

Jack Hirsch

Minutes of last meeting

Motion waiving the reading of last months meeting by Pasty Cates. Seconded by Paul McManus.

Financial Report

Nothing new for December's statement. We are $17,000 under budget. This is not considering the $25,000 we owe the landscaping company, which will be transferred back to 2005. No other expenses in October, November, December on lawn care, sprinkler due to storm.

Fema prior denial for assistance to condo associations has been lifted. Fema has extended the deadline to file for assistance. Gary to ensure that our application is submitted on time for consideration for aide. We also would like to look into the possibility of obtaining a low interest loan from Fema or other financial institution to begin the fence work. The monies collected through the assessment will fund the payback of this loan.

Maintenance Up-Date

Gutter debris is being left behind by the gutter company. This is noticeable along 17 street.

Fence posts need to be painted prior to being installed to prepare for the remainder of the wood.

Landscaping maintenance crew is not cleaning up the area. There are still roof shingles, hanging branches and debris found on property.

Many light posts remain down.

There are still many tree stumps on property. Willy has proposed $30/$40/$75 per stump depending on the size.

There are approximately 6 stumps to be removed from the islands. We will give priory to those that are currently affecting the light posts.

There is a large tree down on 73rd avenue.

There are gutters being installed on rotten wood. Gary will follow up with gutter company to stop this.

Ken Acker did an assessment/walkthrough on the gutter situation. He noted that gutters are being placed over rotten wood.

We will be installing a temporary security fence around the perimeter of the phases for security reasons.

Gary was advised by the city of plantation that fence permits are not the priority for the city. It will cost $50.00 to pull a fence permit. Going with an outside contractor, the permit will cost approx $500.00

We are looking at the option of having our maintenance man oversee the fence project. Concerns over who will maintain the property in the meantime was brought up. Also another concern was the length of time it would take our maintenance man and two laborers to complete the work. The board wants three proposals to review and see which way we will go.

Board wants to instill the help of resident Jason to help with fencing project over the weekends so that we have a continuous effort to complete this project. The board is pending Jason's proposal.

New Business

The shower fixture is fixed. The new valve needs to be pushed in completely to work properly.
Our property insurance is due on Feb 1st. A rep from Smith Watson Parker will meet with board members for new proposal.
PSI will be here the week of the 23rd to repair 14 resident roofs.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Emailed to Gary Curtis – Property Manager
omegavillas@aol.com

OMEGA VILLAS CONDO ASSOC, INC
c/o Gary B. Curtis, CMCA, AMS
8120 NW 15th Manor, Plantation, FL 33322
Office: 954-336-8510 / FAX: 954-475-8435
e-mail: OmegaVillasCondo @ AOL.com

MINUTES
Emergency Meeting
Insurance for 2006
January 19, 2006

Meeting called to order by Paul McManus, President at 6:00 PM

Present: Paul McManus - President
Bernie Cooper - Vice President
Patsy Cates – Treasurer
Patricia Sabats - Secretary

Late Arrivals: Jack Hirsch - Director
Ken Acker - Director

Management: Gary B. Curtis, Curtis Development, Inc

Smith, Watson & Parker – Insurance Agent: Larry Vought

Larry Vaught opened the meeting with an explanation of our current insurance coverage. Questions were presented by the Board and discussion was held on our current policy and changes that should be made.

Suggestion by Larry Vaught to have the property re-appraised to update our current property value.

Motion by Paul, seconded by Patsy, to have property re valued. All approved. Gary will contact GAB Robins for appraisal.

Presentation by Larry Vaught on his proposal for insurance coverage for 2006. Included in the proposal was an additional premium for Ordinance Coverage that was not available last year in the amount of

$9222.00. Also of concern was coverage for the maintenance shed and equipment inside.

Motion by Paul McManus, seconded by Patsy Cates to accept his proposal in the amount of $109,229.33 for the FY 2006. All approved.

Insurance for last year was $73,938.81. The policy approved includes an increase of 33% over last year. This was the expected increase.

Larry Vaught will process all paperwork and the loan documents that we do each year to pay for insurance.

Meeting adjourned.

FOR THE BOARD

Gary B. Curtis, CMCA, AMS
Community Association Manager

Omega villas condo assoc, inc
c/o Gary B. Curtis, CMCA, AMS
8120 NW 15th Manor, Plantation, FL 33322
Office: 954-336-8510 / FAX: 954-475-8435
e-mail: OmegaVillasCondo @ AOL.com

MINUTES
Special Meeting
Loan to Repair Community
February 1, 2006

Meeting called to order by Paul McManus, President at 7:30 PM

Present: Paul McManus - President
Bernie Cooper - Vice President
Jack Hirsch - Director
Ken Acker - Director

Absent: Patsy Cates – Treasurer
Patricia Sabats - Secretary

Management: Gary B. Curtis, Curtis Development, Inc

Quorum established.

Discussion held on need for Loan and any additional information needed by the Board to make a reasonable decision.

Resident comments accepted and a period allowed for discussion and concerns.

Motion by Paul McManus, to enter into a loan agreement to obtain a line of credit or loan in the amount of $250,000.00 to repair the community from damage by Hurricane Wilma. Seconded by Bernie Cooper. All approved.

Meeting adjourned 8:00 PM

FOR THE BOARD

Gary B. Curtis, CMCA, AMS
Community Association Manager

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
February 30, 2006

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper
- Ken Acker

Board Members Absent

Jack Hirsch

Minutes of last meeting

Last months meeting minutes read to all attendees by secretary.

Financial Report

Goldman Juda closed today due to the Holiday. We were unable to get the financials. Gary to follow up with Goldman/Juda to ensure there are no delays in future financials.

Maintenance Up-Date

There are two islands in the community that still have tree stumps that need to be removed. One of the two has a tree that is leaning.

74th avenue- There is a problem with the lights- east side of the units. When the landscapers were removing a tree stump they accidentally removed the conduits and cut the electrical wires.

Phase 1 - 1740 resident Esther has been complaining of the lighting situation in her area. It is a security/safety issue that needs to be addressed.

Light bulbs at the shuffleboard area are being unscrewed. There is a possibility that the residents living near by are doing it.

There is an issue of beer cans/ and other debris found along 71 avenue.

Maintenance has found plastic fittings that appear to belong to the pool chair furniture. Someone is removing them, which can pose a safety issue. Chairs were checked and none seem to be missing at this time.

There are many young children found along the tennis courts and pool area. Residents encouraged to call police if they are causing trouble or being destructive.

Sprinklers are not yet running due to tree stump issues.

Fence Project:

We are trying to get 3 bids for fence work.

In the last 2 weeks Gary has spoken to fence builders that do not want to bid on the project.

Dalin will not bid on the project.

Current specs of fence placement:

4 feet spaced posts rather than 8 feet

2 feet holes dug to place posts

10-inch circumference of cement to cover the post

Third rail to be placed in center for reinforcement

Top boards to run along the top as it is now to prolong life of the fence.

Residents have been complaining about the stop and go of the fence work. Gary explained that the association needs to pull a permit. Dalin has already been approached by a city inspector that has told him to stop until the proper city permit is pulled.

Who ever pulls the permit is responsible for that permit

Black fence bars around the pool are being pushed out.

Kids in Phase 2 are leaving toys around and throwing balls against the wall/roof

Kids are bringing pets to the pool area.

Keys to the side metal fence by the hot tub are in the possession of maintenance and Gina. Gina-Resident has the key for Omega business since she is most available during the day and has agreed to help out when needed.

New Business

Gary explained that it would take two weeks to get the actual insurance policy in. He has been receiving calls from residents because their mortgage company is requesting them. Smith, Watson to take care of these requests.

Flood coverage info is available from Gary.
We are still pending updated quote from Insurance broker.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Emailed to Gary Curtis – Property Manager
omegavillas@aol.com

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
March 2006

Meeting called to order by Paul McManus

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirsch
- Ken Acker -
- Patty Sabates – Secretary
- Maria Romero
- Jim Boggess

Board Members Absent

Nelly Real

Paul introduced a new member Maria Romero. Maria was a board member years ago. We look forward to working with her again.

Minutes of last meeting

Paul motioned to read minutes of our last meeting. Seconded by Patsy. Meeting of the minutes read to attendees.

Financial Report

February Financials included an error. There was another association Past Due and Prepaid section included with our financials. Gary to forward Omega Villas February Past due and Prepaid to board. Paul mentioned that there a residents concerned with checks, receipts, invoices and money concerning Omega Villas. Owners have the right to request financial details in writing to Goldman Juda. Some board members will be meeting with Goldman and Juda to review procedures, etc.

There is an error on the balance sheet regarding gutters. Gary to contact Goldman and Juda to correct it.

Maintenance Up-Date

2 laborers are painting fences.

There is a new faucet in the clubhouse sink. Garbage disposal does not work. Gary will follow up and look into it.

One of the residents present stated that the shower next to the spa leaks. Gary will look into it after the meeting.

There were three more light fixtures purchased from Home Depot to complete Phase 1.

Paul mentioned that the repairs to the sprinkler system in phase 4 is almost complete.

We need to purchase a clock for the pool area. The one there is not working.

Gary advised the residents that the shower now has a pull chain to turn on.

New Business

Paul mentioned that Gary is receiving maintenance calls at 2:00am. Gary will be sending out letters to residents regarding the proper and reasonable times to contact him in non-emergency situations. Gary also mentioned that he has an answering system that can reach him immediately.

One of the residents in phase 2 had a trailer towed. Resident was told to write a letter to the board for consideration of reimbursement since proper notice was not given.

Gary mentioned that Xtreme towing has a parking management company that spot checks the community for violations. There was a disagreement between the resident and Gary whether he received proper notice prior to towing. Gary will look into the towing situation.

A resident in phase 1 is complaining about a certain household in phase 1 that has a dog that is approximately 60 pounds.

There was a resident comment concerning the rules of parking in a guest parking space rather than their owner spot. The residents were reminded that all yellow guest parking spots are for everyone regardless of the location of the guest spot.

Esther in phase 1 has requested that her owner-parking marker be moved. Her current owner space does not allow ample room for her to load and unload a wheel chair.

The issue of a resident having a garage sale on property was discussed. As a reminder to all residents, garage sales are not permitted.

Resident in Phase 4 unit 1701(Rita) wanted to know the status of possible termites in her unit. Gary advised that it was concluded that no live termites were present following an inspection of the area.

Resident comments concerning unfinished gutter work. Gary advised that the association paid $8,000 up front to begin the work. We have not paid anything since. There still a considerate amount of unfinished gutter work pending.

Resident in 1761 74 Avenue still has no gutters. Their gutters are not dependent on the fence work. Gary to look into why it hasn't been completed.

The board has agreed to consider a dumpster rental to assist maintenance with the disposal of association common ground debris.

There are several board members that will be meeting with Michael from Goldman and Juda to discuss several issues regarding Omega financials. The meeting is set for Monday March 27th. @7:30pm.

Old Business

Fence project still pending.

Adjournment

Paul moved to adjourn, seconded by Patsy. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
March 2006 Special Fencing Project Meeting

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper
- Ken Acker
- Nelly
- James
- Jack Hirsch

Board Members Absent

None

Meeting commenced with Paul introducing 2 additional residents that have joined the board.

FENCE PROJECT

Patty read to the attendees labor projections for fence project if the board decides to have Dalin oversee the project during the week and Jason working the weekends.

After lengthy discussions back and forth, the board voted on the following:

Dalin to oversee and work the fence project during the week day (40 hours) at a special project rate of $20.00 an hour. This has been approved by the board members with the understanding that once the fence project has been completed, Dalin resumes his role as maintenance at his normal rate of $15.00 an hour. During the fence project, any overtime must be pre- approved by the board. The board needs to keep track of time and attendance for fence project. Dalin will be provided 2 laborers at $10.50 an hour each to assist in removing the existing fences, assist in digging holes and painting boards so that they are ready to be installed. Length of project will be approximately 5 months (20 weeks)

During the fence project Gary is to hire a replacement for Dalin that will take care of the day-to-day maintenance. This temporary maintenance worker will be paid out of the normal association-operating budget.

Jason Howe will oversee the weekends with a carpenter. Both Jason and the carpenter will be paid $20.00 an hour. Both of them will work approx 16-20 hours each. This weekend assignment is valid through the length of the fence project.

Jason will get permission from Coastal construction to pull permit. Cost of permit to be approx $500.00.

Gary to coordinate with Dalin and Jason on work.

Fence project priorities will be:

Secure the perimeter of all phases first.

Once the perimeter is secured, then begin replacing all back and side fences. They are to begin in phase 1 and move their way through all other phases.

Once all back and side fences are competed then the commencement of replacing all front privacy fences will begin.

There was a discrepancy whether the fence project included the front privacy fences. Residents in attendance and other board members agreed that this issue was voted on prior to assessment. Patty confirmed in the prior month minutes that the fence project included ALL fences- back, side and front privacy fences.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Emailed to Gary Curtis – Property Manager
omegavillas@aol.com

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
March 2006

Meeting called to order by Paul McManus

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirsch
- Ken Acker -
- Patty Sabates – Secretary
- Maria Romero
- Jim Boggess

Board Members Absent

Nelly Real

Paul introduced a new member Maria Romero. Maria was a board member years ago. We look forward to working with her again.

Minutes of last meeting

Paul motioned to read minutes of our last meeting. Seconded by Patsy. Meeting of the minutes read to attendees.

Financial Report

February Financials included an error. There was another association Past Due and Prepaid section included with our financials. Gary to forward Omega Villas February Past due and Prepaid to board. Paul mentioned that there a residents concerned with checks, receipts, invoices and money concerning Omega Villas. Owners have the right to request financial details in writing to Goldman Juda. Some board members will be meeting with Goldman and Juda to review procedures, etc.

There is an error on the balance sheet regarding gutters. Gary to contact Goldman and Juda to correct it.

Maintenance Up-Date

2 laborers are painting fences.

There is a new faucet in the clubhouse sink. Garbage disposal does not work. Gary will follow up and look into it.

One of the residents present stated that the shower next to the spa leaks. Gary will look into it after the meeting.

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Paul mentioned that the repairs to the sprinkler system in phase 4 is almost complete.

We need to purchase a clock for the pool area. The one there is not working.

Gary advised the residents that the shower now has a pull chain to turn on.

New Business
Paul mentioned that Gary is receiving maintenance calls at 2:00am. Gary will be sending out letters to residents regarding the proper and reasonable times to contact him in non-emergency situations. Gary also mentioned that he has an answering system that can reach him immediately.

One of the residents in phase 2 had a trailer towed. Resident was told to write a letter to the board for consideration of reimbursement since proper notice was not given.

Gary mentioned that Xtreme towing has a parking management company that spot checks the community for violations. There was a disagreement between the resident and Gary whether he received proper notice prior to towing. Gary will look into the towing situation.

A resident in phase 1 is complaining about a certain household in phase 1 that has a dog that is approximately 60 pounds.

There was a resident comment concerning the rules of parking in a guest parking space rather than their owner spot. The residents were reminded that all yellow guest parking spots are for everyone regardless of the location of the guest spot.

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Resident comments concerning unfinished gutter work. Gary advised that the association paid $8,000 up front to begin the work. We have not paid anything since. There still a considerate amount of unfinished gutter work pending.

Resident in 1761 74 Avenue still has no gutters. Their gutters are not dependent on the fence work. Gary to look into why it hasn't been completed.

The board has agreed to consider a dumpster rental to assist maintenance with the disposal of association common ground debris.

There are several board members that will be meeting with Michael from Goldman and Juda to discuss several issues regarding Omega financials. The meeting is set for Monday March 27th. @7:30pm.

Old Business

Fence project still pending.

Adjournment

Paul moved to adjourn, seconded by Patsy. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
April 18, 2006 Special Fencing Project Meeting

Meeting called to order by Paul McManus- President

Board Members Present

- Paul McManus – President
- Patsy Cates – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper
- Ken Acker
- Nelly Real
- James Boggess
- Jack Hirsch

Board Members Absent

Jack Hirsch

Maria Romero

FENCE PROJECT

The meeting commenced with Paul introducing the representatives from Professional Services of America Inc. Rolando Sanchez and two representatives were present to address questions and issues regarding their proposal of the fence project.

The following were issues discussed:

Question: When would they be able to commence work once the board votes on their proposal?

Answer: 30 – 45 days depending on the city and the permit issuance.

Question: What will be the estimated time of completion.

Answer: Difficult to assess at this moment. Can determine once the work begins. Also, they will be able to plan out the work completed on a weekly basis.

Question: Will the company credit the association and use the wood currently in stock?

Answer: Yes. They can use the existing stock on property.

Question: Is the price proposed for the gate doors negotiable?

Answer: They will re-visit the gate figures provided.

Question: Do you charge an additional fee to pull the permit aside what the city charges?

Answer: No

Question: Who will supervise the work once it commences?

Answer: It will supervised by the three reps present based on weekly work completion plans.

Question: How will the debris be removed from the work site? Will you be renting dumpsters?

Answer: The best means of removing the debris will be to have trucks come in on a daily basis and remove as they work. That way we can avoid people from utilizing the dumpsters for their debris.

Other issues discussed:

The work will commence with securing the perimeter of the community. Some areas of this perimeter include the back fences of residents. Once this first phase is completed, they will then commence in phase 1 with the remainder of the back fences they will then commence in phase 2, then phase 3 and finally phase 4.

The community map will be enlarged so that it will make it easier to mark all areas needing replacement.

Once the proposal is approved and signed off on, the company will have their architect draw the necessary plans for the city. All necessary paperwork will be submitted to the city to obtain the permit.

They style of gate doors will depend on city requirements. The price quoted includes all wood, hardware and labor.

The company will physically come out and measure all areas for a more accurate estimate of linear footage.

Resident Blair Lapides will meet with Rolando and his crew to do a walk through and report the numbers.

The board decided to wait for those numbers before officially voting. This vote will take place on the next board meeting set for Monday, April 28th.

Other issues considered by the board:

Painting in house

Building of the gates in-house

Postponing the front privacy fences until finances are secured. The original hurricane assessments provided by the management company did not take into account the privacy fences. The board will need to review and decide what the best route will be to secure the finances of the front fences.

Adjournment

Paul McManus moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Emailed to Gary Curtis – Property Manager
omegavillas@aol.com

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
April 24, 2006

Meeting called to order by Paul McManus

Board Members Present

- Paul McManus – President
- Bernie Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirsch
- Ken Acker -
- Patty Sabates – Secretary
- Maria Romero
- Jim Boggess
- Nelly Real

Board Members Absent

None

Minutes of last meeting

Paul motioned to read minutes of our last meeting. Seconded by Patsy. Meeting of the minutes read to attendees by Patty.

Financial Report

Paul mentioned that several residents have asked for copies of the financials. Paul had copies available at the meeting to distribute.

Goldman & Juda has not corrected the special assessment error on the financials. Gary will follow up with them.

Gary stated that as far as budget is concerned, during the first three months we are $643 over budget.

Maintenance Up-Date

Gary mentioned that we have discontinued the in house painting of the wood stock due to the board considering a new vendor. The board will need to re-visit wether the painting will take place in house.

The association dumpster was placed in a temporary place in the back. Professional services of America was contacted to submit a proposal for the permanent slab/paver for the dumpster.

Gary recommended that the board consider an 8x10 container type shed to replace the current storage unit. Gary will need to consult the city of Plantation to verify that this type of structure will acceptable.

The cost to rent the container unit will be $90.00 a month for an 8x10 or $2,000 to purchase. If the City of Plantation approves the board should consider the purchase of the unit, which will pay itself off in 22 months vs. rental. Gary advised to try renting it for a month to see if we like it before considering purchasing it.

There were 2 calls for termite inspections. 1709 -73 avenue & 1749- 73 avenue. Of the two, 1709 is in the worst condition.

We currently have in the budget enough to tent 2 buildings. Gary advised those to be tented. Terminix has done 5 of our buildings thus far. Currently charges $2,000-$3,000 to tent each building. Board recommended to Gary to call around for other bids. Residents will need to be given 30 – 60 days notice prior to any tenting. All families in the tented building will have to be out for 2 days.

Resident Gina recalls that 1749 has been tented in the past.

We are due for our PSI yearly inspection. It will cost $1,200. The warranty covers only normal repairs. No storm related repairs. Gary to clarify with PSI what our current warranty covers.

Phase 3 the majority of the lights are out.

The sprinkler system is not consistent when turned on. We will need L&G to trouble shoot the problem.

We still have numerous stump/tree issues outstanding from the hurricane. We will need to hold off on the ones that do not affect lights or sprinkler until we have the funds available.

Resident Esther from Phase 1 has stated that since the Hurricane there are areas from the front door to the side of her unit there are low spots in the ground. Dalin at one time tried to fill it in. Gary to follow up.

During the fence measurement walk through, Blaire Lapides – resident did bring up that there are areas where stumps and trees are going to give the fence builders a hard time. We need to look into it.

Once the fence project is on its way, Management is to send out letters to residents advising them on the project timeline. This letter will give residents the proper notice on when they can expect work to commence in their areas. Residents that currently have items such as planters, decorative items ect attached to their fences are responsible to remove these items prior to their fence work commencing.

Old Business

Fence project: The board has agreed to move forward with Professional Services of America. Paul will contact Rolando Sanchez to arrange to sign the contract. The board agreed to move forward with the following:

Demolition and removal and hauling the existing fences.
Building of the shadow box fences. The issue with the gates will be discussed further with Rolando to see if he can lower the price of the building of the gates.

Due to lack of documentation and verification of proper procedures from management, the board has agreed to reimburse the resident in phase 2 Gillian K. for the towing of their trailer. Towing procedures will be discussed in the boards May 8th workshop meeting.

Patty motioned to hold a board of directors meeting for May 8th @ 7:30pm to review and discuss all of the current contracts with vendors/contractors. Gary was advised to provide the board prior to the meeting all said contracts for the board to review and discuss.

Patty mentioned that there are numerous outstanding management and maintenance issues that still need to be discussed and addressed by the board. We will review and discuss at the May 8th meeting.

Adjournment

Paul moved to adjourn, seconded by Patsy. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
June 26, 2006

Meeting called to order by Ken Aker - President

Board Members Present

- Ken Aker - President
- Bernie Cooper – Vice President
- Patsy Cates – Asst. Treasurer
- Jack Hirsch
- Patty Sabates – Secretary
- Maria Romero
- Jim Boggess
- Nelly Real

Board Members Absent

Paula Gigliotti

Meeting commenced with Ken welcoming both Joel and Shi from our new management company – All Florida Management.

Financial Report Update

James reported that the updated financials have not been received by Goldman and Juda as of our meeting date.

Maintenance Up-Date

We have a new maintenance worker through All Florida Management by the name of Donny.

Willie is currently removing stumps through out the property. There are approximately 50 stumps to be removed.

There are quite a few maintenance issues that cannot be addressed until such stumps are removed.

We are still experiencing a problem securing a fence company to start the work. Several companies have come out, however they have submitted extremely high proposals. Shi will be contacting some more companies for more proposals.

Ken informed the board that we would need a permit to move the FPL boxes that run the club house air units. We are having an issue with the breakers that keep blowing out.

Ken mentioned that we would be starting planting flowers in the flowerbed and cleaning out these areas for each Phase.

Ken mentioned that we are considering a color change for phase 2. We would need to take it to vote to the unit owners of that phase. More details to follow when we get to that point.

There are numerous fences that have been marked with a white X. These are fences that are loose and will need to be removed before the hurricane season is more active. There are currently considered projectiles and must be removed.

Ana from cornerstone has been in contact with Ken. Ken advised to Cornerstone come out and finish the contracted work before the Association will pay the remainder of the balance.

Skylight at 1724 Phase 2 is going to be replaced.

Phase 4 unit 1764 drywall work that was contracted with All Pro with former management company will continue to be a go. All Florida to follow up.

Joel will be following up with All points pest control regarding numerous complaints from residents on their Saturday hours and lack of service.

H Systems contract ends in July. The board discussed the possibility in converting Comcast at a later date. In the meantime, the board has no intension of renewing any contract with H Systems. We will continue with them on a month to month basis until a replacement company can be located. Paula to look into other service companies.

Termite issue in Phase 2 building 1745 – 1761 consisting of 6 villas will cost $2,395.00

Patty reminded Shi and Joel to mail out the unit violation letters. Shi will follow up.

Joel will be following up with Fema on the missing History information required to complete the FEMA loan application process for the association.

Ken moved to adjourn, seconded by Patsy. Unanimously approved.

Adjourned

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
June 26, 2006

Meeting called to order by Ken Aker - President

Board Members Present

- Ken Aker - President
- Bernie Cooper – Vice President
- Patsy Cates – Asst. Treasurer
- Jack Hirsch
- Patty Sabates – Secretary
- Maria Romero
- Jim Boggess
- Nelly Real

Board Members Absent

Paula Gigliotti

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Ken moved to adjourn, seconded by Patsy. Unanimously approved.

Adjourned

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting Minutes
August 21, 2006

Meeting called to order by Ken Aker - President

Board Members Present

- Ken Akek– President
- James Boggess – Treasurer
- Patty Sabates – Secretary
- Bernie Cooper - Director
- Maria Romero
- Nelly Real
- Paula Gigliotti
- Jack Hirsch
- Patsy Cates

Board Members Absent

None

Minutes of last meeting

Read by Patty Sabates - Secretary

Financial Report

James stated that the reports were not properly completed; therefore, he was not able to report accurate up to date information.

James would like to call a meeting with Ron Goldman to discuss concerns and issues with regards to understanding the current reports being submitted. Patty will contact the office of Goldman and Juda to set up a meeting with a few members of the board to discuss these issues as well as concerns regarding the lack of response from their office.

Maintenance Update

The board discussed the proposal received from Coastal construction for the fence work. The board voted to move forward with the proposal so that that Coastal could provide Lloyd Procton – the association attorney a complete contract for review along with all the necessary copies of licenses and insurances. Once the board receives approval from Lloyd Procton, the contract will be submitted to the President for signature.

The board decided and voted to move forward with the water cooler proposal from R & J plumbing. Shi from All Florida Management will contact R & J to commence the installation of the new water fountain at the club house.

The association continues to have an outstanding balance for the gutter work. Since the board feels that Cornerstone Gutters Inc has not completed its contracted work entirely, partly due to down fences, the board has not agreed to pay the outstanding balance in full. The association will need to conduct an assessment of the total amount of linear feet not completed and advise Cornerstone so that a balance adjustment can be determined. Shi/Joel to follow up.

New Business

Patty submitted to the board and the management company a list of proposed daily, weekly; monthly duties as well as ideas for special projects for our maintenance worker. This will assist in establishing a maintenance routine as well as allow for the scheduling of special projects through out the month.

Patty distributed to the board and Gina Kampf an updated draft of the Rules & Regulations packet, which is used during the screening process. Board members were asked to review and provide feedback and recommendations to her.

The board has received a letter from Melvin & Joan Emlock in regards to water damage to their home as a result of work performed by A-1 plumbing clog buster- the plumbing. This company performed plumbing repairs at 1752- John Christensen's unit. The Emlocks are seeking reimbursement for the damages to their drywall.

The next bulk pick up is scheduled for September 8th. Residents were reminded that bulk pick up is scheduled by the city the 1st Friday of every month. We are having issues with residents particularly in Phase 1 who are placing bulk items out too early.

Adjournment

Ken Aker moved to adjourn, seconded by Patsy Cates. Unanimously approved.

Patty Sabates
Secretary

Emailed to All Florida Management – Management Company

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
September 9, 2006

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Maria Romero
- Jim Boggess
- Nelly Real

Board Members Absent

Jack Hirsch

Minutes of last meeting

Patty read meeting minutes from last month

A representative from Cornerstone gutters was present to discuss the outstanding issues of the gutter work.

According to them, as of August 14th all gutter work is completed to the extent possible. There is no gutter work, no down spout issues and all is completed according to plan.

The board members disagreed and have brought up several outstanding issues that have not been completed.

Representative reiterated that he cannot put down spouts where there is no fence due to it being a safety issue.

There are still approximately $15,000 outstanding monies due to cornerstone. The Board agreed to pay $10,000 of the balance due and the remaining monies will be paid once the contracted work is completed. The outstanding gutter issues will be resolved once the fence work commences and progresses.

Shi will contact Anna from Cornerstone to coordinate the agreement discussed at the meeting regarding the gutters.

Financial Report

Mike Marcusky from Goldman & Juda was present and distributed the special hurricane assessment year to date status.
The board will need to determine extending the assessment due to actual hurricane expenses coming in higher than originally planned.
He will provide us with a better insight at our upcoming budget workshop on where the association stands.
The association is up for Insurance renewal on Feb 1, 2007. There is an updated appraisal that is needed for Citizens to accurately quote the association on new rates. Joel has the paperwork and the updated appraisal will be scheduled shortly.

A budget workshop will be scheduled for next week at Goldman and Juda. Time & date will be posted on all mailboxes. This meeting is open to all unit owners.

Mike will rectify the petty cash fund allocation.

Maintenance Up-Date

All unit owners are reminded that the maintenance personnel are not allowed to take maintenance requests directly from the unit owners. All unit owners are to direct their maintenance requests to All Florida Management directly so that their request can be scheduled.

Fence update: Permitting issues still pending due to missing items required from city that need to be submitted. Shi will follow up with Coastal construction on pending items.

Resident comments:

Mr. Emlock raised the outstanding issue regarding a water damage caused to one of his closets as a result of his neighbor having a leak. Mr. Emlock paid $107.00 and would like All Florida to assist in the matter so that he can be reimbursed for the monies he paid out in which he feels he is entitled to.

Esther form Phase 1 raised the concern over a common area next to her unit which has overgrown bushes. She started to trim this area and stopped due to finding all types of debris.

Shi to follow up with Willy on numerous ongoing issues with lawn maintenance.

Adjournment

Ken moved to adjourn, seconded by Patsy. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
October 16, 2006

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Maria Romero
- Jim Boggess

Board Members Absent

Jack Hirsch
Nelly Real

Bernie Cooper

Financials

Board motioned to extend the line of credit after its original maturity date. All Florida Management will write a letter on behalf of the Board advising the bank that the board motioned to have the line of credit extended.

Patty will contact Goldman and Juda to arrange a date for the 2007 Budget meeting. This meeting will be taking place at the clubhouse in December.

Maintenance Update

Shi will be obtaining copies of the site map of our location for the fence project. Permit paperwork has been resubmitted to the City of Plantation and it will take from 7 to 10 days for Coastal to begin the work on the fences.

Shi reported that there are some fences that will be removed for termite tenting purposes.

The City of Plantation has a new requirement with regards to the installation of fences facing the public streets. We will be required to plant approved bushes on the exterior of the fences facing the streets along with edging and mulch.

Current Termite issues

Phase 1 – There is a spot treatment that will be done

Phase 1 Unit 1716 – Dead Bugs Edward has determined that there are no signs of termites in this unit.

Landscaping

Shi contacted Willy regarding attending our Board meeting to discuss continuous issues in which the association is not happy with regarding the lawn maintenance. Shi reported that Willy has not been responsive. Since then, she has received other proposals regarding lawn maintenance. The board has agreed to look at other companies to replace Willy's services in the near future. The Board reviewed proposals and will determine which company the association will be contracting. Wolfer and Andy's Landscaping are two proposals that the board is considering.

The replacement of unit windows and doors which are in need of replacement was discussed. Joel stated that according to State Statue normal wear and tear of windows and doors are the responsibility of the individual unit owner.

Unit owners are reminded that any change to the architecture must be board approved.

Maintenance

All Florida is in the process of finding a temporary replacement for our current maintenance worker-Donny. All Florida is currently pulling together their resources from other properties to work at Omega in the meantime until such a replacement is found.

The coordination of a fining committee was discussed. The committee must have a minimum of three unit owners which cannot include Board Members or relatives of Board Members. Shi will post notices to enlist unit owners that are interested to becoming part of this committee.

Shi ordered a signage for our dumpster from Sign O Rama. There are some residents still utilizing the dumpster to dispose of their garbage. Ken reminded All Florida that the dumpster must be locked at the end of the maintenance workers shift.

Rat baits were purchased and will be placed throughout the community.

There are still several light posts down or leaning. Shi will get in contact with an electrician to have these repaired.

Mr. Emlock raised the pending issue with regards to the water damage to his unit from his neighbor unit. Joel to follow up.

Cable proposal pending on Board decision. We have requested that Goldman and Juda conduct a 5 year comparison analysis between Cable and satellite.

Waste Management missed bulk pickup in front of Phase 1 unit 1740. Shi to follow up with Plantation waste management.

Adjournment

Ken moved to adjourn, seconded by Patsy. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
November 27, 2006

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Maria Romero
- Jim Boggess
- Nelly Real
- Bernie Cooper

Board Members Absent

Jack Hirsch

Maintenance Update

Fence project has been moving along quickly. The gates will start being installed once the entire perimeter is up and the hardware is delivered. The top trim and paint touch up will be completed once the fences are up. Hasp locks will be used on the gate doors.

There have been residents that have been utilizing Coastal construction dumpster to throw away raw garbage. Anyone seeing this should report it immediately to the management company.

Sprinkler repairs: Willy has been asked to mark all the areas containing sprinkler pipes and wiring which was asked of him prior to the commencement of the fence work. The fence workers have been hitting several lines. Three/four pipes have broken near a sprinkler head. Overall, for the magnitude of the project, there has not been too many pipe breakage.

Unit owners are asked to please cooperate with the workers when needing access to water and electricity when working on their section.

Gutter Update

Shi mentioned that we are waiting on the completion of the fences to bring back cornerstone. Cornerstone has been patient about the monies that is still owed to them.

It has been noted that there is a section of the pool pavers that is loose near the pool area. Derrick has fixed the ones near the whirlpool. Russell pools to look at the area to check for leaks.

The board discussed continuing with Russell pools and discontinuing services with Supreme pools for repairs.

Shi has reported that many of the plants recently planted have died. Shi to check with Willy on the sprinkler issues within these areas.

Curb damage: Most of the curb damage is caused by the garbage truck. Unfortunately, unless we actually witness it, there is nothing the city can do. Shi to look into this issue further.

All the light posts should be operating at this time. Chris from the electrical company has repaired them. We need to ensure that we are using the correct type of light bulb, which are the florescent spiral bulb.

Some of the light post poles need to be repaired as some are leaning.

The fining committee consisting of Maude Bruce, Blanca Ramirez and Terri from Phase 1 unit 1745. They will hold a meeting on Monday, December 4th.

Maude Bruce from Phase 4 mentioned that ever since the city light post fell that area along side her unit near the gate is dark. She would like to place a light on the house. Ken reminded her that the work must be done by a licensed electrician.

There are pothole problems in phase 4.

There are reports that cars are being worked on throughout the property. Unit owners are to report to management company so that the unit owner or resident can be addressed properly.

Management company

Joel announced that the letter for upcoming board of directors meeting will be mailed out shortly to allow ample time for the notification and obtain applications from those unit owners interested on being part of the 2007 board.

Adjournment

Ken moved to adjourn, seconded by Patsy. Unanimously approved.

Patty Sabates

Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
January 22, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Maria Romero

Board Members Absent

James Boggess
Nelly Real

Minutes of last meeting

Patty read meeting minutes from last month

Financial Report

James was not present to review the treasurer's report. Ken mentioned that a little over $8,000 from the original $15,000 fence deposit was recovered from Rolando Sanchez. Ken asked the board if we should take the check and pursue to recover the remainder through other means such as filing a complaint with the county. The board voted to go ahead and deposit the money and look other alternatives to collect the balance. The certified check will be picked up by Shi and she will come to Omega to obtain signatures from the Board members so that it can be deposited.

Maintenance Up-Date

Outstanding Gutter issue: As sections of the fences are being completed, Jay with Coastal Contractors will need to coordinate with cornerstone gutters in order for them to complete the work. We still have an outstanding bill of $10,000 owed to cornerstone from the gutters assessment which represents work that was not completed due to down fences.

The water damage at the Emlock's unit is still pending. Joel is to request three bids on the drywall damage.

The Emlock's also raised the issue of their backyard gutters left on the ground, which is preventing their personal gardener to care for the lawn. The gutters need to relocated elsewhere until the gutter company is ready to re-install them.

Maude raised a complaint concerning her telephone wires being cut from the fencing contractor.

There are numerous pot holes in phase 4 that need to be filled.

The Board at the time of this meeting was not prepared to make a decision concerning the Comcast proposal as there were still questions raised from the board and the unit owners from the meeting that were not clearly stipulated in the Comcast proposal. Paula to follow up with Comcast rep to address these questions at an upcoming meeting**.**

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
January 29, 2007
Annual Meeting

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Nelly Real
- Maria Romero
- Blaire Lapides

Board Members Absent

James Boggess
Paula Gigliotti

Meeting called to order by Ken Aker

Financial Update

Treasurer not present to discuss treasure's updated report

Maintenance Update

In Phase 4 across from 1741 there was construction material illegally placed in the dumpster.

Ken reported that over the weekend (2) 5-gallons of brown fence paint were stolen from the tennis court area. If residents need paint to touch up their units, they are asked to contact All Florida so that can contact the maintenance person to bring some paint to them. Please report any residents/unit owners that are helping themselves to any paint or wood to the management company immediately.

Vehicles found parking with expired tags will be stickered with a final warning. If they continue to park with an expired tag the car will be towed. We have been having issues of unauthorized parking in the various phases as reported by numerous residents.

Fence project update

The gates have been started. The pool area is being worked on and will be completed soon.
We are still seeing debris from the fence work lying around. Shi to follow-up with Coastal to find out when these will be picked up.

Gutter Work

The completion of the gutter work needs to be coordinated with Coastal as they complete the fences. Shi to follow up with Jay and Cornerstone to coordinate.

We are looking at starting building exterior repair work beginning in phase 2. We will need estimates for the work. Coastal has agreed to look at it and bid. We will need two more bids. The work consists of replacing rotten wood, pressure cleaning and painting the buildings and replacing the front fences. The board will need to discuss at a project meeting with the accountant where we stand financially and map out a course of action.

Some of the fence work has dented the gutters. Ken will speak to coastal to see who is responsible for this.

There was a busted water pipe and wire cut during the fence work. The cable, telephone company that did not properly mark these areas should be responsible for these repairs. All Florida to follow up.

The board needs to sit down with Coastal to discuss a punch list for fence work that needs fine-tuning.

The fence project included a painted fence on the exterior side only. Residents that wanted their backyard fences facing in can request it to be painted. The current painters have quoted the following:
$175 for non-corner units
$200 for corner units

The perimeters concrete wall along Sunrise and 70 ave will be repaired and painted.

In order to pass the final fence inspection, the City has required that approved shrubs be plated along the fences facing the streets. They have also required that this area be mulched and edged per city specifications.

Joel announced that there were not enough 07 board member applications to hold an election. Joel announced that all existing board members applied and will remain in addition to Blaire Lapides that has joined the 2007 Board.

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes

January 29, 2007
Annual Meeting

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Nelly Real
- Maria Romero
- Blaire Lapides

Board Members Absent

James Boggess
Paula Gigliotti

Meeting called to order by Ken Aker

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Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
January 22, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Maria Romero

Board Members Absent

James Boggess
Nelly Real

Minutes of last meeting

Patty read meeting minutes from last month

Financial Report

James was not present to review the treasurer's report. Ken mentioned that a little over $8,000 from the original $15,000 fence deposit was recovered from Rolando Sanchez. Ken asked the board if we should take the check and pursue to recover the remainder through other means such as filing a complaint with the county. The board voted to go ahead and deposit the money and look other alternatives to collect the balance. The certified check will be picked up by Shi and she will come to Omega to obtain signatures from the Board members so that it can be deposited.

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There are numerous pot holes in phase 4 that need to be filled.

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Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
February, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Jim Boggess
- Blair Lapides

Board Members Absent

Maria Romero
Nelly Real

Ken commenced the meeting stating that he has received a letter from our attorney regarding two pending foreclosures in Phase 1 from unit owners that owe the association numerous months of back maintenance.

Ken reiterated the process for towing at Omegas. We have red violation stickers that give the vehicle owner a last warning. The vehicle info is recorded. Should that vehicle be seen parking in unauthorized areas it will be told. Both Ken and Patty are on the West Way towing contact list for the association as authorized to tow. Please contact us both with residents/visitors that are consistently violating the parking guidelines.

Maintenance Update/issues

The fence work continues. Unit owners need to continue to be patient as they are working right along. A punch list of pending fence issues will be composed by Coastal. We are aware of the concrete debris that has yet to be picked up. Coastal is aware and they will be working on picking everything up.

The unit owner in Phase 1 unit 1720 has left a non-blue garbage bag outside their unit for over a month. Shi to follow up.

The fining committee meetings for unit owners violations will start being held every third Monday of each month prior to the monthly board meetings from 6:30- 7:30pm in the clubhouse.

We have been having several owners voice their concerns over the fence contractor workers leaving their food debris behind. Shi to address this issue once with Coastal.

Gutters on the backyard floor at the Emlocks house in Phase 3 Unit 1748 need to be stored elsewhere until ready to put up.

Ramona - rep from Comcast returned to address the board and unit owners concerning the Comcast proposal. The highlights are listed below:

Home run installation was clarified. This type of cable installation that runs 12 inches outside a unit running to a nearby feed location.
The installation process will look as follows: All Units will receive a home run wiring. They will conduct a general cleanup of all the wires related to old cable systems and satellites wires. Comcast is not able to remove the satellite system. The association will need to remove it before installation.
The feed wire may not be underground.
Installations include spliters and fittings.

No box installations include channels 2 – 78
1st box included in package with a remote
$6.99 each additional box
HD box is an additional $9.95
Basic cable = $25.01
Digital package = $9.95 & $14.95
$38.01 for 7 HBO channels
$6.99 extra a month for each box

The Board will need to review further and determine if this is a project they want to move forward with at this time. We need to check with Hsystems to see if they are willing to work with us regarding our monthly maintenance fee if the association should decide not to go with cable at this time.

There will be unit owner out of pocket expenses depending on what channel enhancements they want.

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
February, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Jim Boggess
- Blair Lapides

Board Members Absent

Maria Romero
Nelly Real

Ken commenced the meeting stating that he has received a letter from our attorney regarding two pending foreclosures in Phase 1 from unit owners that owe the association numerous months of back maintenance.

Ken reiterated the process for towing at Omegas. We have red violation stickers that give the vehicle owner a last warning. The vehicle info is recorded. Should that vehicle be seen parking in unauthorized areas it will be told. Both Ken and Patty are on the West Way towing contact list for the association as authorized to tow. Please contact us both with residents/visitors that are consistently violating the parking guidelines.

Maintenance Update/issues

The fence work continues. Unit owners need to continue to be patient as they are working right along. A punch list of pending fence issues will be composed by Coastal. We are aware of the concrete debris that has yet to be picked up. Coastal is aware and they will be working on picking everything up.

The unit owner in Phase 1 unit 1720 has left a non-blue garbage bag outside their unit for over a month. Shi to follow up.

The fining committee meetings for unit owners violations will start being held every third Monday of each month prior to the monthly board meetings from 6:30- 7:30pm in the clubhouse.

We have been having several owners voice their concerns over the fence contractor workers leaving their food debris behind. Shi to address this issue once with Coastal.

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There will be unit owner out of pocket expenses depending on what channel enhancements they want.

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
March 19, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Jim Boggess
- Blair Lapides
- Maria Romero

Board Members Absent

Nelly Real

Meeting called to order by Ken Aker

Meeting minutes read by Patty Sabates

Maintenance Update/issues

Patsy

Raised several issues from unit owners from phase 4 regarding the fence work. They are as follows:

Phase 4 unit 1716 – Concerns over her fence
Phase 4 unit 1728- Gate door is lopsided. Patio screens were taken down to put fence up, yet workers did not reinstall them. Patsy had to pay out of pocket to have them reinstalled.
Phase 4 unit 1732- Fence workers squashed their down spout gutter
Phase 4 Unit 1764- Maude Bruce disappointed in overall fence work at her unit. The concrete slab where her gate door is was removed and now there is no foundation in that gate area.
Phase 4 unit 1733- Sophie called All Florida management regarding fence debris left behind in her backyard.
Phase 4 unit 1712- There is a piece of concrete curb around the island that is sticking out and is a hazard.
Willy called 1 week ago on Friday stating the fence workers are damaging the sprinkler pipes at the pool area. Willy feels the contractors should pay to have these replaced.
The perimeter wall along Sunrise looks great.

Ken

Ken reminded all unit owners present to please continue to be patient as we are aware of outstanding fence issues that need to be readdressed. Jay from Coastal as well as himself will be inspecting all fences to compile a punch list of items that need to be corrected before the association makes the last payment. The fence debris is being picked up.

Ken also asked unit owners to be mindful of the time of night they call his home or any board members home with questions and concerns. He has been receiving calls at his home as late as 11pm from unit owners. If it is an emergency, please contact the authorities, otherwise, please call at a reasonable time.

Maria

Phase 1 Unit 1728 has left a garbage can with garbage out for months. Management company to address this issue with unit owner.
Phase 1 Unit 1832 has thrown garbage outside the area of their unit.

James

Concerned with the gutter company with almost 70% of the gutters back down. The fence workers have damaged many of the down spouts. We need to speak with Coastal and Cornerstone to coordinate the work and get an estimate of replacing the damaged gutters.

Ken
Discussed the sprinkler issue. All sprinklers are supposed to be working some time ago. The county will be facing an upcoming water restriction. We need to adjust the sprinkler timers approproritely. Phase 3 sprinkler zone pump timer is being adjusted by someone. We need to look into securing the timer with a lock.

Ken asked Shi to speak to Willy about conducting monthly sprinkler zone testing. Preferably after the 2nd cut of the month. Bernie volunteered to walk with Willy on a monthly basis to ensure all sprinkler zones are working properly.

Ken mentioned that in Phase 1- Crespo unit held a yard sale 2 weeks in the row. He reminded unit owners that yard sales are not allowed. All Florida to follow up with this unit owner.

There was a vehicle seen parked on our property with an expired tag from November 2005.

There is a Black male roaming the phases. Ken has been advised that this gentlemen is named Willy who according to residents at the meeting was a former gardner. He is looking for work. Ken reminded unit owners that we have no solicitation notices posted in all phases. Ken spotted this gentleman go into Jack Hirsch garbage. Ken contacted Plantation police on three occasions and the police did not respond.

Ken mentioned that we have had a couple of thefts in the area. If you see suspicious persons or activities, please contact the police.

We should look into other company's for proposals for irrigation repairs and tree trimming.

Homeowners water intrusion issue

The water leak damage to the Emlock's house- The Emlocks will be reimbursed $107.00 for repairs. All points contracting company has issued a proposal for water damage to Unit 1736 in Phase 2. The estimate is for drywall damage to the vanity area in the amount of $289.66 and to the wall for $116.76 for a total of $406.42. Shi to look into two other proposals before having the work done.

Paula

Mentioned that she called the management company regarding fence debris left behind by the contractors.
There is an electrical problem at her unit that FPL will be out to do some work. The crew was out and placed caution tape around the electrical meter. She received a letter from FPL that the work will require them to dig up the ground to replace wiring. Shi to follow up with FPL to ensure that the areas dug up by FPL are put back together.
Paula distributed co-insurance info for the board to reconsider. This info will help the board understand better the issue of co-insurance prior to our Broker returning to our meeting.

Patty

A general walkthrough was conducted of the phases. The perimeter paint looks much better however there are areas that need attention. Shi to follow up with coastal with specifics.
We should get three estimates to paint all Omega signage as this will enhance the look of the community and is much needed.
There are light posts that are still leaning from the previous walkthrough. Shi to follow up.
The orange construction netting left by Bellsouth is still there. It appears that the work has been completed but they have forgotten to fill the hole and remove the netting. Shi to follow up.
The potholes in phase 4 have been repaired.
We should have the broker return for a brief overview of co insurance at our next meeting. Shi to get in contact with brokers to set up meeting.
We will need to set up a meeting with Coastal Construction to review outstanding fence and gate issues from the association.

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
March 19, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Jim Boggess
- Blair Lapides
- Maria Romero

Board Members Absent

Nelly Real

Meeting called to order by Ken Aker

Meeting minutes read by Patty Sabates

Maintenance Update/issues

Patsy

Raised several issues from unit owners from phase 4 regarding the fence work. They are as follows:

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Willy called 1 week ago on Friday stating the fence workers are damaging the sprinkler pipes at the pool area. Willy feels the contractors should pay to have these replaced.
The perimeter wall along Sunrise looks great.

Ken

Ken reminded all unit owners present to please continue to be patient as we are aware of outstanding fence issues that need to be readdressed. Jay from Coastal as well as himself will be inspecting all fences to compile a punch list of items that need to be corrected before the association makes the last payment. The fence debris is being picked up.

Ken also asked unit owners to be mindful of the time of night they call his home or any board members home with questions and concerns. He has been receiving calls at his home as late as 11pm from unit owners. If it is an emergency, please contact the authorities, otherwise, please call at a reasonable time.

Maria

Phase 1 Unit 1728 has left a garbage can with garbage out for months. Management company to address this issue with unit owner.
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James

Concerned with the gutter company with almost 70% of the gutters back down. The fence workers have damaged many of the down spouts. We need to speak with Coastal and Cornerstone to coordinate the work and get an estimate of replacing the damaged gutters.

Ken
Discussed the sprinkler issue. All sprinklers are supposed to be working some time ago. The county will be facing an upcoming water restriction. We need to adjust the sprinkler timers approproritely. Phase 3 sprinkler zone pump timer is being adjusted by someone. We need to look into securing the timer with a lock.

Ken asked Shi to speak to Willy about conducting monthly sprinkler zone testing. Preferably after the 2nd cut of the month. Bernie volunteered to walk with Willy on a monthly basis to ensure all sprinkler zones are working properly.

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We will need to set up a meeting with Coastal Construction to review outstanding fence and gate issues from the association.

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
March 19, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Jim Boggess
- Blair Lapides
- Maria Romero

Board Members Absent

Nelly Real

Meeting called to order by Ken Aker

Meeting minutes read by Patty Sabates

Maintenance Update/issues

Patsy raised several issues from unit owners from phase 4 regarding the fence work. They are as follows:

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Ken mentioned that we have had a couple of thefts in the area. If you see suspicious persons or activities, please contact the police.

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
May 21, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Patty Sabates
- Jim Boggess
- Blair Lapides
- Maria Romero

Board Members Absent

Nelly Real
Paula Gigliotti

Meeting called to order by Ken Aker

Presidents Report

Ken discussed that damaged unit screened enclosures since Hurricane Wilma are still need of repair. Management company needs to send letters to unit owners to state that they must be repaired or removed. Derrick will need to make a list of units with screen repair issues.

Tree trimming: Ken mentioned that trees that are located in the backyards of the units need to be trimmed for the hurricane season. It is the unit owner's responsibility to trim their trees.

Fence project update: The last bill has been submitted. According to the list obtained from the management company from the unit owners, there are approximately 50 outstanding items to be repaired.
There seems to have been some type of agreement between the prior management company and the City of Plantation regarding final fence inspection. The city claims that they will not be conducting the final fence inspection. Rather, the contractor will need to hire an architect to survey the fence and report back to the city. The owner of Coastal will be filing a complaint with the city's mayors office regarding this matter.

Ken reminded the unit owners that per association docs, the unit owners are responsible for the replacement of the laundry doors.

Treasures report

Jim reported no update. He has not received any financials from Goldman & Juda. Shi to discuss this with the accounting firm. Once we receive the financials, the board will need to review the current state of our accounts.

Maintenance update

Management company to send a feedback form to unit owners concerning outstanding issues with the gutters. They will then forward to Cornerstone so that the gutter project can be completed now that the back fences are up.

Rotted wood continues to be an issue. We will be getting a bid from Coastal for replacement.

The exterior perimeter concrete walls stucco has been repaired. The far west side section is still not painted.

Sprinkler system/repairs: Shi to obtain 3 bids for sprinkler repairs. L&G (Willy) repairs invoices due to fence project still outstanding. Management has not received any word from Willy on his conversation/agreement with Coastal regarding the association dispute over these invoices.

Gate issues
Phase 1 unit 1761 reports that the gate cannot open properly due to hedges that are in the way.

Lamp posts: Phase 1 between 1704 & 1708 is not working. Lamp post behind 1733 & 1737 is out There are missing lamp posts (4 total) between 1757 & 1761, in front of 1736, between 1721 & 1725 and between 1725 & 1729. Shi is to obtain an estimate from a licensed electrician to have these repairs/replacements completed.

Possible termite issues in phase 1 unit 1725 and unit 1721

Unit 1725 phase 1 has rotten wood above the of cedar beams in front of unit

Black edging from fence landscaping project is lifting and needs placed back properly. Some labels were left on the edging and need to be peeled off. These are mostly seen along the 17 street fences.

Maria reported a possible critter in her roof of her unit.

A detailed list of Derricks daily, weekly and monthly responsibilities is needed for the Board to review.

Parking violation sticker issues: We are still having issues with cars with expired tags parking on property. Board members are reminded that these must be stickered for proper towing notice. Vehicles that have been stickered will be given a 24 hour notice. If the vehicle has been stickered in the past and continues to violate our parking guidelines it will be towed at owners expense. West Way towing is the company that the association utilizes.

Pool clock is not working

Resident comments

It has been 4 years since the prior management company was to fix the deck area under the tree by parking area in 1713 phase 2

Unit 1745 phase 3 reported that the wood inside the gate door is warped.

Phase 3 unit 1745 reported a possible leak in the laundry room

We will be purchasing more mulch to continue the mulch project

Phase 2 unit 1736. Unit owner expressed concern that approximately 25 feet of his property line might have been taken when fence was re-installed.

Phase 2 light post across from Gina and Blanca not working

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
May 21, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Patty Sabates
- Jim Boggess
- Blair Lapides
- Maria Romero

Board Members Absent

Nelly Real
Paula Gigliotti

Meeting called to order by Ken Aker

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Phase 2 unit 1736. Unit owner expressed concern that approximately 25 feet of his property line might have been taken when fence was re-installed.

Phase 2 light post across from Gina and Blanca not working

Adjournment

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
July 16, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Blair Lapides
- Maria Romero
- Nelly Real

Board Members Absent

Jim Boggess

Meeting called to order by Ken Aker

Meeting minutes read by Patty Sabates

Officers Report

Nelly

Nelly reported that she noticed that only one area of phase 4 sprinklers are working. Ken also addressed the sprinkler system in phase 3

Shi distributed an estimate from Ted Connor for sprinkler repair services. 2 more bids needed per association Docs.

Paula

There is still a pending issue with a tree in her back yard that was "demolished" by the fence contractors when working in her backyard. Decorative pieces around the tree are also damaged. The backyard fence issue that need Coastal Contractors attention. She now has a stump which needs to be removed as a result. She has not spoken to Jason about a tree replacement as of yet. She will contact him to discuss the matter directly.

Patty

Discussed the unacceptable look of the supports being installed on top of the backyard fences to hold the down spouts in place. The pieces of wood used as make shift support bracket are not consistent and looks unfinished.
Many unit owners voiced the same concern. A representative from Cornerstone was present and the Board addressed this issue to try to find a remedy for the support brackets. After lengthy conversations back and forth the Board/management will advise Cornerstone of an acceptable wooden bracket that is uniformed throughout.

Ken

Discussed that someone left a mattress on the drive. Unit owners and residents are reminded that bulk pickup in scheduled by the city once a month. Debris left out on the curb or roadway is unacceptable. Violators will be contacted by the management company. If unit owner does not take care of their debris the association will charge the unit owners for the cost of debris removal.

The association dumpster lock is broken and needs replacement. He has noticed that the golf cart shed and tool shed has not been left secured.

The light post # 78 in phase 3 is still out. We still have numerous light posts down that need to be replaced. Shi to receive bids from other electrical companies since the electrician used before is not responding.

Management Company to get in contact with Coastal contractors to discuss issues still outstanding so that the Board can obtain status and completion date.

Jason from Coastal to contact Melanie ?? unit owner of 1756 Phase 4 who has outstanding fence issues that still have not been addressed

Unit # 1748 Phase 3 – gate door needs paint due to wood recently being replaced by contractors.

Unit 1744 Phase 1 the fence contractors has not yet removed an old fence post.

Unit owners are reminded that back yard trees need to be trimmed for hurricane season. Letters were sent out. Management Company to follow up with Derrick on units that back yard trees need trimming.

The management company has received 1 bid to replace the rotten beams of the 2 units in phase 2 facing 17street. Estimate is for $4,500 to replace rotten wood for each unit.

There is a rotten beam on the pool patio roof.

There have been unauthorized renters that have moved into phase 1 unit 1708 that were not screened. Management Company to contact unit owner for unauthorized occupants.

Board motioned to obtain more recent bids/estimate for grass cutting/landscaping services

Blair

Blair raised many issues that are still outstanding. These issues are listed below:

- Status of the electrician for the light posts
- Edging that holds the mulch is still raised
- Orange netting from the city along 17 street is till there
- Phase 1 unit 1761 the new gate door cannot open properly due to a hedge that needs to be removed
- 1725 Phase 1 Termite/holes- backyard whole still pending
- Painting needed on perimeter wall along sunrise (north/west corner)
- Accounting firm not supplying financials recently
- Tax letter regarding the assessment for hurricane
- Front fences that are a safety issue still not removed despite letter to resident being sent
- Daily/weekly task list not being presented to board. Unit owners concern on maintenance person not being visible doing work.

The board and management company needs to implement a more effective follow up system for all outstanding association issues.

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Adjournment

Patty Sabates
Secretary
Omega Villas Condo Association

ATTACHMENT : Follow up list for Management company

OMEGA VILLAS
JULY 07 BOARD MEETING
OUTSTANDING ISSUES

ISSUES	STATUS
Sprinkler zone testing	
Sprinkler repair company bids	
Paula Gigliotti backyard tree issue	
Down spout fence wood supports	
Association dumpster lock is broken	
Golf cart/tool shed being left unsecured	
Down light posts through out community/bids needed	
Light post bulbs out through out community	
Outstanding fence project issues with Coastal	
Unit 1756 Phase 4 (Melanie) fence issues w/ Coastal	
Unit 1748 Phase 3 gate door paint needed after replaced wood	
Unit 1744 Phase 1- old fence post left by contractor	
Unit owners back yard tree trimming- Derrick to provide list of units- Unit owner responsibility for cost	
2 more bids needed for rotten beam roof problem in Phase 2	
Rotten Beam in pool patio roof	
Unauthorized renters in unit 1708 Phase 1	
Additional bids for grass cutting and tree trimming needed	
Edging along mulched fence area needs to be reset	
Orange netting on 17 street from unfinished city work	
Unit 1761 Phase 1 gate door cannot open properly due to hedge	
Termite holes in wood Unit 1725 Phase 1	
Accounting firm- follow-up with Carol Eskew about dissatisfied serviced to association	
Tax letter from Mike Marcusky for hurricane assessment	
Removal of unsafe/loose from fences/wood	

Meeting with Derrick to discuss Boards concerns and establish daily/weekly/monthly checklist	

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
July 16, 2007

Meeting called to order by Ken Aker

Board Members Present

- Ken Aker
- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Blair Lapides
- Maria Romero
- Nelly Real

Board Members Absent

Jim Boggess

Meeting called to order by Ken Aker

Meeting minutes read by Patty Sabates

Officers Report

Nelly

Nelly reported that she noticed that only one area of phase 4 sprinklers are working. Ken also addressed the sprinkler system in phase 3

Shi distributed an estimate from Ted Connor for sprinkler repair services. 2 more bids needed per association Docs.

Paula

There is still a pending issue with a tree in her back yard that was "demolished" by the fence contractors when working in her backyard. Decorative pieces around the tree are also damaged. The backyard fence issue that need Coastal Contractors attention. She now has a stump which needs to be removed as a result. She has not spoken to Jason about a tree replacement as of yet. She will contact him to discuss the matter directly.

Patty

Discussed the unacceptable look of the supports being installed on top of the backyard fences to hold the down spouts in place. The pieces of wood used as make shift support bracket are not consistent and looks unfinished.
Many unit owners voiced the same concern. A representative from Cornerstone was present and the Board addressed this issue to try to find a remedy for the support brackets. After lengthy conversations back and forth the Board/management will advise Cornerstone of an acceptable wooden bracket that is uniformed throughout.

Ken

Discussed that someone left a mattress on the drive. Unit owners and residents are reminded that bulk pickup in scheduled by the city once a month. Debris left out on the curb or roadway is unacceptable. Violators will be contacted by the management company. If unit owner does not take care of their debris the association will charge the unit owners for the cost of debris removal.

The association dumpster lock is broken and needs replacement. He has noticed that the golf cart shed and tool shed has not been left secured.

The light post # 78 in phase 3 is still out. We still have numerous light posts down that need to be replaced. Shi to receive bids from other electrical companies since the electrician used before is not responding.

Management Company to get in contact with Coastal contractors to discuss issues still outstanding so that the Board can obtain status and completion date.

Jason from Coastal to contact Melanie ?? unit owner of 1756 Phase 4 who has outstanding fence issues that still have not been addressed

Unit # 1748 Phase 3 – gate door needs paint due to wood recently being replaced by contractors.

Unit 1744 Phase 1 the fence contractors has not yet removed an old fence post.

Unit owners are reminded that back yard trees need to be trimmed for hurricane season. Letters were sent out. Management Company to follow up with Derrick on units that back yard trees need trimming.

The management company has received 1 bid to replace the rotten beams of the 2 units in phase 2 facing 17street. Estimate is for $4,500 to replace rotten wood for each unit.

There is a rotten beam on the pool patio roof.

There have been unauthorized renters that have moved into phase 1 unit 1708 that were not screened. Management Company to contact unit owner for unauthorized occupants.

Board motioned to obtain more recent bids/estimate for grass cutting/landscaping services

Blair

Blair raised many issues that are still outstanding. These issues are listed below:

- Status of the electrician for the light posts
- Edging that holds the mulch is still raised
- Orange netting from the city along 17 street is till there
- Phase 1 unit 1761 the new gate door cannot open properly due to a hedge that needs to be removed
- 1725 Phase 1 Termite/holes- backyard whole still pending
- Painting needed on perimeter wall along sunrise (north/west corner)
- Accounting firm not supplying financials recently
- Tax letter regarding the assessment for hurricane
- Front fences that are a safety issue still not removed despite letter to resident being sent
- Daily/weekly task list not being presented to board. Unit owners concern on maintenance person not being visible doing work.

The board and management company needs to implement a more effective follow up system for all outstanding association issues.

Ken moved to adjourn, seconded by Bernie. Unanimously approved.

Adjournment

Patty Sabates
Secretary
Omega Villas Condo Association

ATTACHMENT : Follow up list for Management company

OMEGA VILLAS
JULY 07 BOARD MEETING
OUTSTANDING ISSUES

ISSUES	STATUS
Sprinkler zone testing	
Sprinkler repair company bids	
Paula Gigliotti backyard tree issue	
Down spout fence wood supports	
Association dumpster lock is broken	
Golf cart/tool shed being left unsecured	
Down light posts through out community/bids needed	
Light post bulbs out through out community	
Outstanding fence project issues with Coastal	
Unit 1756 Phase 4 (Melanie) fence issues w/ Coastal	
Unit 1748 Phase 3 gate door paint needed after replaced wood	
Unit 1744 Phase 1- old fence post left by contractor	
Unit owners back yard tree trimming- Derrick to provide list of units- Unit owner responsibility for cost	
2 more bids needed for rotten beam roof problem in Phase 2	
Rotten Beam in pool patio roof	
Unauthorized renters in unit 1708 Phase 1	
Additional bids for grass cutting and tree trimming needed	
Edging along mulched fence area needs to be reset	
Orange netting on 17 street from unfinished city work	
Unit 1761 Phase 1 gate door cannot open properly due to hedge	
Termite holes in wood Unit 1725 Phase 1	
Accounting firm- follow-up with Carol Eskew about dissatisfied serviced to association	
Tax letter from Mike Marcusky for hurricane assessment	
Removal of unsafe/loose from fences/wood	

Meeting with Derrick to discuss Boards concerns and establish daily/weekly/monthly checklist	

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
July 17, 2006

Meeting called to order by Ken Aker - President

Board Members Present

- Ken Aker –
- Bernie Cooper
- Patsy Cates
- Maria Romero
- Patty Sabates
- Paula Gigliotti
- James Boggess
- Nelly Real

Board Members Absent

Jack Hirsch

Management company reps present:

Joel Gould
Shi Gallagher

Minutes

Minutes of last month meeting read to attendees by Patty Sabates – Secretary

Financial Report

Financials turned in at time of meeting. Treasurer did not have adequate time to review and critique our financials. However, he did note that hurricane expenses thus far totals $64,000. We are $9,000 under budget for everything else. Also James noted that we under budgeted for insurance expenses. As it stands we are approximately $1,000 over budget in insurance expenses each month.

Maintenance Up-Date

Fence project:

Shi reported that she has received 2 proposals for down fence removal. One for $10,000 and another one for $6.00 a linear foot for approximately 800 feet of down fence (Approx $ 4750.00). All Florida to clarify if the removal of the concrete in the ground from the wood posts is included in price. Shi will get back to board members through email with a more detailed proposal from Powell fencing.

Another company proposed $30,000 for the removal of the fence only.

The goal is to remove loose and down fencing which pose a hazard during our hurricane season.

We are still open for any licensed contractor to bid on the fence replacement.

Shi reported 1 bid for approx $35.10 a linear foot + permit fees. For the installation of new fences. Each gate would cost an additional $75.00 each.

Termite issues:

A contract was signed with Dead Bug Edwards for Phase 2 units 1745- 1761.

Contract pending due to one unit owner health condition.

There is also possible termite problems in Phase 2 with the building that begins with unit 1701.

Landscaping issues:

Shi walked the property with Willie and has addressed resident landscaping issues with him. She advised him the cherry bushes between the 3rd and fourth phase will have to be removed.

Donny will be placing mulch at the flower beds and other areas throughout the community.

The corner unit which was cleaned from weeds and vines will be treated. Once treatment completed that area will be cleaned out further

Lighting issues

The electrician is pending for electrical work in phase 3 starting at the end of unit 1712 and all throughout that section.

The pool light at the south end of the pool nearest the hot tub is out.

Other Maintenance issues

The pavers near the hot tub are loose and appear to be sinking.

Gina reported that the replacement master keys she has on hand for unit owners are no longer any good. We need to supply her with several new copies of master keys.

Shi has been in contact with All Pro pest control to voice the association's discontent with their services. She has been receiving numerous complaints. She has given them until August. If we receive any more complaints, we will look for other bids. The Board advised Shi to look at other pest control companies for bids as residents are not generally pleased with service from All point pest control.

We will be canceling the rodent control service with All Points pest control and looking at other options for rodent control.

Skylight at Gina's house still has not been repaired. Joel will look into the matter to seek alternative companies. J Lynn construction is not responding to calls.

There is a loose skylight in Phase 2 unit 1701. Shi to arrange repair and estimate.

The fencing surrounding some of the electrical meters in front of units need to be replaced or are missing. We need to look at replacing and repairing these.

Island in Phase 4 where the tree uprooted and lifted the turf will have to wait to be repaired until the electrician repairs the wires to the light posts.

There are several concrete curves that are in need of repair. Donny will do an assessment on how many curves need to be repaired/repaired.

Blair Lapides expressed her disappointment to the board with regards to the manner the Board has handled the Rolando Sanchez situation.

Patty responded by stating the facts to that lead up to the decision of the board which was influenced by Mr. Sanchez's company not holding the proper licenses that prohibited the association to sign a contract under the proposed fence work.

Meeting Adjourned

Patty Sabates
Secretary
Omega Villas Condo Association
July 17, 2006

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
August 20, 2007

Meeting called to order by Patty Sabates

Board Members Present

- Bernie Cooper
- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Blair Lapides
- Maria Romero
- Jim Boggess

Board Members Absent

Nelly Real

Ken Acker

Meeting called to order by Patty Sabates

Meeting minutes read by Patty Sabates

Meeting commenced with outstanding fence issues at Melanie Haywood's Unit in Phase 4 Unit #. After a lengthy discussion of her dissatisfaction of the fence, work performed by coastal; below highlights the outstanding issues. Management Company submitted photos of such discrepancy for Board members to review. The following are outstanding issues that need to be addressed with the fence contractor- Coastal Contractors.

South East corner near the concrete wall, unit owner claims the boards are too close and not evenly spaced out.
Section of the fence on the south side the bottom of the boards are uneven to the ground.
Cable/satellite wires were not properly placed inside the fence. They are now lying on the floor along the patio floor
Unit owner wants complete south side removed and redone.
Concrete stains on patio floor.

Board agreed that the issue needed to be resolved with Coastal. Melanie to get in contact with both Comcast and Val at H systems to determine who is the owners of the TV cable wires on patio so it can be properly secured. Shi should get in touch with Jen or Jason from Coastal to make an appt convenient for all parties involved to have the issue taken care of ASAP.

Board raised the issue of outstanding proposals needed to be decided on and voted on. Shi to make copies of all outstanding proposals for all board members to give enough time for all board members to review and discuss in upcoming board meeting.

Joel recommended the Board briefly meet the upcoming Saturday AT 1:00PM to discuss and vote on the proposals that need immediate attention. These proposals are for the ¾ units in phase 2 that have dangerous rotten wood issues in the patio roof area that involves support beams.

Unit 1748 & 1729 in phase 3- the gate door is not opening properly

There is an outstanding tree issue in phase 2 Unit 1712- Marjorie Street where the tree is uprooting the house foundation. The proposal received by the board on behalf of L&G maintenance is for $650, which includes the removal of the tree and stump grinding.

The management company brought up an outstanding issue from Shawn Martins unit regarding rotten wood on the front facia boards and possible live termites.

Board agreed to review the proposals for the units in phase 2 previously mentioned as well as including a proposal for Mr. Martins unit and the pool beam.

Phase 2 entrance curb continue to be problematic. Waste management garbage truck continuously run over the curb damaging it further. Management to have the curb pieces removed by the maintenance person.

There is an architectural violation in Melanie Heywood's unit in Phase 4. Recently she had white hurricane accordingly shutters installed on her unit. Unit owner never submitted appropriate forms to Board or Management Company for review and approval. Management Company to send violation letter to unit owner.

There are substantial amounts of light posts out throuout the community. Management Company to conduct evening inspection.

Jim reported that there is a series of lights out in phase 3. Pool light timer is not working. Jacuzzi timer is off.

Maude Bruce reported broken gloss near the mailboxes on the north end of the phase. It had been sitting there for some time.

Management to follow up with Derrick – maintenance person.

Patty moved to adjourn, seconded by Bernie. Unanimously approved.

Adjournment

Patty Sabates
Secretary
Omega Villas Condo Association

ATTACHMENT : Follow up list for Management company

OMEGA VILLAS
August 07 BOARD MEETING
OUTSTANDING ISSUES

ISSUES	STATUS
Sprinkler zone testing	
Sprinkler repair company bids	
Paula Gigliotti backyard tree issue	
Down spout fence wood supports	
Association dumpster lock is broken	
Golf cart/tool shed being left unsecured	
Down light posts through out community/bids needed	
Light post bulbs out through out community	
Outstanding fence project issues with Coastal	
Unit 1756 Phase 4 (Melanie) fence issues w/ Coastal	
Unit 1748 Phase 3 gate door paint needed after replaced wood	
Unit 1744 Phase 1- old fence post left by contractor	
Unit owners back yard tree trimming- Derrick to provide list of units- Unit owner responsibility for cost	
2 more bids needed for rotten beam roof problem in Phase 2	
Rotten Beam in pool patio roof	
Unauthorized renters in unit 1708 Phase 1	
Additional bids for grass cutting and tree trimming needed	
Edging along mulched fence area needs to be reset	
Orange netting on 17 street from unfinished city work	
Unit 1761 Phase 1 gate door cannot open properly due to hedge	
Termite holes in wood Unit 1725 Phase 1	
Accounting firm- follow-up with Carol Eskew about dissatisfied serviced to association	
Tax letter from Mike Marcusky for hurricane assessment	
Removal of unsafe/loose from fences/wood	
Meeting with Derrick to discuss Boards concerns and establish daily/weekly/monthly checklist	

Omega Villas Condominium Association, Inc.
Board of Directors Meeting – Minutes
September 17, 2007

Meeting called to order by Ken Aker

Board Members Present

- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Blair Lapides
- Maria Romero
- Jim Boggess
- Ken Aker

Board Members Absent

Nelly Real

Bernnie Cooper

Ken highlighted the previous months minutes

Shi reported that she had spoken to Val from H systems and had asked Jim to meet with the board members regarding the scope of the scattered wiring throughout the community.

Blaire

Blaire reported that that SWAT team was out in Phase 1 Unit 1737. Possible drug activity. Apparently the adult children of the registered owners are living there. To date these are unauthorized occupants and management company will need to get in touch with unit owner to discuss this issue. Lloyd should be involved as well.
1708 Phase 1 also has unapproved renters living in the unit. Management company to address this issue with unit owners.
1749 Phase 1- Gate door is tilting and causing problems.

Paula

Paula reported that approximately 2 months ago Jason from Coastal was out to look at the missing section of her trim as well as the broken tree now left with a stump as well as makeshift gate door. Phase 2 curb at the entrance was broken by waste management truck Shi has spoken to waste management. We need to look at cutting the curbs back and bit to allow the truck access.

Patsy

Patsy reported that the broken concrete curb around 1712 was taken off by Nelly and put on the island. This curb will need repair.
Phase 4 Unit 1728 the gate door does not open
There are several loose light posts in phase 4
There is cable/satellite wire on top of her screen in porch that needs to be addressed.
Phase 4 Unit 1716 the gutters are laying on wood blocks. Board needs to decide if anything else will be done to the look of the down spouts support blocks.

Maria

Exterminators missed her again last month. Management company to call to ensure that the exterminators are knocking on all doors.
Shi to compose some sort of tracking/sign off sheet for exterminators

Jim

Nothing to report

Ken

Ken reported that the association received a home depot bill for Approximately $7,000 The board wants the management company to move forward with reporting this fraud to the credit issuer as well as file a police report. The management company was instructed to cancel the card and have 1 card reissued. Joel to take ownership of this issue and report back to the board concerning how and who is responsible for making these unauthorized charges.

General issues brought forward:

Weeds growing up through concrete areas need to be addressed
Pool shower tiles has mold and needs to be cleaned
Update on maintenance checklist. What is Derrick keeping himself busy with?
Tool accountability
Illegally parked vehicles. Board members to sticker the vehicles
Posting of signs are prohibited in community ex: for sale
Unit owner's back yard tree trimming update needed for Board.
Speed limit sign on entrance of 73 ave has been on the ground since Saturday
Torn screen enclosures. Have letters been sent out? Shi reported that there has been no response since letters sent. Ken advised that a second letter should be sent out stipulating a penalty fee for not complying as allowed by law.
Phase 4 Unit 1756- Melanie Haywood unit has installed wrong color hurricane shutters. Management company to get in touch with then via letter to have this issue addressed and resolved.

Resident comments

Esther from phase 1 brought up the issue of her dining room window trim. Water is entering. Shi to send out Ray- the carpenter to provide a bid on it.
BellSouth green box near the clubhouse is still lifted from the ground. Bellsouth needs to be called.

Window sill in unit 1744 phase 4 is still missing wood trim and leaking. This window is facing on the south side of the building. Shi to send carpenter our for a bid.

Ken moved to adjourn, seconded by Patsy. Unanimously approved.

Adjournment

Patty Sabates
Secretary
Omega Villas Condo Association

OMEGA VILLAS
SEPTEMBER 07 BOARD MEETING
OUTSTANDING ISSUES

ISSUES	STATUS
Sprinkler zone testing	Still pending
Sprinkler repair company bids	Still need 1 more bid- Broward sprinkler??
Paula Gigliotti backyard tree issue	Shi spoke to Jen on 7/30. Coastal was going to take care of it. Follow up with Coastal
Down spout fence wood supports	Few left. Please follow up with Ramon from Cornerstone on status
Club house interior walls need another coat of paint	Pending purchase of paint from home depot. Derrick to complete.
Tennis courts need wood beam removal and pallets removed. Coastal to put fence back as well as remove cart	Shi to coordinate with Derrick on wood to be moved near storage area as well as speak with Jen to coordinate bringing back the tennis courts
Down light posts through out community/bids needed	Follow up with Vince on status with work. Provide Board list of completed items from Vince Invoices Vince will be working on Phase 3 & 4 this upcoming Saturday
Light post bulbs out through out community	Pending Vince work. Also coordinate with Derrick on bulbs that are out vs. bad light posts
Outstanding fence project issues with Coastal	Ongoing. Please address all outstanding gate door issues with Coastal. Association still within 1 year of workmanship guarantee
Phase 4 walls on side of building needs to be painted. Building is the first building on your right when you enter phase 4.	Pending
Unit 1748 Phase 3 gate door paint needed after replaced wood	Pending
Unit 1744 Phase 1- old fence post left by contractor	Still pending. Please address with Coastal
Unit owners back yard tree trimming- Derrick to provide list of units- Unit owner responsibility for cost	List done and letters sent out. We need to follow-up with unit owners that have done nothing
2 more bids needed for rotten beam roof problem in Phase 2	Done. Board chooses Gould's roofing. Need clarification if price includes permits as well as length of guarantee of workmanship stipulated on contract. Also we need comparison of rough cedar vs. pressured treated wood of the same size
Rotten Beam in pool patio roof	Needs to be included in roofing proposal from Gould's Roofing. Please have them price the beam replacement.
Unauthorized renters in unit 1708 Phase 1	Follow up needed with Lloyd Procton. Find out action Association can take with unauthorized

	renters/occupants
Additional bids for grass cutting and tree trimming needed	Done. Patty to complete side by side comparison for next board meeting
Edging along mulched fence area needs to be reset	This needs to be ongoing. Mulched area is not being kept up by maintenance person.
Orange netting on 17 street from unfinished city work	Still pending
Shawn Martin outstanding issues	Still pending. Need update
Cable wires throughout the community need to be tied down and secured neatly	Shi to get in touch with H systems to coordinate work
1737 Phase 1- Drug bust unauthorized occupants	Speak to Lloyd for advise
1708 Phase 1 – Unauthorized renters	Speak to Lloyd
Removal of unsafe/loose from fences/wood	Ongoing, however challenges with removal of some units due to recent install of new gutters.
1749 Phase 1 – Gate door problems	Speak to Coastal
Phase 2-curb situation – Sprinkler valve present. Possibly shorten curb	Pending
1728 Phase 4 gate door doesn't open	Speak to Coastal
Exterminator issues regarding missed homes	Speak to All Points Pest Control
Home Depot unauthorized charges for approx $7,000	Joel spoke with Credit Card company to file fraudgelent charges. Also, need to file police report. Credit card needs to be canceled and management company needs to order 1 replacement card which needs to be left at management office.
Need updated Community roster	Work with Gina. She was given a sample directory format that Nelly has been working on. Follow up with Gina
Pool patio pavers continue to be an issue	Get 3 bids for repair work
Pool shower tile repair.	Get three bids for repairs
Tree trimming needs to continue for phase 3 & 4	Speak to Willy for proposal
Torn Screen enclosures	Follow up with unit owners that have yet to replace or repair them
Phase 1 unit 1740 Dinning room window has rotten wood. Water is leaking inside unit	Sent carpenter to provide estimate for repairs
Bellsouth large green box in front of clubhouse is tilted since hurricane.	Contact Bellsouth
Unit 1744 Phase 4. Wood surrounding window on south side of building needs repairs	Ask carpenter for estimate

Schedule 2nd budget meeting for 1st Monday in October	Patty to call Mike Marcusky to schedule

Omega Villas Condominium Association, Inc.
Board of Directors Meeting
Minutes
December 19, 2007
Annual Budget Meeting

Board Members Present

- Patsy Cates
- Paula Gigliotti
- Patty Sabates
- Blaire Lapides
- Jim Boggess
- Maria Romero

Also Present:

Goldman, Juda & Eskew Representatives:

Carol Eskew - Partner
Janice Gray - Accountant

All Florida Management:

Joel Gould
Shi Gould

Board Members Absent

Ken Aker
Nelly Real
Bernie Cooper

Meeting called to order by Patty Sabates

Carol Eskew introduced Janice Gray as Omega's new accountant handling the associations accounting. Carol continued by discussing the purpose of an annual budget meeting and discussed the budget process.

The breakdown of the expenses on the budget was discussed. Board members raised the issue of having more specific GL accounts detailing repairs and maintenance.

A review of the 2007 budget vs. the 2008 proposed budget was conducted. Overall, a few minor adjustments were made based on previous year and current year vendor proposals. The biggest change for 2008 vs. the 2007 budget was the decrease in the amount allocated for the association insurance.

This was a result of the feedback we had obtained from our Insurance Brokers- Smith, Watson, and Parker.

A year-end comparison of actual expenses vs. budgeted expenses should be made available so that the unit owners have a better understanding of where money was spent throughout the year.

The expenses should be broken down further on the GL so that the Board can track better where particularly the repairs and maintenance monies are being spent. This will help in the planning of future budgets.

The board motioned to approve and accept the 2008 budget as is. All voted in favor and agreed.

There was a motion to vote on paying off the line of credit loan with Banco Popular. All Board members present voted in favor to pay off the loan.

A discussion arose about any surplus the association may experience throughout the year. The board was informed by Carol that it could always vote to move any surplus monies to reserves.

A discussion arose concerning any surplus the association will have regarding the current assessment. The Board was advised by the accounting firm that it had the sole discretion to place those funds in a reserve account for any future assessments.

There was not enough proxy's submitted by unit owners to either accept or decline the funding of reserves. There was a motion to table the proxy issue within 90 days.

Carol advised the Board members that there were not enough proxy's collected to have representation of the majority vote of the association. The board will need to go around and try to collect more proxy's so a determination can be made whether the majority of the unit owners are for or against funding the reserves. The board needed to work on this ASAP because the accounting firm has to send out the 2008 coupon payment book to unit owners.

Patty moved to adjourn, seconded by Patsy. Unanimously approved.

Patty Sabates
Secretary
Omega Villas Condo Association

OMEGA VILLAS CONDOMINIUM ASSOCIATION
c/o All Florida Management Services, Inc.
P.O. Box 668367 Pompano Beach, FL 33066
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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JANUARY 18TH, 2010 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER

1. **Call to Order**

2. **Disposal of Unapproved Minutes**

3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Treasurer/ Financial Report**
   - **D. Secretary**

4. **Open Forum**

5. **Unfinished Business/ Updates**
   - **A. Irrigation – F&S Sprinkler Proposal – Speaker**
   - **B. Adoption of updated Rules & Regulations**
   - **C. Pool Heater Update**
   - **D. Pool/ Spa Leak Proposals**

6. **New Business**
   - **A. Insurance Review and Decision**

7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 18, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and representing all Florida Management Service, Joel Gould.

Hans Scism was absent.

A motion to waive the reading of the minutes for the December 12, 2009 meeting and accept as written as the board reviewed in advance of this meeting was made by Patsy; seconded by Bernie; all were in favor. A motion to waive the reading of the minutes for the January 14, 2010 meeting and accept as written as the board reviewed in advance of this meeting was made by Patsy; seconded by Bernie; all were in favor.

Officer's Reports:
Treasurer: Patty reported that the 2010 budget that had been adopted was more realistic to the actual expenditures based on the 2009 expenses.
Secretary: Blaire reported on the cost of delivery confirmation by the postal service in anticipation mailing of the new rules and regulations.

Open Forum:

- Unit 1737 phase 1 had a question about the replacement of the front fences and reported a complaint about Blaire.
- Unit 1764 phase 4 had a question about replacing the concrete donuts around the sprinkler heads.
- Unit 1745 phase 3 reported extreme fluctuation in their water bill; spoke to Plantation City Hall and asked for a profile, but the city can not do because Omega is on an "old" system.
- Unit 1745 phase 3 also reported rats in the walls.
- Unit 1764 phase 4 has a neighbor who puts out bird seed that attracts rats who had eaten a hole in the screen.

Unfinished Business:
Irrigation - Dan Stuber, F&S Irrigation, presented a proposal for repairs to the sprinkler system. Patty voiced concern about the phrase in the contract "not responsible for any damage that may be caused while hand digging or and trenching", referring to the issues we had with the fence contractors. Dan explained that this refers to cable, phone, water and sewer lines. The city will mark to the main boxes, but not from the boxes to the units.
Rules & Regulations: Patsy made a motion to accept the revised Rules and Regulations that were approved by Lloyd Procton, Omega Villas attorney; Blaire seconded; all were in favor.
Pool Heater: Joel reported that FPL does not have any energy usage information on the different heater models, but he will identify one that uses the lowest energy with the highest output and obtain insurance, license, etc.

Pool/Spa Leaks: Joel has two bids, from L&J and Russell, for investigation and inspecting of the leaks. Russell bid $400, including repair of minor problems; L&J bid $325 for inspection only.

New Business:
Insurance: The insurance policies were reviewed and approved at the January 14, 2010 board meeting. The new policies were explained to the attendees.

Joel reported that he had received proposals from the roofing company to repair the leaks at 1724 and 1749, both phase 1. Norma motioned to accept the proposals; Patsy seconded; all were in favor.

Patsy motioned for adjournment; Blaire seconded; all were in favor.

<u>To-Do List</u>
Norma:

- Email site map to F&S Irrigation
- Speak to Lloyd about requirements to notify all homeowners of new Rules & Regulations

Joel:

- Check the seal of the screening under the eaves at 1745 phase 3
- Provide pool heater proposals with insurance, license, etc. for next meeting
- Ask L&J if their proposal includes repair of minor problems

Ω

Omega Villas Condominium Association, Incorporated
Rules & Regulations
Revised January 2010

MAINTENANCE FEES

Maintenance fees are due and payable by the first of each month. After the 15th of the month, a late fee is charged and a default letter sent to the unit owner. If full payment is not received in a timely matter the file is sent to the condominium's attorney to aggressively pursue said money owed to the association. In addition, all payments accrue interest charges, late fees, costs, and attorney's fees.

USE & OCCUPANCY

1. A. **A unit owner must have prior approval/consent from the Board of Directors to sell or rent their unit.** There is a $100.00 non refundable application fee for a buyer or renter. There is an additional non refundable fee of $100.00 for each additional adult applicant **if** not married.

   B. **If a unit owner does not get prior approval/consent** from the Board **before** a buyer or renter moves into the unit **they are in violation of above said rule 1(A)**. A fine of **$100.00 will be levied** against the unit owner **per day up to $1,000.00 per violation**, see Florida Statute 718.303(3).

2. No unit owner shall rent his or her unit more than once in a 12-month period and no longer than one year at a time.

3. No individual rooms may be rented and no transient tenants are allowed.

4. The Board of Directors reserves the right to request the removal of renters that are in violation of the Condominium rules and regulations.

5. No unit shall be used for any type of business.

6. Keys for the mailbox and clubhouse must be transferred from owner to owner, or, owner to tenant. Replacement clubhouse keys may be obtained from the management company for a nominal fee.

7. Condominium By-Laws and Condominium documents **MUST be transferred** from owner to owner. Copies of these documents may be obtained from the Management Company for a nominal fee.

8. All units are exterminated monthly on the 2nd Tuesday and 4th Saturday of each month. You will be required to **contact All Points Pest Control at (954) 474-2847** and request to be placed on either service list. Any other special arrangements made with All Points Pest Control may require an additional fee, which is the responsibility of the

individual unit owner. A representative of All Points Pest Control will be at your unit between the hours of 8am and 12Noon on the 4th Saturday of the month. Please arrange for someone to be home to allow him, or her, access to your unit during your chosen day.

9. No solicitors of any kind shall be permitted on the condominium property.

10. **Please report all suspicious person/persons or incidents to the Plantation Police Department by calling 911.** For **non-emergencies** you may reach the **Plantation Police Department at (954) 797-2100.**

COMMON ELEMENTS

1. No attachment to the roof is allowed on units or common areas *except* attachments belonging to the Condominium Association.

2. No clothes lines are permitted.

3. Solid Waste Removal:

A. The City of Plantation contracts with Waste Management for trash removal and requires that all trash be placed in approved City of Plantation bags (*blue*) which can be purchased at all Publix, Winn-Dixie, and Whole Foods in the City of Plantation. Waste Management **will not** pick-up ***black*** trash bags at any time, including bulk pick-up dates. Black bags that are left out on the swale will be issued a notice by Code Enforcement by the City.

B. ***Garbage pick-up is every Tuesday and Friday mornings***. **Garbage may not be put out earlier than the night before scheduled pick-up**. All household garbage must be properly stored in garbage containers with lids until such garbage is ready for city pick-up. All garbage is to be placed on the front curbside of your unit. No garbage bag is to be placed on the island or around, or near, the mailboxes. Garbage must be placed in approved blue Plantation bags.

C. Recyclables are picked up on Tuesday mornings only and must be placed in clear Plantation recycle bags. Recycle bags may not be put out earlier than the night before schedule pick-up.

D. Bulk pick-up is generally the first Friday of the month. For bulk pick-up dates and more detailed information please go to http://www.plantation.org or call (954) 974-7500. Small yard waste that will fit inside a bag, such as leaves, shrubbery, small branches, weeds and grass, **must be placed into "clear" yard bags, NOT the City of Plantation clear recycle bags**. These items will only be removed on your scheduled bulk removal dates, and only when placed in clear bags. **Garbage may not be put out earlier than the night before scheduled pick up**.

E. Association receptacles are for the sole purpose of disposing of association's common area debris. Any unit owner seen illegally disposing of garbage in this area will be subject to fines as permitted by law.

F. Any unit owner who disposes of garbage improperly will be specially assessed for removal of garbage.

4. Any alterations, modifications or construction, of any type, in the front, and or rear, of the unit, including the patio, will require prior written approval of the Board of Directors. This includes but is not limited to replacement of front and back doors, replacement of windows, installation of patio screens, tile work etc. You may obtain an Architectural Modification form from our management company, All Florida Management Services Management (954)917-4441, or from All Florida Management's website (**http://afms.synthasite.com**).

VEHICLES & PARKING

1. All vehicles on Omega Villas property must be in operable condition with valid and current license tag properly affixed to the vehicle.

2. Repair of vehicles anywhere on Omega Villas property is strictly prohibited. This includes, but is not limited to, changing of oil, water and brake repairs.

3. Each unit owner is entitled to one owner parking space located in front of each unit and designated by a white colored parking marker. Guest spots are for the use of everyone. Guest spots are designated by a yellow parking marker. All owners and guests are required to park head in for the protection of others and foliage.

4. **NO commercial vehicles with business markings or signs are permitted.** No trucks over 1 ton, boats, motorcycles or recreational vehicles that are self contained (bed, stove, etc) shall remain on Omega property for more than 24 hours at a time.

5. NO revving of vehicles or motorcycles is permitted while on Omega Villas property.

6. NO parking on grass area, or double parking permitted under any circumstances.

7. Parking in areas not designated as a parking spot by a white or yellow bumper is prohibited.

8. All unit owners, renters, and visitors are expected to abide by the parking rules and regulations. **Those vehicles observed not adhering are subject to being towed at the vehicle owner's expense.**

PETS

1. Unit owners are permitted two pets.

2. Pets causing or creating a nuisance, or disturbance, shall be permanently removed from the property.

3. No pets are allowed outside the unit without a leash; see Plantation city ordinance, Chapter 4-2(a) Dogs at large prohibited.

4. Dogs **MUST NOT** be walked on Omega Property. Dogs may be walked on the median along 17th Street or 75th Avenue. All dog waste on Omega property must be picked up.

POOLS & RECREATION AREA

1. All unit owners and their guests using the pool/spa or other recreational facilities do so at their own risk. The Association and Management Company are not responsible for accidents, injuries, theft, or damages to personal property.

2. Absolutely **NO DIVING** into the pool is permitted.

3. Eating is not permitted in the pool area. All beverages must be in plastic or paper cups. **NO GLASS** is allowed in the pool/spa and patio area at any time.

4. The pool/spa and patio area is open from 9am to 11pm year-round. The clubhouse closes at 9:00pm daily. The clubhouse is double locked after hours for security. There is no tennis allowed before 9:00am and after dusk.

5. No pets of any kind are permitted in the patio area or clubhouse.

6. Bathing suits are required in the pool and spa. No other type of clothing is permitted in the pool/spa. Children wearing diapers must wear special swim diapers. Regular diapers are not permitted in the pool.

7. No children under 16 years of age are permitted in the pool area unless accompanied and supervised by an adult at all times.

8. Anyone using suntan lotions or oils must protect the pool furniture with a towel and are required to rinse at the pool shower **BEFORE** entering the pool. No shampoo or soap of any kind is allowed in the pool and spa area.

9. As a courtesy to other unit owners and their guests, rough behavior will not be permitted. Large flotations of any kind are not permitted in the pool.

10. Children under the age of 16 years are not permitted to use the pool table or ping-pong table located in the clubhouse unless supervised by an adult.

11. Smoking is not permitted inside the recreation building, gym, sauana, or bathrooms, see Florida Statute, Chapter 386 (Florida Clean Indoor Act).

12. The clubhouse and recreation areas are for the use of all residents and their guests. The Board of Directors reserves the right to prohibit the continued use of these facilities to anyone violating the recreational rules and regulations posted in the patio area.

13. No skateboards, roller blades, bicycles are permitted in the pool/spa patio area or clubhouse.

14. All unit owners, renters, and guests must dry off before entering the clubhouse.

15. Shirts, shoes are required in the clubhouse.

16. No alcoholic beverages are permitted at the pool/spa patio and clubhouse areas.

17. The clubhouse is not available for private rental use.

SERVICE REQUIREMENTS

1. All **maintenance requests which are the responsibility of the Association shall be communicated directly to our property management company, All Florida Management.** They may be reached at (954) 917-4441, fax number (954) 917-4401, email address: **afms2@bellsouth.net**. Maintenance personnel are *not* allowed to accept any work orders or request from home owners.

2. Should you have problems with your household appliances, please contact the company you have a contract with or any other private repair service. *Please do not contact the property management for household appliance issues.*

3. Any questions or issues regarding **DirecTV**, please speak to our contact, *Charlie*, at **H System, (954) 236-7089**.

4. Smoke detectors are required by law in each unit. Smoke detectors are to be placed by each bedroom. Unit owners are responsible for the purchase, placement, and maintenance of the unit smoke detectors.

5. Please ensure that you familiarize yourself with the Declaration of Condominium and By Law documents as well as the Rules and Regulations set forth by the Omega Villas Condominium Association, Incorporated.

6. All complaints regarding fellow unit owners must be reported to **All Florida Management Service at (954) 917-4441**. If the complaint persists, it will be forwarded to the grievance committee for follow-up and resolution.

7. Owners and their guests should not interfere with the quiet and comfort of fellow unit owners. Please ensure that neighboring residents are not unreasonably disturbed. All unit owners and renters are responsible for the conduct and actions of their guests.

HEARINGS AND FINES

Before the imposition of any fine by the Association on any owner, occupant, licensee, or invitee for violating any provision of the Declaration, Articles, By-Laws or Rules and Regulation of the Association, such person or persons shall be given reasonable notice and an opportunity to be heard. The party sought to be fined shall be given at least fourteen (14) days prior notice of a hearing which notice shall include:

1. A written notice of the date, time, and place of the hearing.
2. A statement of the provision for the Declaration, Articles, By-Laws, or rules claimed to have been violated.
3. A short statement of the matters asserted.

The party sought to be fined shall have an opportunity to respond, present evidence, provide written and oral arguments on all issues involved and shall have the opportunity at the hearing to review, challenge and respond to any material considered by the Association.

AN INVITATION

This is your community! The Board of Directors meetings are held the third Monday of every month at the clubhouse. Meeting notices and agendas are posted on the mailboxes and recreation area at least 48 hours before a scheduled meeting. Meeting schedules are subject to change. We encourage you to attend and participate. All suggestions and comments will be heard and considered.

The Board of Directors encourages and welcomes residents who would like to serve on a committee we may have in place.

On behalf of the Omega Villas Condominium Board of Directors and Unit Owners, we would like to welcome you and your family to your new home and neighborhood.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Thursday, January 14, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides, Patsy Cates and Joel Gould, representing All Florida Management Service.

Larry Vaught, Smith Watson Parker Insurance, was also present.

Patty Sabates and Hans Scism were absent.

Larry presented the options for Omega Villas Condo insurance including property coverage, general liability, crime - fidelity bond, directors and officers liability, umbrella policy, and workers compensation. He explained the differences between the property coverage with Citizens at 3% or 5% deductible and American Coastal at 3% or 5% deductible with or without Ordinance. He also explained what the other policies covered.

Blaire made a motion to accept the policies offered by Smith Watson Parker with American Coastal at 3% deductible with the Ordinance; Bernie seconded the motion; all were in favor.

The meeting was adjourned at 8:30pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, FEBRUARY 1ST, 2010 AT 7:30 PM AT THE OMEGA VILLAS CLUBHOUSE

1. **Call to Order**

2. **Interview Representative from Adrian Services Division (Landscape Vendor Candidate)**

3. **Water Heater Proposal**

4. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held on Monday, February 1, 2010 beginning at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Blaire Lapides, Patsy Cates and Joel Gould, representing All Florida Management Service.

Bernie Cooper, Patty Sabates and Hans Scism was absent.

A majority of Directors were not present.

A presentation was made by Adrian Services of the services they offered as part of a bid for the lawn maintenance contract. Tommy provided information about the proposal and answered the board members questions.

Residents brought the following to the board's attention:

- 1737, phase 2 - rats. Joel will inspect the screening
- 1729, phase 2 - back fence is in need of repairs
- 1728, phase 4 - sidewalk is cracked and may present a hazard

The meeting was adjourned at 8:30pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, FEBRUARY 22, 2010 AT 7:30 PM (IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE ANNUAL MEMBERSHIP MEETING)

1. **Call to Order**
2. **Disposal of Unapproved minutes**
3. **Officers' Reports**
    - **A. President**
    - **B. Vice President**
    - **C. Treasurer**
    - **D. Secretary**
4. **Appointment of 2010 Board Officers and Signatories**
5. **Open Forum**
6. **Unfinished Business**
    - **A. Pool Heater**
    - **B. Sprinkler**
    - **C. Unapproved Renters**
    - **D. Rodent Issues**
    - **E. Web Site Status**
    - **F. H-Systems Update**
7. **New Business**
    - **A. Auditor**
    - **B. Club House Lock**
8. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

The annual meeting was held and called to order on Monday, February 22, 2010 at 7:40pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides, Patsy Cates. Joel Gould and Shai Gould, representing All Florida Management Services, were also present.

Patty Sabates and Hans Scism were absent.

As not enough unit owners were in attendance and not enough proxies were received, the meeting was adjourned at 7:41pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, February 22, 2010 at 7:41pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides, Patsy Cates. Joel Gould and Shai Gould, representing All Florida Management Service, were also present.

Patty Sabates joined the meeting as it was in progress.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Norma; seconded by Bernie; all were in favor.

Appointment of Officers:
- Blaire nominated Norma to retain the president position; Patsy seconded; all were in favor.
- Patsy nominated Bernie to retain the vice president position; Norma seconded, all were in favor.
- Norma nominated Blaire to retain the secretary position; Patsy seconded; all were in favor.
- Norma nominated Patty to retain the treasurer position; Blaire seconded; all were in favor.

Officer's Reports:
- Secretary - Blaire reported that all four wheels had been stolen from the unit owner's vehicle in front of 1752, Phase 1 between the hours of 11:30pm and 7:00am.
- Treasurer - Patty reported that most of the line items had been held under budget, but that the monthly maintenance in arrears was at $71, 517.47. Monies in various bank accounts and reserve account held steady.

Open Forum:
- 1700, phase 2 - reported rotted T-111 in front and in rear in enclosed patio. Joel advised the interior of the patio enclosure was the unit owners responsibility. He will assess the situation in the front of the unit.
- 1729, phase 4 - reported the back gate is warped and she can not open it. Joel will assess the situation.
- 1745, phase 3 - owner wants to remove or trim the palm tree. Joel will review to determine who (Omega or owner) is responsible.

Unfinished Business:
A. Pool Heater - Blaire motioned for SureTemp to be awarded the contract for the replacement heater; Patsy seconded; all were in favor.
B. Sprinkler - Blaire made a motion that the repairs proposed by F&S be accepted with Norma working with them to determine the most critical areas to address first and then spreading the other work out over several months; Patsy seconded; all were in favor.
C. Unapproved Renters - Norma reported that Lloyd Procton set up a procedure to be followed:
- First letter to unit owner with a copy to the renter.

- Second letter with notice of objection and disapproval to unit owner and copy to renter.

Letters will be sent certified to the unit owner. Norma will write a draft of the letters for Lloyd's approval and then provide to AFMS to be sent out.
D. Rodent issues - All Points Pest Control was notified of rat problem at 1733, phase 2. Gregorio will clean the back yard of the unit as it is in foreclosure and seal the soffits of the units in the building.
E. Website status - The information is being entered to allow unit owners access. Norma will meet with Lloyd to determine what legal document will be included, which will be linked to other sites and the approved verbiage.
F. H Systems Update - Joel indicated that seven (7) homeowners reported problems with H Systems not responding to calls and/or not showing up for appointments in the previous month. An employee who appears to be intoxicated is still an issue. Joel will send a letter to H Systems, with a copy to DirecTV, and look for other companies to take over the service contract.

New Business:
A. Auditor - The board reviewed three proposals. Bernie made a motion to accept Guy Strum; Patsy seconded; all were in favor.
B. Clubhouse Lock - The City of Plantation Fire Department is requiring that the top lock be removed by March 1, 2010 and replaced with an approved device. Norma and Joel will contact the Fire Department to try to negotiate an extension and review of the lock.

Next meeting is tentatively set for March 8, 2010 to review lawn maintenance bid.

Patsy motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 9:10pm.

To Do List:
<u>Joel</u>
1700, phase 2 - assess rotted T-111 in front of unit
1729, phase 4 - assess gate warping in back fence
1745, phase 3 - determine if and who is responsible for trimming/removing palm tree
Have Gregorio clean back yard of 1733, phase 2 and seal soffits in that building
Send letter (cc: DirecTV) listing problems with H Systems; solicit other companies to bid on contract
Contact Plantation Fire Department, re: clubhouse lock (with Norma)

<u>Norma</u>
Work with F&S to determine critical areas to be addressed first; then determine schedule over several months for remaining repairs
Draft unapproved renter letters for Lloyd's approval
Meet with Lloyd re: web site docs and verbiage
Contact Plantation Fire Department, re: clubhouse lock (with AFMS)

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, APRIL 19TH, 2010 AT 7:30 PM AT THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Disposal of Unapproved Minutes**

3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Treasurer/ Financial Report**
   - **D. Secretary**

4. **Open Forum**

5. **Unfinished Business**
   - **A. Sidewalks & Curbs**
   - **B. Insurance**
   - **C. William Rask**
   - **D. Locksmith**

6. **New Business**

7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, March 8, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides and Joel Gould, representing All Florida Management Service.

Patty Sabates and Patsy Cates were absent.

Jim Korton of JK Landscape Creations addressed the attendees, providing clarification to his bid and answering questions from the board.

Two proposals to replace the clubhouse lock were reviewed. The board asked for an additional bid to be solicited by AFMS and to obtain missing information from the presented bids.

The meeting was adjourned at 8:30pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, March 15, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. None was absent.

A motion to waive the reading of the minutes of the February 22, 2010 annual meeting and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Patsy; all were in favor.
A motion to waive the reading of the minutes of the February 22, 2010 board meeting and accept as written as the board reviewed in advance of this meeting was made by Norma; seconded by Patsy; all were in favor.
A motion to waive the reading of the minutes of the March 8, 2010 board meeting and accept as written as the board reviewed in advance of this meeting was made by Norma; seconded by Bernie; all were in favor.

Officer's Reports: Treasurer's Report
February expenses were approximately $10,000 under budget. Ten (10) units are in some phase of foreclosure.

Open Forum:
Unit 1729, Phase 2 - Complaints of rats and mice. Gregorio will set traps. Joel received bids for repairing/replacing the screens in the eaves. A letter will be sent to the unit owner of 1733 and be posted on the door. A locksmith will be contacted to make entry into the unit if no response is received from the unit owner.

Unfinished Business:
A. Landscape company - Adrian will add a pallet of sod to the proposal, but will not reduce the price to compete with other bids; they have provided references and AFMS will contact for information. AFMS will ask JK for references and contact for information.
B. Locksmith - A third proposal was received but discarded by the board as incomplete and not providing information asked for. Expert Locksmith has not replied to the questions from the board. AFMS will contact the City of Plantation to determine if the lock proposed by Lauderdale Locksmiths meet their requirements.
C. Website - The site is live and letters will be sent to the homeowners within the next 2 weeks advising of the login information.
D. F&S Irrigation - Work is proceeding on repairing the sprinkler system; payments will be made over a four (4) month period.
E. Draft for letters - Lloyd Procton, association attorney, has approved the letters. AFMS will begin using immediately and will copy the Norma on all correspondence.
F. Pool heater - Was installed last week with a 10 year warranty. Norma and Joel will complete the warranty paperwork.
G. Campione incident - Lloyd and Joel are handling the paperwork
H. To Do List - Norma and Joel review the completed and outstanding tasks.

New Business:
A. Norma asked for volunteers to be on the grievance committee.
B. An update on the graffiti was provided.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 8:35pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, APRIL 5, 2010 AT 7:30 PM AT THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Discussion/ selection of sidewalk and curb repair proposals**

3. **Selection of new landscape vendor**

4. **Selection of locksmith for new clubhouse door locks**

5. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, April 5, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates, and representing All Florida Management Service, Joel Gould.

None were absent.

After review of the several bids received for sidewalk/curb repairs, the board requested AFMS ask All South Florida Construction to be present at the next meeting to clarify information and answer questions.

Discussion of landscapers and a final review of their bids was held. Blaire made a motion to accept JK Landscaping and give the current lawn maintenance company notice to end the contract effective May 30, 2010; Patsy seconded the motion; all were in favor.

A review of the bids for a second clubhouse lock took place. The board asked for more information/clarification and tabled the issue.

Unit 1700, Phase 2 expressed concern about rotted wood. Joel will inspect the area.

Unit 1764, Phase 4 asked for a copy of the wind mitigation insurance credits. Joel will provide.

Patsy motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:50pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Saturday, April 10, 2010 at 4:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates, and representing All Florida Management Service, Joel Gould.

None were absent.

Phillip Fortney, President, All South Florida Construction, responded to questions from the board regarding his bid to replace the damaged/broken curbs and sidewalks. Requests were made for the bid to be modified, providing information on warranty, payment schedule and inclusion of materials to reinforce the strength of the concrete. Mr. Fortney agreed to all the requests.

Blaire made a motion to accept the bid, with the requested modifications pending approval from the association attorney; Patsy seconded; all were in favor.

A review of the bids for a second clubhouse lock took place. The board asked for more information/clarification and tabled the issue.

Patsy motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 5:45pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, April 19, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates, and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes of the March 15, 2010 and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Norma; all were in favor. A motion to waive the reading of the minutes of the April 5, 2010 and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Norma; all were in favor. A motion to waive the reading of the minutes of the April 10, 2010 and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Norma; all were in favor.

Officer's Reports: Treasurer's Report
March expenses were under budget by $8088; continuing to control expenses tightly.

Open Forum:
- The plastic part of the pool ladder rung has come loose; AFMS will report it to the pool maintenance company.
- The water meter by unit 1720, phase 2 is flooded; AFMS will contact the City.

Unfinished Business:
A. Sidewalks and Curbs - Norma made a motion that the unused funds from the hurricane special assessment be used for the curbs and sidewalks, avoiding another special assessment; Bernie seconded; all were in favor.
B. Insurance - Norma will get the signed contract and all other required documents to Camille, the insurance agent, as soon as they are available. Target by Thursday, April 22.
C. William Rask - Hearing was reset for April 27 2010 at 9:00am. Norma has left a message with the State Attorney's office asking to be allowed to submit information/speak at the hearing on behalf of Omega Villas. Blaire made a motion that Norma compose a letter to be sent to the court and Patty provide copies of invoices detailing the financial loss and impact to the community of the clubhouse fire; Patty seconded; all were in favor.
D. Locksmith - The mag lock is acceptable to the fire marshal, but AFMS was asked to obtain more information about the features and usage.

New Business:
- Unit 1749, phase 4 - renters are in violation of rules and regulations.
- AFMS will email President copies of any and all correspondence to owners, renters, or vendors.
- Screening committee approved renters in two separate units in phase 4 last month.

- Condo docs need to be reviewed to determine if any restriction are listed, i.e. time stipulations of owner living in unit before renting.

Patsy motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:45pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, MAY 17TH, 2010 AT 7:30 PM AT THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**
2. **Disposal of Unapproved Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Treasurer/ Financial Report**
   - **D. Secretary**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Insurance**
   - **B. Tree planting**
   - **C. Repair update – homes**
   - **D. Clubhouse arsonist sentencing**
   - **E. Unapproved renter letters update**
   - **F. Curbing & sidewalk update**
   - **G. Landscaping update/ Tree trimming update**
6. **New Business**
   - **A. Discussion of amendments on owners buying to rent**
   - **B. Discussion to consider an amendment to require simple majority(50% + 1) vote vs. 2/3 majority vote**
   - **C. Discussion of alarm vs. lock for clubhouse.**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, May 17, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and Joel Gould, representing All Florida Management Service.

None were absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Patsy; all were in favor.

Officer's Reports:
Treasurer's Report -April expenses were managed very well and came in under budget. The bad debt is still worrisome, but the Association attorney indicated that the pace was slowing down.
Secretary's Report - Screening and approval of Michelle Fogg, renter, unit 1712, phase 3 and Mavis Gordon, owner, unit 1708, phase 2.

Open Forum:

- Unit owner asked for status on repair of leak at unit 1749, phase 1
- Street light in phase 1 staying on all day
- Unit 1764, phase 4 awaiting response to email re: sewer rats eating through screening. Wants to install tin roof over patio
- Unit 1736, phase 4 reported parking truck on grass and sidewalk
- Report of problems with teenage girl residing at unit 1700, phase 4
- Unit 1757, phase 4 reported crack in wall and missing window trim
- Unit 1764, phase 4 reported roof leak in same place
- Unit 1729, phase 2 reported roof leak in kitchen
- Unit 1741, phase 2 asked for exterminator to spray for ticks
- Unit 1741, phase 2 reported flooded meter box

Unfinished Business:
A. Insurance - Has been reinstated
B. Tree planting - Required to start by City of Plantation. Norma will make an appointment
C. Repair update - homes - Have cost from Coastal to repair leaks at unit 1700, phase 2 and unit 1737, phase 4
D. Clubhouse arsonist sentencing - Was continued until May 20. Norma will mail letter to judge
E. Unapproved renter letters update - Were sent to unit 1700, phase 1, unit 1705, phase 1 and unit 1704, phase 2. No responses from owners as of yet.
F. Curbing and sidewalk update - Progressing quickly
G. Landscaping update/Tree trimming update - JK, lawn maintenance vendor, will survey property and present proposal. Also need weed and feed proposal

New Business:

A. Discussion of amendments on owners buying to rent ***and***

B. Discussion to consider and amendment to require simple majority (50% + 1) vote vs. 2/3 majority vote - A general discussion was held to determined where the directors stood and if this was something that should be pursued.

C. Discussion of alarm vs. lock for clubhouse - Camille, Association insurance broker, is checking to determine if an alarm in the clubhouse would qualify for a reduced insurance rate.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:00pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JUNE 7TH, 2010, 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER

1. **Call to Order**
2. **Tree trimming proposal**
3. **Lawn Maintenance contract**
4. **Tree replacement project update**
5. **Clubhouse lock**
6. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, June 7, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

Tree trimming - Proposal from Floridian Property Service (JK) was reviewed. Patty suggested changing the payment schedule to be 10% on signing, 20% at end of the first 3 phases completed and 30% at the end of the final phase and completion of the trimming. A site map was requested showing the trees to be trimmed and more clarification needed on the clause in the contract about 2011 trimming at no charge. License and insurance is needed to complete the proposal.

Lawn maintenance - Contract is $2395 per month. Contract signed by Norma and given to Joel to execute with JK.

Tree Replacement - Norma met with the City of Plantation and reported that they will be very strict about the quality of the trees planted and the contractor hired to do the job. The City will want to meet with the contractor prior to them performing any work. Norma obtained a list of contractor the City has worked with previously and will provide them with the information required by the City and ask for a proposal.

Unit 1745, phase 3 reporting a leak and mold and mildew resulting with damage to the laminate floor. Joel will have All South Florida Construction to determine where the leak is originating from.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:30pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JUNE 21ST, 2010 AT 7:30 PM IN THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**

2. **Disposal of Unapproved Minutes**

3. **Officers' Reports**

4. **Open Forum**

5. **Unfinished Business**
   - **A. Clubhouse Lock**
   - **B. Curb and Sidewalk Update**
   - **C. Tree Trimming Proposal Update**
   - **D. Loose Wood Removal**

6. **New Business**
   - **A. Vandalism Issues**
   - **B. Maintenance Man Punch List**

7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, June 21, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes of the May 17, 2010 meeting and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Norma; all were in favor. A motion to waive the reading of the minutes of the June 7, 2010 meeting and accept as written as the board reviewed in advance of this meeting was made by Norma; seconded by Bernie; all were in favor.

Officer's Reports:
Treasurer - May was slightly over budget due to the sidewalk repairs. Other lines items that were over budget were: pool repairs, water & sewer and insurance. Year to date tracking still under budget by approx. $11,000. No bad debt for the year, but some is expected in June. Patty will check with Goldman, Juda on the past due maintenance of unit 1708, phase 2 (HSBC), unit 1761, phase4 3 and 1733, phase 2 (both Federal National Mortgage). Joel will send letter to owner of unit 1752, phase 4 concerning past due maintenance and possibility of having renters pay directly to Association.
Secretary - Unapproved renters still in units 1704, phase 2, 1700, phase 1 and 1705, phase 1. Joel will notify Lloyd Procton to proceed with evection notice and send copy to renters. Patty will update the website with information on approving renters.

Open Forum:

- Unit 1745, phase 3 - spotlight added to outside of unit is responsibility of owner. Leak has been determined to be probably partially due to incorrect installation. All South Florida Construction has made a proposal to repair, but without a cost due to the unknown scope of the work. The repair is the responsibility of the homeowner. Gregorio will determine if fill and a downspot extension in the area is feasible.
- Issue of front gates, sizes and styles was raised due to unit 1700, phase 2 installation. Also plastic installed over front area. Joel will send letter advising owner that all must be approved by Association in advance.
- Lawn maintenance needed for weeding beds and trimming shrubs. Joel will notify contractor.
- Meter boxes at unite 1716 and 1725, phase 2 are open. Joel will contact Hayden Electric.
- Joel will send letters to unit 1749, phase 4 for unapproved renter and 1749, unit 3 for rental of room not allowed under Association rules.

Unfinished Business:
A. Clubhouse lock - Patty will check with her hotel's Director of Security or IT staff for tips on programming the lock. A motion was made by Blaire to create unit specific codes, Patsy seconded; all were in favor. Blaire will draft a letter to homeowners.
B. Curb and sidewalk update - All South Florida Construction will be advised to have workers pickup dry cement and cracked/chunks of asphalt as well as removing their worker's trash. Also advised not to remove wood until they are ready to install new wood. Patty will notify Goldman, Juda not to cut any checks until phase 1, 2, and 3 are complete. Newly poured concrete is chipping in phase 4. Norma or Patty will do a walk-thru with Phil. Curbs at 1709, phase 4 and Rita Povich's unit has been patched with concrete, not asphalt. Joel will discuss with contractor inconsistencies with wood replacement and clarify what is and is not considered "common" elements and review what contractor marked for replacement on his bid.
C. Tree trimming proposal - Current bid pricing will not change due to having to rent equipment. Joel will obtain additional bids, including cost to homeowners to have private trees trimmed. Norma will draft a letter and include a check list of the tree planting project.
D. Loose wood removal - Gregorio is working on removing and Joel will do a walk-thru with him next week to identify additional areas that need removal.

New Business:
A. Vandalism issues - Locks on the back gates in the clubhouse area are $150 each (includes $30 labor to install); a barrier needs to be created that will not allow anyone to reach through the gate to unlock from the inside. Joel will ask the locksmith for suggestions on a barrier and will also obtain bids for a new fence along the length of the pool deck and a new front gate. Joel will ask Hayden Electric to propose lighting and/or motion detectors for clubhouse and pool deck.
B. Maintenance man punch list - Patty will review responsibilities and make suggestions for changes.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at approximately 9:40pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING TO BE HELD ON MONDAY, JULY 19TH, 2010 AT 7:30 PM AT THE OMEGA VILLAS CLUBHOUSE

1. **Call to Order**
2. **Disposal of Unapproved Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer/ Financial**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Curbs and Sidewalks**
   - **B. Tree Trimming**
   - **C. Tree Planting**
   - **D. Renters Update**
   - **E. Back Gate Locks**
6. **New Business**
   - **A. Architectural Modification**
   - **B. Front Gate**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, July 19, 2010 at 7:36pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Patsy; seconded by Patty; all were in favor.

Officer's Reports:

Treasurer - Several line items came in over budget as expected: insurance, taxes, license and fees, land sales fees, and irrigation. Water and sewer are still pacing over budget and will continue to be watched closely. DirecTV's bill was larger than previously and is being reviewed to determine the reason for the change. Year to date expenses were $26,981 over budget, but when the sidewalk project is backed out, the YTD expenses were $19,516 under budget. Maintenance past due amount was $62, 761. Norma met with Lloyd Procton, association attorney, to review the maintenance status. He has a plan of action for each past due unit and will execute. Norma and Lloyd will meet monthly to review the status and move forward to foreclose when appropriate.

Secretary - Joel will contact Lloyd for information on status of evicting unapproved renters.

Open Forum:

- Architectural plan will be submitted for enclosure of patio at unit 1764, phase 4.
- Complaints were registered about the lawn maintenance company blowing cutting on the cars. Joel will notify the vendor of the problem.
- Unit 1729, phase 4 has chalky residue remaining in parking from sidewalk project. Joel will notify vendor to clean.
- Most 3 bedroom units need wood inserted in sidewalks to the front entrances.
- Unit 1717, Phase 3 - top of street light has blown off.
- Unit 1753, phase 4 - report of possible non-approved renters.
- Joel will explore adding automatic closers to the bathroom doors at the clubhouse.

Unfinished Business:

A. Curbs and Sidewalks - Patty will do a walk through with the vendor.

B. Tree Trimming - Blaire made a motion to accept 4Evergreen's proposal with exact payment schedule defined (suggested schedule - 10% down, 20% after phase 1, 2, and 3, and 30% after phase 4) and updated liability insurance coverage information; Patty seconded; all were in favor. A list of private trees in the unit owner's yards needing trimming should be provided to AFMS and homeowners offered option to have trees trimmed at rate offered to association. AFMS will post notice on the mailboxes advising residents when to move vehicles for trimming.

C. Tree Planting - Norma asked 10 companies from the City of Plantation's list to submit bids for replacing trees lost to Wilma. To date, only one company has responded.
D. Renters Update - In process
E. Back Gate Lock - Joel has overridden the function that allowed the button on the lock to be popped open. He will contact welder to install a plate on the gates and will obtain estimates for an 8 foot fence along the pool deck. Joel will contact the Plantation police for information on providing detail during the evening at the clubhouse area.

New Business:
A. Blaire made a motion to accept the architectural modification; Patsy seconded; all were in favor.
B. Front Gate - The lock on the gate has been repaired; Joel will include replacing the front clubhouse fence and gate in the pool fence bid.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:55pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, AUGUST 16TH, 2010 AT 7:30 PM IN THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**
2. **Disposal of Unapproved Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer/ Financial**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Curbs and Sidewalks**
   - **B. Tree Proposals**
   - **C. Clubhouse Lock Update**
   - **D. Tree Trimming**
   - **E. Electrical Enclosure in Phase II**
   - **F. Gutter Cleaning**
   - **G. Spotlights at Pool Area**
6. **New Business**
   - **A. Security Guard vs. Off Duty Police Officer**
   - **B. Black Top Proposal**
   - **C. Architect**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, August 16, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Norma; seconded by Patsy; all were in favor.

Officer's Reports:
Secretary - New owner was approved by the screening committee for unit 1733, phase 2.
Treasurer - As expected, some line items were over budget (insurance, irrigation, roof repairs, sidewalks, etc.) but July came in under budget by $7739 while YTD was over $19,242. Line items that will be watched closely are water & sewer, cable TV, pool & spa repairs, and sidewalks. More than $67,000 is past due on the maintenance. Norma is meeting monthly with Lloyd Procton, Association attorney, to review status of each past due account. A substantial number of units are in legal status.

Open Forum:
- Unit 1705, phase 4 tree needs to be trimmed. Joel has received a list of trees scheduled to be trimmed by 4Evergreen. If that tree needs to be cut and the unit owner does not make arrangements with 4Evergreen to do so, the tree will be trimmed and the owner will receive a letter advising of the cost.
- The water in the pool is reported to be at a comfortable temperature.
- Reports of a unit(number unknown) putting out the recycle in phase 3. Norma will post a reminder notice on the mailbox and a notice will also be posted on the website.
- A truck and trailer has been parking in the owner's parking spot (1748, phase 3). Unit owner will provide further information to Norma so she can follow up.
- Street light is out in phase 4, pole #103, again. Joel will have electrician look at it.
- Unit 1753, phase 4 is reported to possible being in the process of being rented. Blaire will attempt to contact owner to explain the process.

Unfinished Business:
A. Curb and Sidewalks - Project is complete and inspections have passed.
B. Tree Proposals - Two bids have been received; the city has tied the tree planting permit to the sidewalk permits which means we have 30 days to close the permit (8/22). Norma is working with the city to extend the permit which could save up to $3000 on permitting fees.
C. Clubhouse Lock Update - The software has been received and installed on Patty's laptop. The computer will randomly assign codes, a trail will be run and data will be uploaded to the lock. Unit owners will be notified that they are responsible for the use of the clubhouse on their code.

Codes will not be provided to owners who are in default. A letter will be mailed to the owners that will ask for specific information to update our records before the code will be released.
D. Tree Trimming - Phase 1 and 2 are in process; when completed, phase 3 and 4 will be done.
E. Electrical Enclosure in Phase 2 - A second panel, across from the first one, needs to be looked at. Joel will have the electrician look at it.
F. Gutter Cleaning - Joel is getting estimates since OSHA requires two persons, eliminating our maintenance man.
G. Spotlights in Pool Area - Joel will have electrician check the lights at the gazebo and put in a work order, if necessary.

New Business:
A. Security Guard/Off-Duty Police - BSO will not bid since this is not their area. Joel will check with FHP to see if they would provide officers and pricing. Patty motioned for a law enforcement officer for up to four days a week, always on Friday and Saturday and two other variable nights, for 4 hours a night from 11:00pm to 3:00am or 10:00pm to 2:00am. Patsy seconded; all were in favor. Joel will contact the City of Plantation.
B. Blacktop Proposal - A bid was received from All South Florida. Joel will obtain other bids.
C. Architect - Joel and Norma will ask architects to present bids.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:25pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, SEPTEMBER 20TH, 2010 AT 7:30 PM AT THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**
2. **Disposal of Unapproved Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer/ Financial**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Police Officer**
   - **B. Clubhouse Lock**
   - **C. Bids on Replacement Fences**
   - **D. Gutters**
   - **E. Unapproved Tenants**
   - **F. Removal of Rotted Wood**
   - **G. Tree Proposals**
   - **H. Motion Lighting**
6. **New Business**
   - **A. Architect Proposal**
   - **B. Audit**
   - **C. Review of Rules and Regulations**

6. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, September 20, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Norma; seconded by Patsy; all were in favor.

Officer's Reports:
Secretary - During the past month, 5 applicants were screened; three were renters, one was a buyer of a foreclosed unit and one was a renter that was declined.
Treasurer - Monthly financial report indicated that several line items were over budget, as expected, including cable, insurance, irrigation, roofing, electrical and sidewalks. Past due maintenance is $62,177.31. YTD budget is over by $18,434, mainly due to the sidewalk project.

Open Forum:
- Unit 1744, phase 1 - H Systems took 4 months to hook up cable connection and charged $260.00. He will not return the unit owner's phone calls. Unit owner needs a key to the pool area.
- Residents reported adults and teens jumping off the clubhouse roof into the pool.
- Motion detector lights have been purchased for the gazebo and need to be installed.
- It was suggested that the principal at the high school be contacted to advise of students loitering on the property.
- Two light posts at the entrance of phase 4 are out.

Unfinished Business:
A. Police Officer - Goldman Juda will cut a check and AFMS will deliver to the Plantation Police.
B. Clubhouse Lock - All the information has been entered in the database, however a communication problem has developed between the lock and the laptop. AFMS will contact the software company for assistance. It was noted that the lock out times need to change for daylight saving time change.
C. Replacement Fences in Common Areas - One bid has been received; AFMS will solicit additional bids. Pricing should be for at least an 8 foot fence and for sturdy materials, not lightweight aluminum.
D. Gutters - Cleaning project is in process, AFMS will post notice on the mailboxes.
E. Unapproved Tenants - Unapproved renters are still living in unit 1704, phase 2, 1749, phase 3, and 1749 phase 4. These will be referred to Lloyd Procton, attorney.

F. Removal of Rotten Wood - An additional maintenance person, Derek, will be scheduled for 2 days a week to assist Gregorio. AFMS will inform Norma by the end of the week what Derek's schedule will be.
G. Tree Proposals - Bernie motioned to accept the proposal from O'Brien to begin the tree planting, if the project can be done in phases and proper licenses and insurance can be provides; Patsy seconded; all were in favor.
H. Motion Lighting - AFMS will have the fixtures installed in the gazebo area of the pool.

New Business:
A. Architect Proposal - Scott Conner presented his proposal for developing a scope of work and evaluation for repairs to the buildings. Mr. Conner answered the board members' questions. As only 1 proposal has been received, Norma will try to find another architect to bid on the project. Blaire will also reach out to her contacts.
B. Audit - Norma will meet with Goldman, Juda in preparation for the budget meetings.
C. Review of Rules and Regulations - Norma will check with Lloyd to determine the necessary procedure to change the fee structure and putting the rules and regulations in a different order.

Patsy motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:45pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, October 11, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and representing Goldman, Juda, Carol Eskew and Nick Cavaleri.

None were absent.

New Business:
Carol and Nick presented the current budget information and responded to the board member's questions. Each line item was reviewed.

The meeting was adjourned at 8:50pm.

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AGENDA

THE BOARD OF DIRECTORS WILL BE HOLDING A WORKSHOP IN ORDER TO WORK OUT THE FY 2011 OPERATING BUDGET. THE WORKSHOP WILL BE HELD ON MONDAY, OCTOBER 11TH, 2010 AT 7:00 PM IN THE OMEGA VILLAS CLUBHOUSE.

THIS MEETING IS NOT THE FY 2011 BUDGET APPROVAL MEETING.

1. **Call to Order**

2. **Discussion of anticipated expenditures for the Fiscal Year (FY) 2011.**

3. **Adjournment**

PLEASE NOTE THAT THE BUDGET WILL BE THE BASIS FOR YOUR ASSESSMENT PAYMENTS FOR NEXT YEAR. ALL HOMEOWNERS ARE ENCOURAGED TO ATTEND.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, OCTOBER 18TH, 2010 AT 7:30 PM IN THE OMEGA VILLAS RECREATION CENTER.

1. Call to Order

2. Disposal of Unapproved Minutes

3. Officers' Reports
- **A. President**
- **B. Vice President**
- **C. Treasurer/ Financial Report**
- **D. Secretary**

4. Open Forum

5. Unfinished Business
- **A. Tree Project Update**
- **B. Clubhouse Lock**
- **C. Rules & Regulations**
- **D. DirecTV Update**
- **E. Rotted Wood Removal Update**
- **F. Off Duty Police Detail Update**
- **G. Pool Fence Update**
- **H. FY 2011 Budget Update**

6. New Business
- **A. Pressure Cleaning of Sidewalks**
- **B. Mulching**
- **C. Website Letter**

7. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, October 18, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes of the September 20, 2010 and the October 4, 2010 and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Patsy; all were in favor.

Officer's Reports:
Secretary - Blaire reported that a renter was approved for unit 1709, phase 2.
Treasurer - In Patty's absence, Norma reported that the financials were tracking as expected.

Open Forum:

- Unit 1764, phase 4 - reported that a trash can is by the mailbox; AFMS will try to get the garbage truck to remove.
- Unit 1708, phase 1 - placing bulk pickup behind unit prior to night before pickup; AFMS will contact home owner.
- Light on the pool deck needs an electrician; AFMS will contact.
- AFMS will contact 4Evergreen for bid on lawn maintenance contract.
- Sprinkler repairs are being done and being billed in increments.
- Unit 1707, phase 2 needs key to pool and condo docs. Condo web site has docs as does Broward County. AFMS will provide key.
- Edging in flower beds needs to be pushed into ground; AFMS will assign to Gregorio.
- Unit 1713, phase 2 has large roots at the front of the unit; AFMS will investigate.
- Unit 1724, phase 1 broken into. All residents need to call the Plantation Police when strangers seen.
- Reports of problem with spa motor; AFMS will have unit checked.
- Air conditioner filter in clubhouse needs to be changed monthly; AFMS will have Gregorio add to his responsibilities on the 1st working day of each month.

Unfinished Business:
A. Tree Project Update - Planting started today and will continue over next 2 weeks; new plantings will be waters every day they are on site and a minimum of 3 times a week for 1 month. AFMS will post info on mailbox. AFMS will look into getting a 50 gallon tank for the golf cart.
B. Clubhouse Lock - Communication problems continue to exist between the laptop and the lock software. Joel will load into his laptop and try to connect.

C. Rules & Regulations - Lloyd Procton, attorney, advised that any modification will need a 14 day notice to the homeowners. Will try to include with annual meeting notice to keep postage costs down.
D. DirecTV Update - two bids received; AFMS will obtain more information from Spasic including insurance, licenses, etc.
E. Rotted Wood Removal Update - Gregorio and Derek are working on removal. Check 1709 & 1713, phase 2 for rotted wood.
F. Off Duty Police Detail Update - Police detail started last weekend.
G. Pool Fence Update - 3 bids have been received; AFMS will ask 1st Class to provide bid on aluminum fence and Universal and Atlantic to provide bid on steel fence so board can compare.
H. FY 2011 Budget Update - Blaire motioned that budget be accepted as proposed with a change to 5 lines as suggested by Patty and to have Goldman, Juda move forward for a November budget meeting; Bernie seconded; all were in favor.

New Business:
A. Pressure Cleaning of Sidewalks - AFMS will look into cost of rental of pressure cleaner verses purchasing.
B. Mulching - City only give free mulch to homeowners, not contractors; AFMS will clarify city policy.
C. Website Letter – Include with annual meeting notice.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:30pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, NOVEMBER 22ND, 2010 AT 7:30 PM IN THE OMEGA VILLAS RECREATION CENTER, IMMEDIATELY FOLLOWING THE BUDGET MEETING.

1. Call to Order
2. Disposal of Unapproved Minutes
3. Officers' Reports
- **A. President**
- **B. Vice President**
- **C. Secretary**
- **D. Treasurer/ Financials**

4. Open Forum
5. Unfinished Business
- **A. Tree Planting Project**
- **B. Pending Injury Lawsuit Update**
- **C. Clubhouse Fire Update**
- **D. Architect**
- **E. DirecTV**
- **F. Clubhouse Lock**
- **G. Pool Fence Bids**
- **H. Rotted Wood (Fences/ Beams) Removal**
- **I. Mulching**
- **J. Clubhouse A/C filter**

6. New Business
- **A. Repair Proposal**

7. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors budget meeting was held and called to order on Monday, November 22, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates, representing All Florida Management Service, Joel Gould, and Carol Eskew and Nick Cavaleri of Goldman, Juda.

Blaire made a motion to discuss the financials for 2011; Bernie seconded; all were in favor.

Carol Eskew and Nick Cavaleri provided an explanation of the proxies and gave a tally of the number received and still needed from each phase. Questions were asked by the board and the residents and clarification was provided.

Norma made a motion to adopt the 2011 budget as proposed; Blaire seconded; all were in favor.

Blaire motioned to have the 2011 coupon book to include the January 2012 coupon; Patty seconded; all were in favor.

Blaire motioned to adjourn the budget meeting; Bernie seconded; all were in favor. The meeting was adjourned at approximately 8:40pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, November 22, 2010 at approximately 8:50pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates, representing All Florida Management Service, Joel Gould.

A motion to waive the reading of the minutes of the October 18, 2010 and accept with the modification to New Business – Website Letter the state that a letter would be included with the notice of the annual meeting was made by Blaire; seconded by Norma; all were in favor.

Open Forum:

- Unit 1721, phase 2 – robbery two weeks ago; thieves tried to access the property through the sliding glass door, but were able to enter through the window air conditioning unit.
- Unit 1749, phase 1 – gutter leaking in back of unit
- Unit 1713, phase 1 – tree behind unit is dying; AFMS will investigate for watering
- Unit 1701 & 1705, phase 4 – front fence that separates the units needs to be removed due to rot

Unfinished Business:

A. Tree Planting Project – Awaiting final inspection from the city
B. Pending Injury Lawsuit Update – Plaintiff's attorney wants to withdraw and has made a motion to do so.
C. Clubhouse Fire Update – Arsonist was sentenced to 4 years in state prison; has already served 2 years; due for release on March 25, 2012; Association has asked to be notified of his release.
D. Architect – Meeting with Ken Hirsch scheduled for Dec. 10, 2010.
E. DirecTV – Still working on obtaining all insurance certificates from Spacis.
F. Clubhouse Lock – Still working on obtaining a fix for the linking problem.
G. Pool Fence Bids – First Class will not give bid on aluminum as it is too weak; Atlantic has not submitted a proposal for steel; Universal has not returned phone calls.
H. Rotted Wood – Removal of all on list is complete; AFMS will do a walk through to determine if any other areas need removal.
I. Mulching – City of Plantation requires a photo ID and utility bill for proof of residency to obtain free mulch; possibility to rent a truck to obtain.
J. Clubhouse A/C Filter – correct size filters have not yet been obtained.

New Business:

A. Repair Proposal – Unit 1709, phase 1 – need bids to handle water intrusion.
B. Pressure Cleaning of Sidewalks – AFMS obtained lease info from Home Depot ($927) and Kyle Tool ($175 week/$600 month plus $100 week for scrubber). Home owner will look into purchasing.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:30pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, DECEMBER 20TH, 2010 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER

1. **Call to Order**

2. **Disposal of Unapproved Minutes**

3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer**

4. **Unfinished Business**
   - **A. Clubhouse Lock**
   - **B. DirecTV Contracts**
   - **C. Rules and Regulations Update**
   - **D. Tree Update**
   - **E. Architect Update**

5. **New Business**
   - **A. Holiday Bonus**
   - **B. Annual Membership Meeting/ Application For Candidacy for 2011 Board of Directors**

6. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, December 20, 2010 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Bernie; seconded by Patsy; all were in favor.

Officer's Reports:
Treasurer - Patty reported that budget lines over budget were as expected and included tree planting, cable TV, insurance, and irrigation. Water bills increased due to watering, as required, every day for the new trees.

Open Forum:

- Unit 1764, phase 4 reported that the area was not getting watered by the sprinklers and a mound of dirt with weeds/plants growing wild was behind the mailbox by the fence. Also report of ceiling in kitchen being wet. AFMS will investigate.
- Unit 1756, phase 1 reported termites a month ago, but haven't heard from exterminator. AFMS will follow up.
- Unit 1712, phase 1 reported termites. AFMS will follow up.
- Unit 1749, phase 1 again reported leak in gutter at corner of patio and master bedroom. AFMS will follow up.
- Unit 1709, phase 1 has leak that association needs confirmation of the cause before the board can consider to repair; awaiting bids from contractors. AFMS will check the docs to confirm who is responsible for the drywall.
- Report of crack in wall on Sunrise at 70th Avenue.
- AFMS requested to obtain a bid from 4Evergreen for lawn maintenance.
- Still awaiting information from Debbie, homeowner, on information about costs and availability of a pressure cleaner and AC filters.
- Enough proxies were received with votes to waive the reserves.

Unfinished Business:

A. Clubhouse Lock - AFMS reported the Ben at Coastal Lock referred him to Kevin at Southern Lock. Joel had not yet made contact with Southern Lock. Norma will speak with Lloyd concerning leaving the clubhouse locked until the problems are resolved. Patty offered another option to have the renters contact a board member for access to the clubhouse. Joel will keep Norma up to date on conversations with Southern Lock.

B. DirecTV Contracts - Spasic has not responded to Joel's emails requesting insurance certificate. Joel will contact Advance Low Volt Systems for more information on cable TV bid.
C. Rules and Regulations Update - Annual meeting mailings will be 14 days prior to the meeting and should include the updated Rules & Regs.
D. Tree Update - The City of Plantation is requiring us to replace the hedges and ground cover. Norma will contact the City for clarification after the beginning of January.
E. Architect Update - Norma met with Ken Hirsch and Leon Wechsler. Will schedule Ken for board meeting to clarify bid and answer questions.

New Business:

A. Holiday Bonus - After discussion, Blaire motioned that Gregorio be given a $150 bonus, Norma seconded; all were in favor.
B. Annual Membership Meeting - Application must be received at AFMS by January 14, 2011.

Patsy motioned for adjournment; Blaire seconded; all were in favor.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held on Monday, January 10, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and Lloyd Procton, attorney.

Bernie Cooper was absent.

Ken Hirsch, Hirsch Architects, review his proposal and answer questions from the Board of Directors and the residents.

Information needed from Hirsch Architects and ARC URB include licenses and insurance, and references. Norma will handle communicating with All Florida Management Services. Blaire will research both firms and architects with the Better Business Bureau and the State of Florida, DBRA.

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AGENDA

THERE WILL BE A SPECIAL BOARD OF DIRECTORS MEETING HELD ON MONDAY, JANUARY 17TH, 2011 AT 7:30 PM IN THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**
2. **Disposal of Unapproved Minutes**
3. **Officer's Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer/ Financial Report**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Clubhouse Lock**
   - **B. H-Systems**
   - **C. Architect Decision**
6. **New Business**
   - **A. 2011-2012 Insurance Renewal**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 17, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Patsy; seconded by Patty; all were in favor.

Officer's Reports:
Secretary - Blaire advised of new residents approved by the screening committee.
Treasurer - Norma advised that she and the attorney, Lloyd Procton, were in regular, frequent contact concerning the delinquent home owners.

Open Forum:
Unit 1757, phase 3 - Karen Berdis reported that DirecTV told her she needed association approval to upgrade to Choice Extra plan. She was referred to HSystems.
Unit 1705, phase 3 - Diane Scott reported that the key to the clubhouse gate was not working. She also raised the issue of the front fences and was provided with an explanation. Reports of rotted wood beams, missing board and plywood patch in the backyard were referred to AFMS for handling.
Unit 1749, phase 1 - Blaire again reported the leak in the gutter over the back bedroom window and continuing problems encountered with rodents. AFMS will handle both issues.
Building 1, phase 1 - Termite problems reported; AFMS will have Dead Bug Edwards investigate.
Unit 1749, phase 1 - Architectural modification requested to close off breakfast room sliding glass door. Norma made a motion to approve modification; Patsy seconded; all were in favor with Blaire abstaining.
AFMS will contact the City of Plantation to obtain updated information on status of police detail for clubhouse.

Unfinished Business:
A. Clubhouse Lock - AFMS will contact Southern Lock to obtain a cable and software to allow download of information from laptop to lock. A form will be sent to the residents with the second notice of annual meeting to obtain information re: residents data before releasing code.
B. HSystems - Charlie reduced his fee for the next several months for $750 due to problems with service. Alliance Tech responded quickly and walked the property; will email bid. ITC will be contacted to obtain bid.
C. Architect Decision - Patty made a motion to accept Hirsch Architects for the building restoration project with assistance from Stan Weinberg and Carol Eskew; Norma seconded; all were in favor.

New Business:

A. 2001-2011 Insurance Renewal - Camille Vaught, Smith Watson Parker, presented options for insurance coverage (commercial property coverage, general liability coverage, and commercial crime coverage, D&O, and umbrella policy) with additional options for deductibles. She answered questions for the board and residents. Blaire made a motion to place insurance with American Coastal with a 3% deductible including Ordinance; Norma seconded; all were in favor. In addition, Camille will provide information about Balfor for disaster cleaning and restoration services.

Patsy motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:35pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, FEBRUARY 21ST, 2011 IMMEDIATELY FOLLOWING THE ANNUAL MEETING IN THE OMEGA VILLAS RECREATION CENTER, IMMEDIATELY FOLLOWING THE BUDGET MEETING.

1. Call to Order

2. Completing Annual Meeting Issues as needed

- **A. Introduction of 2011 Board of Directors**
- **B. Election of Officers**
- **C. Disposal of Unapproved Minutes from 2010 Board of Directors**
- **D. 2010 Officers' Reports**

3. Open Forum

4. Unfinished Business

- **A. Architect Update**
- **B. H-Systems/ DirecTV Update**
- **C. Clubhouse Lock Update**
- **D. Other Projects**

5. New Business

- **A. Men's Restroom Door**
- **B. Timer for Lights around the Pool**

6. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, February 21, 2011 at approximately 7:30 at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates, representing All Florida Management Service, Joel Gould.

Completing Annual Meeting Issues:

A. Patsy Cates made a motion to nominate Bernie Cooper to the 2011 Board of Directors, Norma Aker seconded the motion; all were in favor.
B. Norma nominated and motioned for Patty Sabates to remain as Treasurer, Patsy seconded; all were in favor.
   Blaire Lapides nominated and motioned for Norma to remain as President, Patsy seconded; all were in favor
   Patsy nominated and motioned for Bernie to remain as Vice President, Blaire seconded; all were in favor.
   Patsy nominated and motioned for Blaire to remain as Secretary, Norma seconded; all were in favor.
C. Norma motioned to accept the minutes of the previous Board Meeting as written, Patsy seconded; all were in favor.
D. Treasurer's report was presented: month to date expenses were under budget, however water & sewer, electricity and legal fees were over budget. Defaults on maintenance are at $85,070 with 13 units in foreclosure and 8 with liens. Lloyd Procton, Association attorney, is watching closely and taking all available legal actions. Norma will schedule a closed meeting with the board and Lloyd so that details of each delinquency can be reviewed.

Open Forum:

- Unit 1753, phase 4 – May have unapproved residents. AFMS will send letter to unit owner.
- Unit 1728, phase 2 – Has new roof leak; AFMS will contact the roofer for status. With regards to washing machine leak, owner's insurance company told her that the repaid of the wall was the Association's responsibility. Owner was advised since it was her washing machine and not a leak in the common area, her insurance company would need to handle.
- Unit 1749, phase 3 – Requested form to provide data update to receive clubhouse key.
- Unit 1716, phase 4 – New tree was not staked properly, AFMS will have it looked at.
- Unit 1756, phase 4 – Reported that a bird bath with plants has been placed on the finger island by another resident.
- Unit 1764, phase 4 – Again reported dirt mount and weeds near mailbox.

Unfinished Business:

A. Architect Update – Norma and Patty Sabates met with Steve Weinberg concerning the contract from Ken Hirsch. Steve recommended that other architects be interviewed since the changes they requested in the contract were met with resistance.

B. **H-systems/DirecTV Update** – Charlie from DirecTV provided Norma a list of repair work done for December and January, but nothing provided thus far for February. Alliance Tech proposal was comparable to H-Systems costs.
C. **Clubhouse Lock Update** – Data form must be filled out and returned to Norma before the codes will be released to the owner.
D. **Other Projects** – Clubhouse Fence: AFMS will contact Atlantic Coast, R & K and Universal fence companies to obtain bids using same materials and size. AFMS will also obtain and post "No Trespassing by order of the City of Plantation Police Department". **Police Detail** – Detail was present the previous Saturday night. AMFS will keep in touch with Sue Back, City of Plantation Police Department, to make sure the account has funds in it.

New Business:

A. **Men's Restroom Door** – AFMS will obtain bids to replace the door jam and door with automatic closer due to the frame rotting and the door not locking.
B. **Timer for Lights Around Pool** – AFMS will contact an electrician to place a timer in the pool area.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:35pm.

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SECOND NOTICE OF ANNUAL MEETING

January 31st, 2011

TO ALL MEMBERS:
On Monday, February 21st, 2011 at 7:00 P.M., in the Omega Villas Condominium Clubhouse, the Annual Meeting of the Association will be held for the purpose of introducing the members of the 2010 Board of Directors, and such other business as may be lawfully conducted. The Association must obtain a quorum of 50% plus one (sixty-five) owners present, in person or by proxy, to hold the Annual Meeting If you think that you may not attend the Annual Meeting, please fill out and return the enclosed proxy form. Should you choose to attend thereafter, you may rescind your proxy by appearing at the meeting in person. An identification of agenda items is as follows:

1. Call to Order
2. Proof of Notice of the Meeting, Verification of Quorum
3. Disposal of Unapproved Minutes
3. Reports of Officers
4. Introduction of Directors
5. Appointment of additional Directors by 2011 Board of Directors as deemed necessary
6. Election of Officers
7. Unfinished Business
8. New Business
9. Adjournment

As there were only four (4) applicants to fill the seven (7) positions on the Board of Directors, these four (4) applicants will be automatically seated as the 2011 Board of Directors. The 2011 Omega Villas Condominium Board Members are: Norma Aker, Patsy Cates, Blaire Lapides and Patty Sabates. It will be up to the Board of Directors if they so wish to fill the remaining three (3) seats and to select those Board Members as they feel is appropriate for the good of the community.

Sincerely,
Joel L. Gould, LCAM
All Florida Management Services, Inc.
For the Board of Directors
Omega Villas Condominium Association

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Annual Meeting of the Association was held and called to order on Monday, February 21, 2011 at approximately 7:15pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides, Patsy Cates, representing All Florida Management Service, Joel Gould.

As less than 50% of residents were present either in person or by proxy, the meeting was adjourned at approximately 7:18pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, MARCH 21ST, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. Call to Order

2. Disposal of Unapproved Minutes

3. Officers' Reports
- **A. President**
- **B. Vice President**
- **C. Secretary**
- **D. Treasurer**

4. Open Forum

5. Unfinished Business
- **A. Recreation Center Men's Room Door**
- **B. Water Intrusion Repairs**
- **C. Timer for pool patio lights**
- **D. No Trespassing Signs**
- **E. Architect Update**

6. New Business
- **A. Title of 1741 NW 74th Ave**
- **B. DirecTV Discussion**

7. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, March 21, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes from the February 21, 2011 Annual Meeting and the monthly board meeting and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor.

Officer's Reports:
No reports were presented

Open Forum:

- Unit 1749, phase 4 - groups of people are reported as living in the unit; AFMS will check the files and investigate
- Phase 4 - reports of piles of dirt and rocks still by the mailbox
- Unit 1704, phase 2 - presented an architectural modification form for a fence; Norma moved to accept, Bernie seconded, all were in favor
- Unit 1708, phase 3 - boat and truck are illegally parked on grass by clubhouse; AFMS will advise they have 24 hours to move truck and boat
- Unit 1737, phase 1 - workmen told to move truck into guest parking spot
- Unit 1700, phase 1 - advised AFMS of "painter" who was looking for water valve to turn on
- Unit owner wants access to clubhouse, but hasn't returned the data information sheet; advised to do so to obtain code
- Unit 1724, phase 2 - reported water overflowing by the meters and receiving a large water bill

Unfinished Business:
A. Recreation Center Men's Room Door - 1 bid received for $850 to replace the door, door jam and install a self closer. AFMS will obtain additional bids
B. Water Intrusion Repairs; unit 1712, phase 1 - No modification appear to have been done on the unit where the water leak is. AFMS will contact Lloyd Procton, association attorney, concerning questions about who (association or homeowner) would be responsible for replacing the window and what is the extent of the homeowners responsibility for not promptly notifying the association of the problems; AFMS will obtain bids and email to board.
C. Timer for Pool/Patio Lights - bid presented for $250 for electrician to hard wire a time for the pool and patio lights to the panel. Bernie made a motion to accept the bid; Patsy Cates seconded; all were in favor.

D. No Trespassing Signs - AFMS was directed to replace the signs missing from entrances by purchasing from the City of Plantation.
E. Architect Update - Norma has a meeting scheduled on March 24 and April 4 for architectural firms to look at the property. She will meet with the City of Plantation to get ideas on changes and building codes. It was suggested that the board consider paying an architect on an hourly basis until drawings are received.

New Business:
A. Title of 1741 NW 74 Avenue - Insurance will cost approximately $900 a year; Norma and AFMS will book locksmith to gain entry to unit to access condition of unit and rentability; possibility of Gregorio put out items for bulk pick; Lloyd will provide a monthly lease document. Blaire Lapides motioned to accept title; Patsy seconded; all were in favor.
B. DirecTV Discussion - Blaire will obtain information on actual costs to individual unit owners for DirecTV, Comcast and Uverse.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:35pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A closed Board of Directors workshop was held on Monday, April 11, 2011 at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and Association Attorney, Lloyd Procton.

None were absent.

Lloyd Procton discussed each unit that is in arrears on the maintenance payments, providing information on the actions taken in an attempt to collect and what measures would/could be taken in the future based on the homeowner's response.

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NOTICE

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, APRIL 25TH, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**
2. **Disposal of Unfinished Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Architect**
   - **B. Insurance**
   - **C. No Trespassing Signs**
   - **D. Pool Inspection**
   - **E. Timer for Pool Area Lights**
   - **F. Meeting with Attorney re: foreclosures and Delinquencies**
6. **New Business**
   - **A. Lawn Maintenance Proposals**
   - **B. Door Proposals**
   - **C. 90 day delinquent letter/ usage rights**
   - **D. Maintenance Person**
   - **E. Installation of Rain Meters**
   - **F. Cleaning Crew Proposals**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, April 25, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes for the meeting of March 21, 2011 and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor. A motion to waive the reading of the minutes for the meeting of April 11, 2011 and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor.

Officer's Reports:
Treasurer's Report - In Patty Sabates' absence, Norma presented the report, noting that the expenditures were below budget for the month as well as the year to date although a couple of the line items are over budget. Due to the need to tent 2 buildings in Phase 1, termite costs are over budget. Also over budget is the roofing and street lights lines.
Secretary's Report - Renters were approved in unit 1761, phase 3.

Open Forum:
- Unit 1764, phase 4 - front fence was damaged by delivery, AFMS will provide homeowner with list of contractors to contact for repairs at their own expense.
- DirecTV is not showing up again for appointments.
- The architect was not able to access the back of some units due to occupants not leaving gate unlocked.
- Unit 1753, phase 4 - Apparent unapproved renters are occupying unit; AFMS will investigate.
- Trees: Unit 1704, phase 1 - finger island tree needs to be restaked
  Unit 1756, phase 1 - side yard tree leaning over, needs to be restaked
  Unit 1721 to 1725, phase 1 - finger island dead and down
  Unit 1705, phase 1 - trees in backyard dying and tied with ropes to fence; AFMS will contact owner
  Unit 1712, phase 4 - tree died
- Plantation Tram is using swale at entrance to phase 1 to make U-turn and is tearing up grass; AFMS will contact city

Unfinished Business:
A. Architect - Norma requested the authority to sign a contract for billing on an hourly basis with Manuel Synalovski Associates, LLC. Responsibilities will include meeting with the city to clarify processes and requirements and to provide ideas and potential costs for improvements and

repairs to the buildings. Blaire Lapides made a motion to approve the request; Bernie seconded; all were in favor.
B. Insurance - Camille Vaught, Association insurance agent, recommended adding liability insurance to our policy on the two units the Association took title to. Comp coverage is not needed at this time.
C. No Trespassing Signs - Have been installed.
D. Pool Inspection - AFMS will check with L&J concerning the correction of the violations and get more bids for pool service. The board expressed concern that the City of Plantation inspected the pool on the same day as the pool was serviced and found violations that appear to have been part of the routine maintenance as well as other items that the contractor should have brought to the Association's attention.
E. Timer for Pool Area Lights - AFMS will follow up with the electrician.
F. Meeting with Attorney re: Foreclosures and Delinquencies - Norma noted that Lloyd Procton, Association attorney, provided information on status of the legal actions that had been taken and on potential future action on units with delinquent maintenance payments.

New Business:
A. Lawn Maintenance Proposals - Bids were reviewed. Blaire made a motion to accept the proposal from Landscape Nutrition, Patsy Cates seconded; all were in favor. AFMS will give J&K Landscapers 30 day notice to terminate their contract.
B. Door Proposal - Bids were reviewed. Bernie made a motion to accept Professional Building Services contingent upon receipt of license, insurance and warranty information, Norma seconded; all were in favor. AFMS will obtain the information needed; Blaire will check to see if any complaints have been recorded with the City, DPR and City of Plantation.
C. 90 Day Delinquent Letter/Usage Rights - Lloyd will review draft and approve or modify letter. AFMS will send to home owners by certified mail.
D. Maintenance Person - A list of duties was suggested and tabled until the next meeting. Board Members should be prepared to offer ideas for projects and ongoing maintenance such as gutter cleaning, edging the flower beds, etc.
E. Installation of Rain Meters - Bernie made motion to accept the proposal from the sprinkler contactor; Patsy seconded; all were in favor.
F. Cleaning Crew Proposals - AFMS will obtain bids to have an outside company handle the cleaning of the units the Association has taken title to.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 9:30pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION

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NOTICE

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, May 16TH, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**
2. **Disposal of Unfinished Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Pool inspection repair update**
   - **B. Timer for Pool Area Lights**
   - **C. I-1732 Cleaning Crew proposal**
   - **D. Replacement of Men's restroom door**
   - **E. Unauthorized Renter Issue**
6. **New Business**
   - **A. Legal Billing**
   - **B. Maintenance Person**
   - **C. Short Sale Specialist**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
Minutes

Board of Directors meeting was held and called to order on Monday, May 16, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes of the April 25, 2011 meeting and accept as written as the board reviewed in advance of the meeting was made by Bernie Cooper and seconded by Norma Aker; all were in favor.

Officer's Reports:
President's Report – The architect opened the walls on several of the units to determine if there was any underlying structural damage. A meeting is set with the architect and the attorney for Friday morning.
Secretary's Report – A buyer was approved for unit 1756, phase 1.
Treasurer's Report – Overall, April was a good month, with the some lines being over budget as expected (water & sewer, electricity, pool & spa, general repairs and replacement, roof repairs, legal and postage). However the month to date and year to date totals are still under budget.

Open Forum:

- Unit 1729, phase 4 – reports of trash such as a box of open Cherrios, a large orange bucket, bushes being pulled out, etc. behind the unit. AFMS will have Gregorio check the area.
- Unit 1764, phase 4 – reports of cars double parking at unit 1745. Patty Sabates asked to be notified so that she can sticker the vehicle and pursue towing. AFMS will send a letter to the homeowner.
- Unit 1717, phase 1 – AFMS will send letter to homeowner regarding the garbage bags piled up in the air conditioning area and drywall lying under the front windows. The letter will also address the unapproved occupants in the unit. AFMS will also contact the City of Plantation regarding a possible code violation of the garbage.
- Unit 1705, phase 2 – Homeowner reported that nails left in his parking space by the architect caused a flat tire and wanted the Association to pay for the replacement. Ken Aker was with the architect during the inspection of the homes and the removal and replacement of the T-111 (see President's report above). Ken reported that the architect used a staple gun not nails. The Board declined to replace the tire.
- Unit 1756, phase 1 – Front fence is reported as rotting and needs removal.
- Unit 1701, phase 1 - The Plantation Tram was again using the swale behind the home to make a U-turn causing the grass to be destroyed and the ground to be dug into. AFMS will contact.
- Tree status – Blaire asked what the status was of the newly planted trees that had been reported the previous month and leaning over and needing to be re-staked. AMFS will pursue.

Unfinished Business:

A. **Pool inspection repair update** – AFMS will contact Russell Pool Service to get a guarantee that the installation of equipment will meet new codes. Blaire made a motion to accept Russell's bid, pending receipt of the guarantee, to proceed with the new equipment, Patsy seconded the motion; all were in favor.

B. **Timer for pool area lights** – AFMS will check with Hayden Electric to obtain a bid.
C. **Unit 1732, phase 1 cleaning crew proposal** – Bids were reviewed. Blaire made a motion to accept Professional Building Services bid with the painting of the doors and ceiling, Bernie seconded the motion; all were in favor.
D. **Replacement of men's room door** – Bids were reviewed. AFMS advised that Professional Building Services could not be considered since they do not have the required general contractor's license. Patsy made a motion to accept the bid from All South Florida Construction, Norma seconded the motion; all were in favor.
E. **Unauthorized renter issue** – AFMS reported that the information was sent to Lloyd Procton, Association attorney, to move forward with eviction of the occupants in unit 1705, phase 3. Also being forwarded to Lloyd is unit 1708, phase 1.

New Business:

A. **Legal Billing** – Lloyd will start billing by phase, when appropriate, to reflect where the expenses are actually incurred.
B. **Maintenance Person** – Norma will walk the property on a monthly basis with the maintenance technician to identify areas that need to be addressed. Bernie made a motion to purchase a pressure cleaner with the cost under $500, Patsy seconded the motion; all were in favor.
C. **Short Sale Specialist** – Nick Cavaleri, Association accountant at Goldman, Juda, recommended an individual to assist with expediting short sales. With the Board's approval, Norma will invite to the next Board meeting.

Patsy motioned for adjournment, Norma seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.

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NOTICE

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JUNE 20TH, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**
2. **Disposal of Unfinished Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Pool inspection repair update**
   - **B. Timer for Pool Area Lights**
   - **C. Replacement of Men's restroom door**
   - **D. Unauthorized Renter Issue**
   - **E. Rental of I-1732**
   - **F. Rotted Fence Removal**
   - **G. Trees**
   - **H. Short Sale Specialist**
   - **I. Architect/ Ongoing Repair**
6. **New Business**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, June 20, 2011 at 7:40pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

Officer's Reports:
Treasurer: May expenses were over budget for water and sewer, pool and spa repairs and capital improvements. The balance of the expenses were in line with the budget.

Open Forum:

- Tables and chairs at the shuffleboard courts are attracting teenagers who are hanging around and causing disturbances. Police have been called.
- AFMS will advise police patrols hired by Omega that mid-rise buildings are not part of the area to be patrolled. At times, police are being hired to patrol during the daytime.
- An attempted break-in was reported in phase 4.
- Rat traps need to be placed on the fence on Sunrise Blvd. near unit 1757, phase 4.
- The backyard of unit 1700, phase 4 has been trashed by the renters. AMFS will send a letter to the homeowners.
- The ladies restroom at the pool was vandalized by someone defecated in the room.
- Unit 1708, phase 1 is placing trash on the curb.
- Unit 1752, phase 1 is repairing a car in the parking lot.
- Unit 1744, phase 1 needs to paint the gate they have installed.
- Unit 1749, phase 4 has unauthorized occupants living in the unit. AFMS will send a letter to the homeowner to determine who is in the unit and check their files to see if any previous letters have been sent. This issue was previously raised at the March board meeting.
- Unit 1716, phase 4 has submitted an architectural modification form to move the air conditioning unit. Norma made a motion to have the air conditioner remain in the same area and move the fence, Patsy Cates seconded the motion, all were in favor.

Unfinished Business:
A. Pool Inspection Repair Update - Bids received from Russell's Pools at $2570 and from L&J for $2918 are for the exact same work to repair issues noted in the City of Plantation report. Blaire Lapides motioned to accept Russell's bid, Norma seconded, all were in favor. It was reported that L&J was seen leaving the property at 6:30 in the morning raising concerns that the

pool was not being service properly due to if still being dark. AFMS will contact L&J for an explanation.
B. Timer for Pool Area Lights - AFMS will contact Hayden for an update on when the work will be completed.
C. Replacement of Men's Restroom Door - The door has been replaced and AFMS will check to see if it has passed inspection and to get it painted. It was suggested that AFMS contact Schnay or Medallion Paint to get the color.
D. Unauthorized Renter Issue - Re: unit 1708, phase 1 - AMFS will check their files to see if a letter was sent to the homeowner. Re: unit 1705, phase 3 - Lloyd Procton, attorney, has sent a notice to the homeowner and is awaiting a reply or for the time period to lapse. Re: unit 1717, phase 1 - the front window is broken and is occupied by unauthorized persons. Re: unit 1705, phase 1 - dying trees in the back year are still tied up to the fence.
E. Rental of unit 1732, phase 1 - Board needs to make a decision on the possibility of renting the unit. AFMS will obtain data on cost of the services of a real estate agent to rent it. Board members will look at the unit.
F. Rotted Fence Removal - AFMS did a walk through with Gregorio, maintenance man. AFMS will come out within the week to assist Gregorio with the larger jobs.
G. Trees - Gregorio and AFMS staked the trees reported at the last meeting. An additional tree on Sunrise by unit 1761, unit 1 also need to be staked.
H. Short Sale Specialist - Norma investigated the possibility of utilizing short sale specialists recommended by Goldman, Juda to help move the delinquencies to foreclosure or sale. The firm was not able to assist in the Association's goal of sale or foreclosure.
I. Architect/Ongoing Repair - Norma, Manny Synalovski, Marie Spiliopoulos, Steve Weinberg, and Carol Eskew have been meeting concerning the repairs and modification to the buildings and impact of the Association's documents on the project. Patty Sabates motioned that John Peet be retained to consult or testify, if necessary, for waiving the rules or changing the documents. Norma seconded the motion, all were in favor.

New Business:
No new business was raised.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:30pm.

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NOTICE

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JULY 18TH, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**
2. **Disposal of Unfinished Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Pool repair update**
   - **B. Rental of I-1732**
   - **C. Automatic closer for Ladies Room Door**
   - **D. DirecTV**
   - **E. Landscape, Staking of Trees, Mulching**
   - **F. Major Repair Update**
   - **G. Rotted Wood Removal**
6. **New Business**
   - **A. Misuse of Recreation Center Restrooms**
   - **B. New locks for Front Gate and Ladies Restroom**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, July 18, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept with the correction of a typographical error in the last point of the Open Forum section as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patty Sabates; all were in favor.

Officer's Reports:

A. President - Norma reported that the Vice President position was open as a result of Bernie Cooper selling his unit.

B. Secretary - Blaire Lapides reported that two renters and two new owners were approved in the last month. Patty will review the condo docs to determine if the Association has a limit on the number or percentage of renters allowed.

C. Treasurer - Patty reported that several budget lines were over, namely water and sewer and lawn maintenance. Norma will contact the sprinkler company to determine if the timers have been set for the rainy season. Patty will investigate the overage in the lawn maintenance line. Termite budget line was over due to the necessary tentings; legal was over due to the defaults; capital improvements were over due to the architecture's fees for the investigating the repairs for the buildings. The number of homeowners and the amount of maintenance that is over due is increasing.

Open Forum:

- Unit 1764, phase 4 - thanked the AFMS for having the wall painted and the shrubs cut.
- Unit 1756, phase 4 - a car has been on a jack since the weekend; AFMS will place a towing sticker on it.
- Unit 1705, phase 4 - a car previously stickered is parked on the grass; AFMS will notify that it will be towed.
- Unit 1720, phase 2 - the homeowner's garden hose was taken off the wall bracket and not returned to the bracket.
- Unit 1761, phase 3 - Charlie of DirecTV missed 3 appointments.
- Unit 1700, phase 4 - AFMS needs to send a letter again to the homeowner concerning the renter's trash in the back yard.
- Unit 1740, phase 1 - AFMS has not received an application from the occupants and will send a letter to the homeowner.
- Unit 1752 thru 1748, phase 1 - water is pooling around the water meter.
- Unit 1729, phase 4 - water meter cover is cracked.
- AFMS will move the cement tables and chairs by phase 4 to the grassy area by the pool when additional staff can be scheduled.

- A visit to the principal of Plantation High school will be made to ask for their assistance in keeping the students away from our property. Police will be asked to patrol Omega Villas at the start of the school day and when school lets out during August.
- Plantation Tram is still using the swale on 17th street at the entrance to phase 1 to make a u-turn, tearing up the grass. AFMS will send a letter with pictures and ask for them to stop.
- Blaire will compile a list of the issues by unit/phase and email to AFMS and the board so that outstanding issues can be addressed.
- Joel Gould, AFMS, thanked Bernie Cooper for his many years of service to Omega Villas.

Unfinished Business:
A. Pool Repair Update - Repairs have been completed; the problem was a leak in the pump. We are still waiting for the certificate from the Health Department. AFMS was asked to obtain a bid for pool service from L&J. AFMS will contact Russell's Pool Service as they were again seen leaving the pool area before dawn and the board has concerns about the pool being cleaned properly in the dark.
B. Rental of Unit 1732, phase 1 - A realtor indicated that some repairs were needed prior to renting the unit including broken tiles in the back yard, broken drawer in the bathroom, garbage disposal in leaking. The realtor charges 1 month's rent for showing the unit and handling the rental and expects it to bring approximately $900 per month rent. AFMS will handle the repairs.
C. Automatic closer for ladies room door - AFMS reports that Home Depot sells the closer for about $80.00. They will buy and install.
D. DirecTV - Norma investigated the contract with HSystems and again found that it was a "Catch 22" between DirecTV and HSystems. Patty made a motion to eliminate DirecTV and HSystems, allowing the homeowners to obtain their own TV service effective February 1, 2012; Norma seconded the motion; all were in favor. Norma will contact Lloyd Procton, Association attorney, for advise on the process of notifying the homeowners. AFMS will look into the removal of the wires and equipment and the possibility of a roofer to patch the holes. AFMS will also take pictures of every building's dishes.
E. Landscaping, staking of trees, mulching - Landscape Nutrition will charge $250 to restake the trees. No response has been received from O'Brian. Norma will check on the schedule for fertilizing and the cost of mulching. AFMS will check the contract concerning the blowing out of the front of the units.
F. Major repair update - We are awaiting information from Mr. Peete concerning the possibility of needing 70% approval from homeowners and mortgage holders before moving forward.
G. Rotted wood removal - AFMS has dome come removal but will make an effort to get the project completed.

New Business:
A. Misuse of recreation center restrooms - The board was given an update on the damage from misuse, pranks, and intentional damage done to the restrooms at the recreation center.
B. New locks for front gate and ladies restroom - The doors cannot be double locked due to the fact that they are considered a common element. AFMS will obtain bids for locks similar to the clubhouse for both the restrooms and the gate.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:10pm.

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NOTICE

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, AUGUST 15TH, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**
2. **Disposal of Unfinished Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer**
4. **Open Forum**
5. **Unfinished Business**
   - **A. New locks for Front Gate and Ladies Restroom**
   - **B. Rental of I-1732**
   - **C. Rodents Phase 2**
   - **D. DirecTV**
   - **E. Major Repair Update**
   - **F. Rotted Wood Removal**
   - **G. Unauthorized renter letters**
6. **New Business**
   - **A. Sewer back-up Phase 1**
   - **B. Comcast easement**
   - **C. Pool Service contract**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors meeting was held and called to order on Monday, August 15, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes of the previous meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Patsy Cates; all were in favor.

Officer's Reports:
Secretary's Report – A buyer was approved for unit 1701, phase 1.
Treasurer's Report – Presented by Norma, as expected, water and sewer were over budget but should see reductions due to the rain. Also over budget are termite, pool repair and capital budget lines.

Open Forum:

- DirecTV cancellation letter has been forwarded to Lloyd Procton, attorney, for approval. It will probably be mailed out next week.
- Unit 1700, phase 1 – vines are growing up the side of the unit and the trees. Norma will ask the landscaper to remove.
- Unit 1757, phase 1 – Rodents have been reported around this unit. Joel will contact the homeowner to gain access to the backyard.
- Light pole #100 – lightbulb burned out.

Unfinished Business:

A. **New locks for front gate and ladies restroom** – New cylinder has been installed on the front gate; an automatic closer has been installed on the ladies room door. Bid received from Anthony's lock for key pads for the restrooms; key pads are compatible with the clubhouse keypad.
B. **Rental of unit 1732, phase 1** – Repairs are complete except for the back yard, Lawn Nutrition will bid to remove debris, tree needs to be trimmed, realtor is working to rent.
C. **Rodents in phase 2** – Units 1725 and 1729 need repairs to the soffit; bids due from All South Florida Construction and another contractor.
D. **Direct TV** – Lloyd Procton will be asked to advise of proper way to mail (regular, registered, etc.); will also be posted on mailbox.
E. **Major repair update** – Joel McTague provided information on the following:
Replacing T-111 with stucco would require approval from 75% of the homeowners
Installing hurricane impact windows would also require approval from 75% of the homeowners
For mortgages prior to 2007, the mortgage holder must be notified and given 60 days to respond
F. **Rotted wood removal** – AFMS is talking to a temp agency to assist Gregorio for 1 or 2 days per week
G. **Unauthorized renter letters** – Letters sent by AFMS on 7/28/11 to unit 1717, phase 1 (no response as of yet), unit 1740, phase 1 (renters application received), unit 1749, phase 4 (no response as of yet).

New Business:

A. **Sewer backup in phase 1** – Units 1713 and 1717 had to have plumber auger the lines. A proposal has been receiver to runa camera to determine the damage. Norma will check with Lloyd about applying the cost of the plumber services to the past due amount for unit 1717.
B. **Comcast easement** – Comcast has asked for authorization to come onto the property to service equipment and customers. Norma will review and advise Joel.
C. **Pool service contract** – Russell's proposal is for $270 plus taxes ($286.20); L&J is for $300 including taxes. Patsy motioned to accept Russell's bid, Norma seconded, all were in favor. AFMS will send L&J a 30 day termination notice.

Blaire motioned for adjournment, Patsy seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

The Board of Directors did not hold a general board meeting in September 2011.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, OCTOBER 17TH, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. Call to Order

2. Disposal of Unapproved Minutes

3. Officers' Reports

4. Open Forum

5. Unfinished Business

- **A. Rental Status of I-1732 and III-1736**
- **B. Status of DirecTV transition from bulk to individual accounts**
- **C. Outstanding permits on I-1741**
- **D. Outstanding Homeowner issues/ letters**

6. New Business

- **A. Vehicle Decals**
- **B. Mulching & Fertilizing**
- **C. Homeowner request regarding rental of their unit within 12 months of prior lease.**

7. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
Minutes

Board of Directors meeting was held and called to order on Monday, October 17, 2011 at 7:35pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould. Lloyd Procton, attorney, was also present.

None were absent.

A motion to waive the reading of the minutes of the previous meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer's Report – Patty Sabates reviewed the expenditures through September 2011, noting that water and sewer, termite, pool repair and capital budget were over budget, as expected. Total expenditures, year to date, are still under budget, but expenses will continue to be watched closely.

Open Forum:

- Meeting was held about ten days ago with the architect concerning the major repairs to the buildings. Due to the high balance of past due maintenance payments, the project will not move forward at this time because loans will be difficult to obtain.
- Phase 1 – all street light staying on
- Unit 1749, phase 1 – termites in the bedroom
- Unit 1740, phase 1 – miscellaneous auto parts are in the yard, the children are throwing rocks, green Isuzu Rodeo license plate P11 8HJ has been seen parked there daily, during the day and during the night indicating possible unapproved occupant.
- Phase 1 – red SUV stickered today for expired plate
- Unit 1700, phase 4 – dog has been unleashed; AFMS has sent a letter to the owner – no response received to date
- Unit 1732, phase 4 – commercial truck is parked in front; AFMS will sticker the vehicle; letter previously sent to unit owner on September 28, 2011 with no response received by AFMS
- Alert to residents – a man jumped the fence by unit 1724, phase 4 into the property
- DirecTV cancellation letter has incorrect phone number and email address for AFMS. AFMS will post correct information on the mailboxes. Unit 1725, phase 2 provided information to AFMS concerning their own dish.

Unfinished Business:

A. **Rental of unit 1732, phase 1and unit 1736, phase 3** – The realtor has an interested party for the phase 1 property. AFMS will look at the phase 3 property to determine what needs to be done to make it rentable.
B. **Direct TV Cancellation** – AMFS and Norma will meet to determine the specifics of identifying where individual dishes can be installed and how to identify the privately installed dishes. Another letter will be sent to remind the homeowners of this information. H systems offered to remove the existing system for $50 per building if he could sell it for scrap or $125 per building if he was unable to sell the dishes. AFMS will contact scrap dealers to determine the value of the

dishes, antennas and wiring. It was suggested that Eric at Sounds Fabulous be contacted for possible equipment removal.

C. **Outstanding permits for unit 1741, phase 1** – As of the previous Friday, Adam Attah, Chief Structural Inspector, City of Plantation, has not provided a response to the Association concerning the status of the outstanding permits pulled by the unit owner. The electrical meter has been removed so that no electricity can be turned on.

D. **Outstanding homeowner issues/letters** –
Unit 1749, phase 4 – confirmation is needed of who is occupying the unit and obtain an updated lease with an addendum.
Unit 1705, phase 3 – credit has still not been released to AFMS to complete the screening process.
Unit 1717, phase 1 – Initial letter sent on June 21, 2011 concerning a broken front window and unapproved occupants. A follow up letter was sent on July 28, 2011; no action has been taken or response received.

New Business:

A. **Vehicle Decals – A**fter discussing instituting the use of vehicle decals for residents, Blaire made a motion to purchase 500 numbered decals for all approved occupants to affix to their vehicle; Patsy seconded the motion; all were in favor. Norma will draft a letter to the homeowners and create a form for them to complete.

B. **Mulching and fertilizing –** The association's landscapers proposed $1850 to mulch the entire property or $1150 to mulch the perimeter and clubhouse. Fertilization is $465 per application with two application suggested per year; palm spikes are at no cost. Patty made a motion to fertilize now and hold off mulching until closer to the end of the year holidays when the rain subsides; Patsy seconded; all were in favor.

C. **Homeowner request regarding unit rental –** After much discussion and input from AFMS and Lloyd Procton, Norma made a motion to decline the request to make an exception to the twelve month rule; Patsy seconded; all were in favor.

Blaire motioned for adjournment, Patsy seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION
c/o All Florida Management Services, Inc.
P.O. Box 668367 Pompano Beach, FL 33066
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Email: info@allflamgmt.com

AGENDA

THERE WILL BE A FISCAL YEAR 2012 BUDGET WORKSHOP HELD ON TUESDAY, OCTOBER 18TH, 2011 AT 7:00 PM AT THE OFFICES OF GOLDMAN, JUDA AND ESKEW; 8211 W. BROWARD BLVD, PH1, PLANTATION, FL 33324.

1. Call to Order

2. Discussion regarding the FY 2012 budget

3. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors budget workshop was held and called to order on Tuesday, October 18, 2011 at the offices of Goldman, Juda and Eskew, 8211 W. Broward Blvd., PH1, Plantation, FL 33324.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates. Also present were Carol Eskew and Nick Cavaleri, both of Goldman, Juda and Eskew and Shai Gould of All Florida Management Service.

None were absent.

Carol Eskew and Nick Cavaleri presented the budget information and expectations for next year's increases. Each line item was discussed and some suggestions were made to create new budget lines.

A draft of the 2012 budget will be prepared by Goldman, Juda and Eskew and forwarded to the board prior to the next meeting.

OMEGA VILLAS CONDOMINIUM ASSOCIATION

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NOTICE

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, NOVEMBER 21ST, 2011 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**
2. **Disposal of Unfinished Minutes**
3. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary**
   - **D. Treasurer**
4. **Open Forum**
5. **Unfinished Business**
   - **A. Status of rental of I-1732 and III-1736**
   - **B. Parking Decals**
   - **C. DirecTV conversion**
   - **D. Garbage issue, Condo I**
   - **E. FY 2012 Budget review**
   - **F. Towing Signs**
6. **New Business**
   - **A. Unknown Occupants in Condominium I**
   - **B. Brite Future Plumbing Bill/ Home owner issues**
   - **C. Repair Issues**
7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
Minutes

Board of Directors meeting was held and called to order on Monday, November 21, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and representing All Florida Management Service, Joel Gould.

Patsy Cates was absent.

A motion to waive the reading of the minutes of the October 17, 2011 meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Patty Sabates; all were in favor. A motion to waive the reading of the minutes of the October 18, 2011 meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Patty Sabates; all were in favor.

Officer's Reports:
Treasurer's Report – Patty Sabates reported that legal fees continue to rise due to maintenance delinquencies, however the year to date expenditures were under budget. Of concern is the balance in the operating account being at less the half of the normal balance. The board will continue to look at what can be done to reduce expenses to increase the on-hand bank balance.

Open Forum:

- Unit 1744, phase 4 – using the corner as a parking lot for panel trucks. AFMS will send a letter and sticker and tow as necessary.
- A private party was hosted on the pool patio with a gas grill. Host was unknown.
- Kids are jumping off the clubhouse roof into the pool. Residents were advised to call the police immediately.

Unfinished Business::

A. **Status of rental of I-1732 and III-1736** - Both units are listed on MLS and one unit was shown over the weekend. AFMS will check with Lloyd Procton, association attorney, and forward the information/answer to Norma, as to the requirement for a 90 day evacuation time in the case of the mortgage holds taking control of the properties. Unit 1741, phase I open permit is on the City of Plantations December agenda.
B. **Parking Decals** - The process was explained.
C. **DirecTV Conversion** - A letter will be sent to all homeowners again, reminding them of the change in DirecTV service effective January 31, 2012.
D. **Garbage issue, Condo I** - A letter will be sent to the homeowner of unit 1740, phase 1 on Friday concerning the garbage not being disposed of by the renters. Volunteers were solicited for the Grievance Committee.
E. **FY 2012 Budget Review** - Notices are being mailed out today for the December 5, 2012 meeting.
F. **Towing Signs** - AFMS made an application to the towing company for new signs. Since the towing company will charge for the signs, AFMS was requested to look for other companies that will not charge for the signs and keep Norma Aker informed

New Business:

A. **Unknown occupants in Condominium I** - (Unit 1737, phase 1) AFMS will post a notice on the door of the unit and send a letter to the homeowner at the address of record, checking with Goldman, Juda for an address different that what is on file with AFMS.
B. **Brite Future Plumbing Bill/Homeowner issues** - (Unit 1720, phase 2) A plumbing problem in the outside faucet was billed to the homeowner who contends that it is the Associations responsibility. Norma will consult with Mr. Procton again for clarification.
C. **Repair Issue** - Unit 1749, phase 1 and unit 1716, phase 1 had roof leaks repaired by Alabama Roofing. Unit 1745, phase 3 has a leak in the foundation that may require a general contractor.

AFMS advised that Gregorio will be on vacation from the end of December through the beginning of January and that arrangements would be made for maintenance during that time. Norma made a motion to pay Gregorio $150 holiday bonus; Blaire seconded; all were in favor.

Norma motioned for adjournment, Patty seconded the motion; all were in favor. The meeting was adjourned at 8:45pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Budget Meeting was held and called to order on Monday, December 5, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould. Goldman, Juda, Association's accounting firm, was represented by Carol Eskew and Nick Cavaleri.

None were absent.

Patty Sabates made a motion to accept the budget for discussion, Blaire Lapides seconded the motion.

Patty reviewed portions of the proposed budget.

A count of the votes received and needed to date are as follows:

Phase	Votes needed	Votes received
1	16	13
2	17	17
3	17	14
4	17	12

Nine (9) more votes are needed to waive the common reserves.

Carol Eskew explained the voting procedures and the impact of waiving of the reserve. Norma Aker and Patty explained the anticipated capital improvement project.

The board voted unanimously to accept the budget.

Norma made a motion to continue to collect votes for up to 90 days, Patty seconded the motion; all were in favor.

Ms. Eskew will have the coupon books mailed out the first week in January. She explained that those homeowners that had their maintenance on and automatic bill pay with their financial institution will need to contact them and change the amount. Those homeowner that have their maintenance automatically deducted by Goldman, Juda will not need to make any changes.

Patty motioned for adjournment at 8:03pm. Patsy Cates seconded; all were in favor.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

The Board of Directors did not hold a general board meeting in December 2011.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
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AGENDA

There will be Board of Directors of Omega Villas meeting held on Monday, January 16TH, 2012 at 7:30 p.m. at Omega Villas Clubhouse.

1. **Call to Order**

2. **Disposition of Unapproved Minutes**

3. **Officers Reports**

4. **Open Forum**

5. **Unfinished Business**
   - **A. Towing**
   - **B. Parking Decals**
   - **C. Major Repair**
   - **D. Rodents, Fascia**
   - **E. Condominium I 1717, 1737, 1740 issues**

6. **New Business**
   - **A. Insurance Renewal**
   - **B. Board Members**

7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 16, 2012 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept for December 5, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

A motion to waive the reading of the minutes and accept for November 21, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

Officer's Reports:
As the year end financial information had not yet been released by Goldman, Juda, the report by the treasurer could not be given.

Open Forum:
AFMS has not received confirmation from Goldman, Juda if enough proxies were received. AFMS will confirm; issue was tabled until the next meeting.
Hot tub was reported to not be heating; AFMS will check the unit and contact the pool contractor if required.
Homeowner reported having problems converting to individual DirecTV contract. Shai at AFMS will work with homeowner to resolve.
AFMS will be on the property to collect the old DirecTV receivers and boxes.
Old antennas and dishes will be removed by Feb. 29, 2012,
Unit 1700, phase 1 has plantings in Home Depot buckets on the front sidewalk that must be removed.

Unfinished Business:
A. Towing - New towing signs were posted at no charge. Towing company requested to patrol the property and tow all cars without the parking decal. The board expressed discomfort with this.
B. Parking Decals - Norma will ask the association attorney, Lloyd Procton, if a copy should be kept on file. Mr. Procton will review the letter of notification to the homeowners.
C. Major Repair - At the meeting on January 5, 2012 with the attorneys, architect, accountant and representative of Omega Villas it was suggested that this information be presented to the community in a series of meetings.
D. Rodents, Fascia - At unit 1756, phase 4 AFMS will check the fascia and set traps.
E. Condominium 1717, 1737, 1740, phase 1 issues:

- 1717 - Notifying homeowner to replace front broken window was not followed up on by AFMS.
- 1737 - Letter was sent last month with renter application with two weeks to respond. Email was sent today. Norma will speak to Lloyd Procton concerning eviction procedures.
- 1740 - AFMS sent a letter to the homeowner today concerning the garbage issue. AFMS will contact the City of Plantation and/or the health department to cite the homeowner and renter. Gregorio will put trash bags back at their door after opening to look for something with an address on it and taking pictures.
- Unit 1736, phase 3 is still vacant. A deposit is need by the city to turn on the water. Blaire Lapides made a motion to have the association pay the deposit; Norma seconded the motion; all were in favor.

New Business:
A. Insurance Renewal - Patsy Cates made a motion to have an appraisal of the property; Blaire seconded the motion; all were in favor.
B. Board Members - Norma made an appeal for homeowners to become more active and join the Board of Directors.

Patty motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at approximately 8:30pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 16, 2012 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept for December 5, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

A motion to waive the reading of the minutes and accept for November 21, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

Officer's Reports:
As the year end financial information had not yet been released by Goldman, Juda, the report by the treasurer could not be given.

Open Forum:
AFMS has not received confirmation from Goldman, Juda if enough proxies were received. AFMS will confirm; issue was tabled until the next meeting.
Hot tub was reported to not be heating; AFMS will check the unit and contact the pool contractor if required.
Homeowner reported having problems converting to individual DirecTV contract. Shai at AFMS will work with homeowner to resolve.
AFMS will be on the property to collect the old DirecTV receivers and boxes.
Old antennas and dishes will be removed by Feb. 29, 2012,
Unit 1700, phase 1 has plantings in Home Depot buckets on the front sidewalk that must be removed.

Unfinished Business:
A. Towing - New towing signs were posted at no charge. Towing company requested to patrol the property and tow all cars without the parking decal. The board expressed discomfort with this.
B. Parking Decals - Norma will ask the association attorney, Lloyd Procton, if a copy should be kept on file. Mr. Procton will review the letter of notification to the homeowners.
C. Major Repair - At the meeting on January 5, 2012 with the attorneys, architect, accountant and representative of Omega Villas it was suggested that this information be presented to the community in a series of meetings.
D. Rodents, Fascia - At unit 1756, phase 4 AFMS will check the fascia and set traps.
E. Condominium 1717, 1737, 1740, phase 1 issues:

- 1717 - Notifying homeowner to replace front broken window was not followed up on by AFMS.
- 1737 - Letter was sent last month with renter application with two weeks to respond. Email was sent today. Norma will speak to Lloyd Procton concerning eviction procedures.
- 1740 - AFMS sent a letter to the homeowner today concerning the garbage issue. AFMS will contact the City of Plantation and/or the health department to cite the homeowner and renter. Gregorio will put trash bags back at their door after opening to look for something with an address on it and taking pictures.
- Unit 1736, phase 3 is still vacant. A deposit is need by the city to turn on the water. Blaire Lapides made a motion to have the association pay the deposit; Norma seconded the motion; all were in favor.

New Business:
A. Insurance Renewal - Patsy Cates made a motion to have an appraisal of the property; Blaire seconded the motion; all were in favor.
B. Board Members - Norma made an appeal for homeowners to become more active and join the Board of Directors.

Patty motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at approximately 8:30pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 16, 2012 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept for December 5, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

A motion to waive the reading of the minutes and accept for November 21, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

Officer's Reports:
As the year end financial information had not yet been released by Goldman, Juda, the report by the treasurer could not be given.

Open Forum:
AFMS has not received confirmation from Goldman, Juda if enough proxies were received. AFMS will confirm; issue was tabled until the next meeting.
Hot tub was reported to not be heating; AFMS will check the unit and contact the pool contractor if required.
Homeowner reported having problems converting to individual DirecTV contract. Shai at AFMS will work with homeowner to resolve.
AFMS will be on the property to collect the old DirecTV receivers and boxes.
Old antennas and dishes will be removed by Feb. 29, 2012,
Unit 1700, phase 1 has plantings in Home Depot buckets on the front sidewalk that must be removed.

Unfinished Business:
A. Towing - New towing signs were posted at no charge. Towing company requested to patrol the property and tow all cars without the parking decal. The board expressed discomfort with this.
B. Parking Decals - Norma will ask the association attorney, Lloyd Procton, if a copy should be kept on file. Mr. Procton will review the letter of notification to the homeowners.
C. Major Repair - At the meeting on January 5, 2012 with the attorneys, architect, accountant and representative of Omega Villas it was suggested that this information be presented to the community in a series of meetings.
D. Rodents, Fascia - At unit 1756, phase 4 AFMS will check the fascia and set traps.
E. Condominium 1717, 1737, 1740, phase 1 issues:

- 1717 - Notifying homeowner to replace front broken window was not followed up on by AFMS.
- 1737 - Letter was sent last month with renter application with two weeks to respond. Email was sent today. Norma will speak to Lloyd Procton concerning eviction procedures.
- 1740 - AFMS sent a letter to the homeowner today concerning the garbage issue. AFMS will contact the City of Plantation and/or the health department to cite the homeowner and renter. Gregorio will put trash bags back at their door after opening to look for something with an address on it and taking pictures.
- Unit 1736, phase 3 is still vacant. A deposit is need by the city to turn on the water. Blaire Lapides made a motion to have the association pay the deposit; Norma seconded the motion; all were in favor.

New Business:
A. Insurance Renewal - Patsy Cates made a motion to have an appraisal of the property; Blaire seconded the motion; all were in favor.
B. Board Members - Norma made an appeal for homeowners to become more active and join the Board of Directors.

Patty motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at approximately 8:30pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JANUARY 21ST, 2013 AT 7:00 PM IN THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary, Disposition of Unapproved Minutes**
   - **D. Treasurer, Financial Report**

3. **New Business**
   - **A. 2013-2014 Insurance Renewal**

4. **Open Forum**

5. **Unfinished Business**
   - **A. Prior Meetings checklist**

6. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 23, 2012 at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. Larry Vaught represented Smith Watson Parker Insurance Company.

None were absent.

Review of Insurance Options - Mr. Vaught presented the quotes and explained the similarities and differences and answered the board member's questions.

Approval of Insurance Coverage for 2012 - Blaire Lapides motioned to accept coverage at 3% hurricane deductable with ordinance, commercial liability insurance, crime insurance, workers' compensation as presented and set Directors & Officers coverage at $1,000,000 and umbrella coverage at $5,000,000; Patsy Cates seconded; all were in favor.

Smith Watson Parker Insurance Company will re-quote coverage at 100% reinsurance and also at 90% reinsurance after the appraisal.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at approximately 8:00pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 23, 2012 at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. Larry Vaught represented Smith Watson Parker Insurance Company.

None were absent.

Review of Insurance Options - Mr. Vaught presented the quotes and explained the similarities and differences and answered the board member's questions.

Approval of Insurance Coverage for 2012 - Blaire Lapides motioned to accept coverage at 3% hurricane deductable with ordinance, commercial liability insurance, crime insurance, workers' compensation as presented and set Directors & Officers coverage at $1,000,000 and umbrella coverage at $5,000,000; Patsy Cates seconded; all were in favor.

Smith Watson Parker Insurance Company will re-quote coverage at 100% reinsurance and also at 90% reinsurance after the appraisal.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at approximately 8:00pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JANUARY 23RD, 2012 AT 7:00 PM AT THE OMEGA VILLAS CLUBHOUSE FOR THE PURPOSE OF REVIEWING AND APPROVING THE INSURANCE RENEWALS FOR 2012-2013.

1. **Call to Order**
2. **Review of Insurance Options**
3. **Approval of Insurance Coverage for 2012**
4. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION
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SECOND NOTICE OF ANNUAL MEETING

February 4, 2013

TO ALL MEMBERS:
On Monday, February 18th, 2013 at 7:30 P.M., in the Omega Villas Condominium Clubhouse, the Annual Meeting of the Association will be held for the purpose of introducing the members of the 2013 Board of Directors, and such other business as may be lawfully conducted. The Association must obtain a quorum of 50% plus one (sixty-five) owners present, in person or by proxy, to hold the Annual Meeting If you think that you may not attend the Annual Meeting, please fill out and return the enclosed proxy form. Should you choose to attend thereafter, you may rescind your proxy by appearing at the meeting in person. An identification of agenda items is as follows:

1. Call to Order
2. Proof of Notice of the Meeting, Verification of Quorum
3. Disposal of Unapproved Minutes
4. Reports of Officers
5. Introduction of Directors
6. Election of Officers
7. Unfinished Business
8. New Business
9. Adjournment

As there were only three (3) applicants to fill the five (5) positions on the Board of Directors, these three (3) applicants will be automatically seated as the 2013 Board of Directors. The 2013 Omega Villas Condominium Board Members are: Norma Aker, Blaire Lapides and Patty Sabates. It will be up to the Board of Directors if they so wish to fill the remaining seats and to select those Board Members.

Sincerely,
Joel L. Gould, LCAM
All Florida Management Services, Inc.
For the Board of Directors
Omega Villas Condominium Association

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Annual meeting of the membership was held and called to order on Monday, February 18, 2013, at 7:33pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing All Florida Management Services, Joel Gould.

Patsy Cates was absent.

Due to a quorum of the membership not being obtained, the annual meeting of the membership could not be held.

The meeting was adjourned at 7:34pm.

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AGENDA

THERE WILL BE AN ORGANIZATIONAL MEETING OF THE 2012 BOARD OF DIRECTORS HELD ON MONDAY, FEBRUARY 20TH, 2012 AT 7:30 PM, IMMEDIATELY FOLLOWING THE ANNUAL MEETING OF THE MEMBERSHIP

1. Call to Order

2. Disposition of Unapproved Minutes

3. Election of Officers

4. Appointment of Directors to fill vacancies on the Board

5. Open Forum

6. Unfinished Business
- **A. Parking Permits and Towing**
- **B. Screening and Eviction Processes**
- **C. Inspections**

7. New Business
- **A. Auditor**
- **B. Review of Rules and Regulations**
- **C. Removal of the Association's DirecTV Dishes & Lines**

8. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
c/o All Florida Management Services, Inc.
P.O. Box 668367 Pompano Beach, FL 33066
Phone: 954-917-4441 Fax: 954-917-4401
Email: info@allflamgmt.com

AGENDA

THERE WILL BE AN ORGANIZATIONAL MEETING OF THE 2012 BOARD OF DIRECTORS HELD ON MONDAY, FEBRUARY 20TH, 2012 AT 7:30 PM, IMMEDIATELY FOLLOWING THE ANNUAL MEETING OF THE MEMBERSHIP

1. Call to Order

2. Disposition of Unapproved Minutes

3. Election of Officers

4. Appointment of Directors to fill vacancies on the Board

5. Open Forum

6. Unfinished Business
- **A. Parking Permits and Towing**
- **B. Screening and Eviction Processes**
- **C. Inspections**

7. New Business
- **A. Auditor**
- **B. Review of Rules and Regulations**
- **C. Removal of the Association's DirecTV Dishes & Lines**

8. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors meeting was held and called to order on Monday, February 20, 2012 at approximately 7:32pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes of the January 16, 2012 meeting and the January 23, 2012 meeting and accept as written as the board reviewed in advance of the meeting was made by Patsy Cates and seconded by Norma Aker; all were in favor.

Appointment of Directors to fill vacancies on Board:
Blaire Lapides made a motion that Patsy Cates be reappointed to the Board of Directors; Norma seconded the motion; all were in favor

Election of Officers:
Blaire motioned that Norma be reappointed as Board President; Patty Sabates seconded the motion; all were in favor.
Patsy motioned that Blaire be reappointed as Board Secretary; Norma seconded the motion; all were in favor.
Norma motioned that Patty be reappointed as Board Treasurer; Patsy seconded the motion; all were in favor.
Blaire motioned that Patsy be reappointed as Board Vice President; Patty Sabates seconded the motion; all were in favor.

Open Forum:

- Move "no dog pooping" sign from common area between Phase 1 and 2 to common area along the side of unit 1700, phase 1 to deter owners allowing dogs to use area.
- Hot tub not hot. Acquacal supposedly fixed but still getting reports of problem. AFMC will have the company look into it again.
- Pool pump ball bearing worn out. AFMS will have Goldman, Juda provide list of pool repairs to determine if under warranty. AFMS is awaiting estimates to repair.
- AFMS will send letters to homeowners that are 90+ days delinquent on maintenance payments and are not making payments advising that they cannot use common property.
- AFMS will change hours of some police details to 6:30pm to 10:00pm with instructions to concentrate on the pool and other common areas.
- AFMS to check the license plate and tag validity of vehicle at 1744, phase 4.

Unfinished Business:

A. **Parking Permits and Towing:** Towing contract from Westway Towing has been tabled. AFMS will contact the Principal of Plantation High School to advise of students parking on the association property.
B. **Screening and Eviction Process:** Patty made a motion to add eviction records obtained through Accudata for all applicants for residency and a public records search by AFMS for buyers; Patsy seconded; all were in favor.
C. **Inspections**: A walk through of the property by AFMS will be done weekly to insure that all areas are followed up on.

New Business:

A. **Auditor:** Blaire made a motion to accept the proposal from the accounting firm to audit Omega's books; Patsy seconded; all were in favor.
B. **Review of Rules and Regulations:** The Board agreed to move forward on the changes.
C. **Removal of Association's DirecTV dishes and lines:** Blaire made a motion to accept the proposal from Sounds Fabulous providing they can show proper insurance coverage and other required paperwork/certification and present a contract stipulating responsibility for damage to unit owner's systems.

Patsy motioned for adjournment, Norma seconded the motion; all were in favor. The meeting was adjourned at 8:45pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Annual meeting of the membership was held and called to order on Monday, February 20, 2012 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

Due to a quorum of the membership not being obtained, the annual meeting of the membership could not be held.

The meeting was adjourned at 7:31pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, MARCH 19TH, 2012 AT 7:30 PM AT THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Disposal of Unapproved Minutes**

3. **Officers' Reports**

4. **Open Forum**

5. **Unfinished Business**
   - **A. Pool Heater**
   - **B. Community Meeting(s) Regarding Repairs**
   - **C. Checklist From Prior Meeting**
   - **D. Parking Permits**
   - **E. Removal of Bulk Satellite Service Components**
   - **F. Uniform Violation Letter**

6. **New Business**
   - **A. Tree Trimming**

7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors held a closed workshop to discuss the homeowners who are delinquent on their maintenance on Monday, March 19, 2012 after the regular meeting.

Present were Norma Aker, Blaire Lapides and Patsy Cates. Representing All Florida Management Service was Joel Gould. Association attorney, Lloyd Procton, was also present.

Lloyd Procton presented information about each unit and the board made recommendations after discussions.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
Minutes

Board of Directors meeting was held and called to order on Monday, March 19, 2012 at approximately 7:35pm at the Omega Villas Recreation Center.

Present were Norma Aker, Blaire Lapides and Patsy Cates. Representing All Florida Management Service was Joel Gould. Association attorney, Lloyd Procton, was also present.

Patty Sabates was absent.

A motion to waive the reading of the minutes of the annual meeting on February 20, 2012 and the regular Board of Directors meeting of the same date was made by Norma Aker and seconded by Patsy Cates. All were in favor with the correction to the annual meeting minutes and as written for the Board meeting.

Officer Report:
Treasurer's Report was given by Norma due to the absence of Patty Sabates. Year to date expenses are in line even though some line items were over, as expected.
Secretary reported a renter was approved for Phase 2.

Open Forum:
- Bees were seen nesting in phase 2 directly behind unit 1700, phase 1.
- Solar lights have been placed in the common areas by unit 1717, phase 1.
- The side driveway in phase 1 needs to have the dirt and gravel removed from the sidewalk and the swale needs to have concrete placed on it to discourage drivers from cutting the corner and destroying the lawn.
- Towing sign, Plantation Police sign and speed limit sign at front entrance to phase 1 needs to be moved to be visible.
- City of Plantation needs to be contacted to remove the "no dog" sign from the median.
- Newly planted palm trees at 1749 and 1737, phase 1 need to have fronds trimmed
- Unit 1749, phase 1 reports hearing animal in walls in master bath area.

Unfinished Business:
A. **Pool Heater**: Spa heater working; pool heater needs to be replaced, cost is in $3000 to $4000 range. AFMS will obtain bids. Russell's Pool Service is replacing the pool pump motor.
B. **Community Meetings Regarding Repairs**: The notification letter was reviewed; Norma motioned to accept the letter as written; Patsy seconded the motion; all were in favor.
C. **Checklist from Prior Meetings**:
   February meeting:
   1. Move one dog sign been from between phase 1 and 2 to common area by phase 1, 1700 *Completed*
   2. AFMS to have Aquacal to look at hot tub heater again *Completed*
   3. AFMS to get pool repair list from Goldman Juda re: pool pump ball bearing worn out *In Process*
   4. AFMS to send ltrs to 90+ delinquent owners re: cannot use common property *AFMS to get list from Goldman, Juda*
   5. AFMS to change police detail to 6:30 to 10P and concentrate on pool/common areas *AFMS will research to see if check as been issued as detail has not been seen lately*

6. AFMS will check for valid license plate at phase 4, 1744 *AFMS confirmed valid license plate*
7. AFMS to contact Plantation HS re: students parking on condo property *AFMS made 2 phone calls to Plantation High School – cars not seen lately*
8. AFMS to conduct weekly property walk through *Being done*

January meeting:
1. AFMS to check with Goldman Juda re: number of proxies received *Enough proxies received for all phases*
2. AFMS to check phase 4, 1756 re: fascia and set traps for rodents *AFMS asked Gregorio to set traps*
3. AFMS to follow up on front broken window at Phase 1 1717 *AFMS sent letter end of January/beginning of February*
4. Status of unapproved renters at phase 1 1737 *AFMS received application but no lease of lease addendum*
5. Status of garbage at phase 1 1740 *Resolved*

No regular board meeting in Dec.

November meeting:
1. AFMS to check with Goldman Juda to verify address for phase 1 1737 and send letter to owner re; unapproved renter and post notice on front door *See January #4*

October meeting:
1. Phase 1 1717 broken window issue raised again. AFMS advised initial letter sent 6/21/11 and follow up letter sent 7/28/11 with no response received and no action taken by AFMS *See January #3*
2. Confirmation needed of who is occupying phase 4 1749 and current lease agreement needed for files *Resolved*

D. **Parking Permits**: The following is the number of units in each phase that have not requested decals:
Phase 1 – 6 units; Phase 2 – 4 units; Phase 3 – 4 units; Phase 4 – 3 units
AFMS will place towing stickers on unauthorized vehicles and give 24 hours to respond before contacting Westway Towing to remove the vehicles.
E. **Removal of Bulk Satellite Service Components**: More information is needed in the contract to spell out who is responsible for any potential damage before final approval is given.
F. **Uniform Violation Letter**: AFMS will create a checklist and forward it to the board and Lloyd for suggestions and approval.

New Business:
A. Tree Trimming: AFMS will obtain bids from 4Evergreen and other companies.

Blaire Lapides motioned for adjournment; Patsy seconded the motion; all were in favor. The meeting was adjourned at approximately 8:39pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors held a workshop on Saturday, March 31, 2012 and Tuesday, April 3, 2012 at the Omega Villas Recreation Center.

Present at the March 31 meeting were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weingberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Pedro Lasaide and Mike Salus from the architectural firm.

Present at the April 3rd meeting were Norma Aker and Blaire Lapides. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weingberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Manny Synalovski from the architectural firm.

Information was presented by the architects, attorneys and accountant about the possible options to repair the buildings and bring them up to current building codes. Many building materials, costs and time frames were presented.

Information about the required inspection for structural and electrical integrity of the buildings at 40 years (2018) and the impact it may have on continuing to maintain insurance was presented.

Many financing and payment options for the project were offered.

The Board of Directors will continue to explore all avenues and keep the community informed of their progress.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, APRIL 23RD, 2012 AT 7:30 PM AT THE OMEGA VILLAS RECREATION CENTER.

1. **Call to Order**

2. **Disposal of Unapproved Minutes**

3. **Officers' Reports**

4. **Open Forum**

5. **Unfinished Business**
   - **A. Prior Meeting Checklist**
   - **B. Community Workshop Meetings**

6. **New Business**
   - **A. Tree Trimming Proposals**

7. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, April 23, 2012, at 7:40pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Blaire Lapides, and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patsy Cates; all were in favor.

Officer's Reports:
Treasurer: Over budget as expected on water and sewer, taxes and accounting, general repairs and maintenance, legal, postage and printing; under budget for other line items. Overall expenditures are in line with budget.

Open Forum:
Unit 1721, phase 1 backyard needs to be cleaned up in anticipation of the Association possibly renting it. AFMS will have Gregorio assess it and clean, if possible.
All other questions were related to the major upcoming repair project and all were asked to attend the next special workshops.

Unfinished Business:
A. Prior meeting checklist - Most items have been addressed and unresolved ones were discussed again; open items will be listed on next checklist; Lissette Robledo (unit 1702, phase 1), Andrea Whilby (unit 1733, phase 3) and Maude Bruce (unit 1764, phase 4) volunteered to be on the Arbitration Committee; a meeting will be set up with Lloyd Procton, attorney, to provide information and guidance on their role.
B. Community Workshop Meetings - An over-view of the issues facing the community were reported.

New Business:
A. Tree Trimming - Two proposals were presented for tree trimming contract. Blaire Lapides motioned to accept 4Evergreen's proposal, Patsy seconded; all were in favor. AFMS will check with 4Evergreen to see if they will trim the trees in the homeowners property (at the homeowners expense) if requested. AFMS will also check with 4Evergreen about root trimming for the two trees on the common property by the street side of unit 1700, phase 1.

Patsy motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:53pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JUNE 4TH, 2012 AT 7:30 PM IN THE OMEGA VILLAS RECREATION CENTER

1. Call to Order

2. Officers' Reports

- **A. President**
- **B. Vice President**
- **C. Secretary - Approval of Unapproved Minutes**
- **D. Treasurer – Financial Update**

3. Open Forum

4. Unfinished Business

- **A. Prior Meeting Checklist**
- **B. Discussion of potential funding sources for upcoming repairs**
- **C. Tree Trimming**
- **D. Letters (lease updates, delinquent)**
- **E. DirecTV bulk equipment removal**
- **F. Association owned unit III-1708**

5. New Business

- **A. Installation of Video Cameras in Recreation area, DSL line for monitoring.**

6. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, June 4, 2012, at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, and representing All Florida Management Service, Joel Gould.

Patsy Cates was absent.

A motion to waive the reading of the minutes and accept with corrections for the typographical errors as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapides; Patty Sabates abstained; passed by a majority of the board members present.

Officer's Reports:
Treasurer: Over budget as expected on general repairs and maintenance, plumbing, legal; overall expenditures are in line with budget; good month for collections of some past due maintenance.

Open Forum:
- Unit 1733, Phase 2 – Unit owner reports rats in the building. Traps have been set and AFMS will execute the recommendations made by the exterminator. AFMS will also look at the backyards to see if trash is accumulating and follow up with the homeowners to correct.
- Unit 1725, Phase 1 – Trees behind the unit on the common area have not been trimmed
- Unit 1721, Phase 1 – trash is piled in back yard; need to be removed.
- Homeowner requested information on which units are unoccupied; Norma will post on the web site and email the requesting owner
- A white van with commercial signage on it has received a decal and is parking in phase 4, possibly belonging to unit 1744, phase 4. Phase 4 homeowners will notify Norma/AFMS the next time they see it.
- Lights in pool and hot tub are not operating although it is available for use again; AMFS will check the timer to try to correct. AFMS will also check with the City of Plantation to see if there is any type of credit available to defray the costs of refilling the pool as well as checking to determine if the back gates to the pool deck can be permanently closed.

Unfinished Business:
A. Prior meeting checklist - Most items have been addressed and unresolved ones were discussed again; open items will be listed on next checklist; Roger Marsh, unit 1725, phase 4, volunteered for the Arbitration Committee. Norma will set up a meeting with Lloyd Procton, association attorney, to review processes with the committee members.
B. Discussion of potential funding sources for upcoming repairs – Norma related information she had received from Lloyd Procton and Carol Eskew, association accountant, concerning the

collection of additional monies in a special assessment of revised budget. A letter/notice will be sent to the homeowners 14 days in advance of a meeting. Norma made a motion, on advice of the attorney, to collect additional funds through a special assessment or revised budget, Patty seconded; all were in favor. Patty made a motion that a draft of the letter to the homeowners be prepared for the next meeting with all information clearly explained, including reasons, timelines, necessity of doing project, etc. Blaire seconded the motion; all were in favor.
C. Tree trimming – Trees are still being trimmed on the common areas.
D. Letters – copies of proposed letters were provided to the board and have been reviewed and approved by Lloyd Procton.
E. DirecTV bulk equipment removal – Phase 1 and 2 have been completed; equipment in phase 3 and 4 still needs to be removed and have been held up because of the rains.
F. Association owned unit 1708, phase 3 – Two different parties have expressed an interest in renting it. Potential renter will be screened prior to being accepted.

New Business:
A. Installation of video cameras in recreation area, DSL line for monitoring – After discussion, Norma made a motion to investigate installation of video camera(s) hooked up to DSL lines in the clubhouse area; Patty seconded; all were in favor.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:26pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, June 18, 2012 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Blaire Lapides, and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapides; Patsy Cates abstained; passed by a majority of the board members present.

Officer's Reports:
Treasurer: Over budget as expected on general repairs and maintenance, electric, taxes and licenses; overall expenditures are in line with budget; three units taken over by the Association are rented and generating income to offset the past due maintenance.

Open Forum:
- Trees are reported dying in phase 4; AMFS may need to get tree spikes
- Unit 1744, phase 4 – owner's employees are parking in the guest spaces during the day when they are being taken to work by the unit owner. They are also unloading equipment from a pickup truck into a panel truck. Florida license number 076 VDT. AFMS will review and send letter to homeowner, if appropriate.
- Unit 1740, phase 3 reports that the units on either side do not have garbage cans and the garbage bags are being put out behind fences in advance or garbage pickup day and attracting rodents. AFMS will review and send letter to homeowner, if appropriate.
- Bulk trash is being put out in advance of pickup date. Norma will create a sign and post on the mail boxes with rules and information.
- City of Plantation offers 5 gallons of exterior paint free, but only to homeowners, not to associations.
- Unit 1700, phase 1 reported that a renter's dog got loose and damaged their fence. Asked for unit number of dog owner/renter.

Unfinished Business:
A. Prior meeting checklist
February meeting:
- AFMS to sent letter to 90+ day delinquent homeowners re: cannot use common areas *COMPLETED*

March meeting:
- Phase 1 side entrance needs to have dirt and gravel removed from sidewalk
- Concrete placed on swale to discourage drivers from destroying the lawn *COMPLETED*

- AFMS to create checklist for uniform violation letter and forward to board and Lloyd
  COMPLETED

April Meeting:

- Unit 1721, phase 1 – backyard cleaning by AFMS
  COMPLETED, AFMS will have Landscape Nutrition continue maintenance
- Set up meeting with Arbitration Committee and Lloyd Procton

June 5th meeting:

- AFMS will make sure recommendations by exterminator are done re: rat problem, phase 2
  One unit done, AFMS awaiting recommendations from exterminator for building
- AFMS will look at backyards to see if trash/garbage is accumulating and attracting rats
  Only backyards that had previous violation looked at by AFMS
- Unit 1721, phase 1 – backyard cleaning by AFMS
  See April information; Unit 1716, phase 1 has been sent violation letter
- During walkthrough, AFMS will note the backyards that need attention; provide notice to the empty units to obtain access, have lawn maintenance company cut grass
- Norma to provide Maude with list of empty units and post on website
  COMPLETED
- Patty and Blaire will contact security companies and refer to AFMS for invitation to bid
  COMPLETED
- AFMS will contact City of Plantation re: credit for water to refill pool and permanently closing back gates to pool deck
  Per AFMS, gates can be closed. AFMS has to follow up with city and needs to know which meter is for the pool

B. Discussion of potential special assessments, amounts and time frames – After a discussion of options and suggestions relayed by Norma from Lloyd Procton, Association attorney, and Carol Eskew, Association accountant, Blaire made a motion to hold a meeting to discuss a special assessment, Patsy seconded the motion; all were in favor.

C. Empty units – Norma reported that six units are currently unoccupied. A letter was sent to the banks representatives advising them of unauthorized occupants in Unit 1708, phase 1, by Norma Aker.

D. Units with debris in backyards – Pictures are being taken of backyards with problems and AFMS will send out violation letters.

E. Video cameras at clubhouse area – Eric Naggy, Sounds Fabulous, presented his proposal for installing cameras and operating equipment for a video security system. Sonitrol's proposal was also reviewed by the board. A request was made to AFMS to obtain additional bids.

New Business:

None

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:47pm.

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AGENDAS

THERE WILL BE A SPECIAL ASSESSMENT MEETING HELD ON MONDAY, JULY 16TH, 2012 AT 7:00 PM IN THE OMEGA VILLAS CLUBHOUSE

1. Call to Order
2. Discussion regarding Special Assessment
3. Board vote on Special Assessment
4. Adjournment

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, JULY 16TH, 2012 IMMEDIATELY FOLLOWING THE SPECIAL ASSESSMENT MEETING

1. Call to Order
2. Disposition of Unapproved Minutes
3. Officers' reports
4. Open Forum
5. Unfinished Business
- **A. Checklist Update**
- **B. Video Cameras**
- **C. Inspection/ Violation Notices**
- **D. West Entrance to Condominium I**
- **E. DirecTV dish wiring removal Condominiums III & IV**

6. New Business
7. Adjournment

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Special Assessment meeting was held and called to order on Monday, July 16, 2012 at 7:05pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapides were present Also in attendance were Joel Gould, representing All Florida Management Service and Carol Eskew, representing Goldman, Juda & Eskew, PA..

Norma Aker made a motion for a resolution of the Board of Directors to adopt a $32,000.00 special assessment starting August 15th thru December 15, 2012, toward our Restoration Project. Patsy Cates seconded the motion.

The meeting was open to the floor for questions and discussion. The discussion clarified that the restoration project includes the replacement of the roof system, T-111 siding, windows, doors and exterior fencing. The restoration project is a multi-million dollar project. This special assessment will start the collection toward this project. All funds collected will be deposited in a separate special reserve account for the restoration project.

A vote by the Board of Directors was unanimous.

Carol Eskew reported that special assessment payment coupons would be mailed by August 1st, 2012 with payments due on the 15th of each month.

Blaire Lapides motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 7:50pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, July 16, 2012, at 7:50pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapides, and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patsy Cates; all were in favor.

Officer's Reports:
Treasurer: June was a good month overall with the collection of some past due accounts. Some individual line items were over budget, while others were under budget, as expected.

Open Forum:
- A homeowner reported that Dead Bug Edwards who tented the buildings in phase 2 left the keys in the front door locks. AFMS will speak to them and require that they leave the keys with an officer of the Board or with the management company.
- Two dead rats were seen in phase 3; AFMS will send notices to homeowners to clean the trash and garbage in their yards.
- Unit 1725, phase 1 - Homeowners have decided on a copperpod tree for the finger island, replacing a dead tree.
- Unit 1732, phase 3 – wood under vaulted windows is rotted
- Unit 1701, phase 1 – wood over bedroom sliding glass door is rotted
- Unit 1740, phase 1 – Rosemary plan was trimmed way back by lawn service who then left the trimmings
- Phase 4 reports sections of the street lights out
- Rotted boards reported on fences in all phases
- Cocoons/cobwebs need to be cleaned from entrance signs

Unfinished Business:
A. Checklist Update
April Meeting:
- Set up meeting with Arbitration Committee and Lloyd Procton

June 5th meeting:
- AFMS will make sure recommendations by exterminator are done re: rat problem, phase 2. O*ne unit done, AFMS awaiting recommendations from exterminator for building. <u>As of today's date, no further progress has been made.</u>*
- AFMS will look at backyards to see if trash/garbage is accumulating and attracting rats

Only backyards that had previous violation looked at; unit 1716, phase 1 has been sent violation letter by AFMS prior to June 18th meeting. At today's meeting, Norma reported that she forwarded the list to AFMS of the volitions she documented; Joel has created a list and will send letters by certified and regular mail sometime this week and email that information to Norma.

- During walkthrough, AFMS will note the backyards that need attention; provide notice to the empty units to obtain access, have lawn maintenance company cut grass. *COMPLETED – Norma reported that notification will need to be sent to the homeowners by certified mail in the future so that the cost can be charged to the unit.*

June 18th Meeting:

- AFMS will request bids for video security systems for clubhouse area *COMPLETED*
- Obtain tree spikes for dying Phase 4 trees *AMFS confirmed that palm trees were fertilized by 4Evergreen when they trimmed the trees.*
- AFMS will send letter to unit 1744, phase 4 re: workers parking on property *Letter has been sent; reoccurrence of issue does not seem to be repeated*
- AFMS will send letter to homeowners on both sides of unit 1740, phase 3 re: placing garbage in garbage cans *AFMS will also assess situation in front of units before sending letters*
- Gregorio will check, on an ongoing basis, in backyards for trash accumulation
- AFMS will send letters to home owners who have trash accumulated *Per AFMS, letters were sent, but copies have not been forwarded to the Board.*

B. Video Cameras – Three bids have been received and the Board has reviewed them. AFMS will set up a meeting with the vendors for August 6th for the Board to obtain more information.

C. Inspection/Violation Notices – See information above.

D. West Entrance to Condominium I – AFMS obtained information that is would cost $492 to resod the area and add concrete pyramid barriers or $1,250 to fill the torn up sod with pavement. Greg will move large coral rocks to the area to act as temporary barrier.

E. DirecTV dish wiring removal condominiums III & IV – AFMS will check with Sounds Fabulous to get an estimated date of completion

New Business:

None

Norma motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:10pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, August 6, 2012, at 7:35pm at the Omega Villas Recreation Center.

Present were Norma Aker, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

Presentations were made to the Board by Jennifer Thomas, Operations Manager and Dan Musumeci, Loss Prevention Consultant from Sonitrol and by Edwin Kling, Owner from CrossPoint on their proposals for closed circuit security (CCTV).

Questions were asked by various homeowners and board members to obtain clarification and an understanding of the differences and similarities in the bids.

Patsy Cates made a motion to accept the proposal from CrossPoint, with the following additional information or clarification in writing:
1. upgrade to 2TB hard drive storage on DVR without any increase in price
2. list wiring, labor, and pipe as included in contract
3. change 1 year warranty to 2 year warranty without any increase in price with the option to extend to 5 year warranty
4. monthly maintenance after 2 year warranty ends, if not extended to 5 years, would cost $8.00 per camera and $29.00 for DVR
5. tech support services, Monday through Friday from 9am to 5pm, included in cost of contract
6. cameras will have 2.8 to 12mm verifocal lens
7. cameras will be installed at various location as high as possible
8. DVR will be installed in a metal lockbox that is bolted to the structure
9. CCTV can be accessed through smart phone app and on-line
10. references are provided

Norma Aker seconded the motion. All were in favor.

AFMS was asked to contact the references, obtain options and bids for an internet connection, determine possible locations for the DVR and monitor and assess the security of those locations.

Norma motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:15pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, AUGUST 20TH, 2012 AT 7:30 PM IN THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**
2. **Officers' Reports**
    - **A. President**
    - **B. Vice President**
    - **C. Secretary, Disposition of Unapproved Minutes**
    - **D. Treasurer, Financial Report**
3. **Open Forum**
4. **Unfinished Business**
    - **A. Prior Meetings checklist**
        1. **Arbitration Committee Meeting**
        2. **II-1725 – II-1741 rat issue**
        3. **Trash in backyards, letters, compliance**
        4. **DirecTV wiring removal status**
        5. **Video Cameras for the clubhouse**
        6. **Estimates for internet service at the clubhouse**
        7. **Rotted wood removal**
        8. **Removal of cocoons and cobwebs from signs and lights**
        9. **III-1732 rotted wood issue**
        10. **I-1704 rotted wood issue**
        11. **Replacement Tree I-1725 (Copper Pod Tree)**
        12. **Condominium IV street light outages**
5. **New Business**
    - **A. IV-1760 and II-1740 leaks**
    - **B. IV-1701 roof leak**
    - **C. IV- 1741 wall repair**
    - **D. Cert. letters to owners of empty units prior to work being done**
6. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, August 20, 2012 at 7:43 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, and Blaire Lapides, and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patsy Cates; all were in favor.

Officer's Reports:
Treasurer's Report presented by Norma Aker: Line items that continue to be over budget are water, exterminator, building repairs, roof repairs, and legal. Past due maintenance is slowly being reduced. Norma met with the Association attorney, Lloyd Procton, to review the progress being made on the delinquent and foreclosed units to collect outstanding monies.

Open Forum:
- It was reported that the pump on the hot tub hums but is not pumping; AFMS will contact pool maintenance company.
- Unit 1752, phase 3 reports dogs off leashes and fighting in driveway; Norma will post notice of City of Plantation leash law.
- Unit 1716, phase 1 has white SUV with flat tire for several weeks; needs to be stickered for towing.
- Waterbottle and washcloth have been on the property on 75th Avenue behind units 1741 - 1761 since Thursday afternoon (4 days) and have not been removed by Gregorio.
- Unit 1717, phase 1 reports that All Points Pest Control has not responded to request for service on 4th Saturday of the month. Also reports that the electrical box is loose.
- AFMS was requested to post "no soliciting, no trespassing" signs at every entrance.
- AFMS will obtain supplies and direct Gregorio to fill the damaged swale at the west entrance to phase 1 and install reflectors.
- Norma will check with Lloyd concerning the tree inside the back fence at unit 1732, phase 1 and how to handle charges for getting tree trimmed.
- Unit 1752, phase 3 is hearing critters in the walls of the unit.

Unfinished Business:
A. Prior Meeting Checklist:

1. Arbitration Committee Meeting - Lloyd will meet with the committee members to discuss their roles and responsibilities when the need arises for the committee to meet. Mark Holt, unit 1725, phase 1 volunteered to be on the Arbitration Committee.

2. Unit 1725 and 1741, phase 2 rat issue - AFMS is waiting to meet with second contractor concerning plugging the holes.
3. Trash in backyards, letters, compliance - AFMS provided copies of the letters sent to homeowners; most have complied
4. DirecTV wiring removal status - Eric from Sounds Fabulous was out today working on phase 3 and 4; he said any cables that are clipped can be removed from the backyards.
5. Video Cameras for clubhouse - Awaiting information for costs of internet and static IP address; see below.
6. Estimates for internet service at clubhouse - Information presented by AFMS about costs from AT&T and Comcast for costs of internet cable and static IP address for security system.
7. Rotted wood removal - Gregorio found one rotted fence board and removed it; requested AFMS to look at fences at 1737 and 1745, phase 1
8. Removal of cocoons and cobwebs from signs and streetlights - completed.
9. Unit 1732, phase 3 rotted wood issue and **10. Unit 1704, phase 1 rotted wood issue** - not handled by AFMS
11. Replacement tree for unit 1725, phase 1 - AFMS will order tree and plant within 2 weeks
12. Condominium IV street light outages - completed

New Business:
A. Unit 1760, phase 4 and unit 1740, phase 2 leaks - Proposals have been received and AFMS will proceed with having repairs done.
B. Unit 1701, phase 4 and 1716, phase 1 roof leak - AFMS is awaiting estimate from roofer.
C. Unit 1741, phase 4 wall repair - AFMS is awaiting estimate from contractor.
D. Certified letters to owners of empty units prior to work being done - Norma reported that Lloyd said these letters must be sent both certified and by regular mail.

Patsy Cates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 9:08 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, SEPTEMBER 24TH, 2012 AT 7:30 PM IN THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary, Disposition of Unapproved Minutes**
   - **D. Treasurer, Financial Report**

3. **Open Forum**

4. **Unfinished Business**
   - **A. Prior Meetings checklist**
   - **B. Status of Video Camera/ Fixed IP Proposals**
   - **C. Status of leak repairs**
   - **D. II-1725 – II-1741**

5. **New Business**

6. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, September 24, 2012 at 7:31pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing All Florida Management Service, Joel Gould.

Patsy Cates was absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer: Patty Sabates reported that some budget lines, including water and sewer, pool maintenance and repair, exterminating, general repairs and plumbing and electrical, were over budget as expected, however month to date expenses were under by about $10,000. The mortgage holder has taken over unit 1741, phase 1.

Open Forum:

- Hot tub jets were reported as not working. AFMS will look into it and arrange for repairs, if needed.
- Unit 1716, phase 1 – Reports that leaks have damaged the wallboard, caused mold and rotted the studs in the unit. AFMS was directed to have the roof repaired immediately and to have a general contractor assess the problem and provide a report to the Board. All verbal or written communication from the homeowner to AFMS is to be provided to the Board.
- Unit 1749, phase 4 – Reports of vehicle repairs in the parking lot. AFMS will send a letter to the homeowner and renters to cease.
- Unit 1717, phase 1 – Homeowner is replacing laundry room doors and will contact AFMS to have Gregorio paint.
- Unit 1756, phase 1 – New roommate has moved in. AFMS will send letter to obtain application for screening. Vehicle will be stickered for towing if non-compliance.
- Unit 170, phase 1 – Residents have not complied with request for screening. AFMS will sticker vehicles for towing.
- Unit 1716, phase 2 – Homeowner will organize an association-wide clean up day for residents.
- Unit 1728, phase 3 – Occupant in unit 1720, phase 3 is hitting the fence of 1728, phase 3 when backing out of parking spot. AFMS will send a letter.
- AFMS was reminded to regularly look in the front and back yards to make sure trash/ garbage is not accumulating and areas are not overgrown and to send violation letters, both certified and regular mail in cases of violations.

Unfinished Business:

A. Prior Meetings Checklist

June 5th meeting:

- Rat problem in Phase 2 – JRE proposed sealing all openings in building housing units 1725 through 1741 for $2,500. AFMS was directed to contact the City of Plantation of obtain names of general contractors to get bids from.

July 16th meeting:

- Rotted wood on Unit 1732, phase 3 and Unit 1701 – Recommendations for repairs still not received from AFMS
- Removal of rotted fence boards in all phases – Removal not done.

August 20th meeting:

- Spa/hot tub pump – AFMS will notify pool repair service
- Unit 1717, phase 1 – AFMS will contact All Points Pest Control to get unit on Saturday service list
- Unit 1717, phase 1 – AFMS will check electrical box/meter to ensure it is securely attached
- Signs at entrances – AFMS will obtain and install ”No Trespassing” and “No Solicitation” signs for all entrances

B. Status of Video Camera / fixed IP proposals – Norma made a motion to accept the proposal from Comcast for the internet connection and fixed IP address, modified to specify a completion date; Blaire seconded; all were in favor.

C. Status of leak repairs – AFMS reports that three (3) have been completed. Additionally, one (1) leak has reported as being repaired but AFMS has not inspected yet; the deposit has been paid on another leak and work should start shortly, and AFMS reports no familiarity with another leak.

D. Units 1725 thru 1741, Phase 2 – Refer to June 5th update above.

New Business:

None

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:30pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, OCTOBER 15TH, 2012 AT 7:30 PM IN THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary, Disposition of Unapproved Minutes**
   - **D. Treasurer, Financial Report**

3. **Open Forum**

4. **Unfinished Business**
   - **A. Prior Meetings checklist**
   - **B. Status of Video Camera Installation**
   - **C. Rodent Contract, Date & Letter**
   - **D. Water Intrusion Updates**

5. **New Business**
   - **A. Audit**

6. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, October 15, 2012 at 7:32pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, and Blaire Lapides, and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer: As Patty Sabates was not present**,** Norma reported that some budget lines, such as water and sewer, exterminating, tree pruning, building and roof repairs and electrical, were over budget as expected. A unit in phase 2 that was in foreclosure was sold and a large portion of the past due balance has been paid.

Open Forum:
- Unit 1716, phase 1 – Bid received from Solid Gold general contractors to repair the unit
- Unit 1717, phase 1 – Still has not been able to get All Points Pest Control to respond to requests to be on Saturday schedule. Blaire Lapides will contact them.
- Unit 1744, phase 3 – Neighbors continue to complain of being disturbed by barking dogs and dog waste in the back yard. AFMS will send a letter to the homeowners.
- Unit 1740, phase 1 – Reports of unapproved occupants. AFMS will sticker vehicles and send letter to approved renter and homeowner.
- Unit 1708, phase 4 – Reports on vehicle (dented grey/green car with donut tire) without parking decal on property for two weeks. AFMS will follow up.
- Reflectors at west entrance to Phase 1 are unsightly. AFMS will direct Gregorio to sink them further into the ground.
- Several units reported attempted break-ins or vandalism in the last month. All occupants are asked to be vigilant and contact police to report suspicious persons.

Unfinished Business:
A. Prior Meetings Checklist
June 5th meeting:
- Rat problem in Phase 2 – refer to information in Section C below.

July 16th meeting:
- Rotted wood on Unit 1732, phase 3 and Unit 1701 – Recommendations for repairs still not received from AFMS
- Removal of rotted fence boards in all phases – Removal not done.

August 20th meeting:

- Spa/hot tub pump – AFMS will notify pool repair service
- Unit 1717, phase 1 – AFMS claims All Points Pest Control did not respond to his phone messages. See second bullet in the Open Forum section above.
- Unit 1717, phase 1 – AFMS has obtained a bid for $1275 per box and was directed by the board to gather more bids.
- Signs at entrances – AFMS will check to insure that all entrances have all signs including "No Trespassing" and "No Solicitation"

September 24th meeting:

- AFMS will look into it and arrange for repairs, if needed, for hot tub jets – Homeowner said the jets still not working
- AFMS will send a letter to the homeowner and renters to cease vehicle repairs in the parking lot at Unit 1749, phase 4 – AFMS has not sent.
- Gregorio to paint laundry room doors when replaced by homeowner at Unit 1717, phase 1 – Homeowner has not purchased the doors.
- AFMS to send a letter Occupant in unit 1720, phase 3 who is hitting and damaging fence of 1728, phase 3 when backing out of parking spot – AFMS has not sent.
- AFMS reminded to regularly look in the front and back yards to make sure trash/garbage is not accumulating and areas are not overgrown and to send violation letters, both certified and regular mail in cases of violations.

B. Status of Video Camera Installation – AFMS reported that installation by Comcast today; CrossPoint will complete the camera and hardware installation by the end of next week.

C. Rodent Contract, Date & Letter – Norma made a motion to accept the proposal from Advanced Wild Life Trappers to repair openings/gaps/holes in building 10 in phase 2, Patsy Cates seconded the motion; all were in favor.

D. Water Intrusion Updates – The following is status as reported by AFMS:

- Unit 1705, phase 2 – Resolved
- Unit 1701, phase 4 – Resolved
- Unit 1717, phase 3 – Resolved
- Unit 1737, phase 3 – Unknown
- Unit 1745, phase 1 – Resolved
- Unit 1760, phase 2 – Not resolved
- Unit 1741, phase 4 – Not resolved

New Business:

A. Audit – Norma made a motion to accept the proposal from Guy Strum CPA to audit Omega Villas Condominium Association financial records, Patsy seconded, all were in favor.

Norma motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:45pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, OCTOBER 29TH, 2012 AT 7:00 PM AT THE OFFICES OF GOLDMAN, JUDA & ESKEW, 8211 W. BROWARD BLVD, PENTHOUSE 1, PLANTATION, FL 33324

1. **Call to Order**

2. **Discussion of anticipated expenses and draft of the Fiscal Year 2013 operating budget.**

3. **Adjournment**

THIS IS A BUDGET WORKSHOP ONLY, HOWEVER, ALL OWNERS ARE ENCOURAGED TO ATTEND SO AS THE BUDGET, ONCE COMPLETED AND PROPERLY APPROVED, WILL BE THE BASIS FOR YOUR 2013 MAINTENANCE ASSESSMENTS.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors budget workshop was held and called to order on Monday, October 29, 2012, 7:00PM at the offices of Goldman, Juda & Eskew, 8211 W. Broward Blvd., PH1, Plantation, FL 33324.

Present were Norma Aker, Patty Sabates, and Patsy Cates. Also present was Carol Eskew of Goldman, Juda & Eskew.

Absent were Blaire Lapides, Board of Director, and Joel Gould from All Florida Management Service.

Carol Eskew presented the budget information and expectations for next year. Each line item was discussed and some suggestions were made to create new budget lines.

A draft of the 2013 budget will be prepared by Goldman, Juda & Eskew and forwarded to the board prior to the next meeting.

The Budget Meeting was set for Monday, December 3, 2012, at 7:00 PM

A discussion occured regarding the continuance of the special assessment. A date was set for Monday, December 3, 2012, for a Special Assessment Meeting immediately following the Budget Meeting.

The workshop was adjourned at approximately 9pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, NOVEMBER 19TH, 2012 AT 7:30 PM IN THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary, Disposition of Unapproved Minutes**
   - **D. Treasurer, Financial Report**

3. **Open Forum**

4. **Unfinished Business**
   - **A. Prior Meetings checklist**
   - **B. Status of Video Camera Installation**
   - **C. Spa Status**
   - **D. Letters to Home Owners**

5. **New Business**
   - **A. Discussion of one year rental lease**
   - **B. Cross Point Security Door Alarm**
   - **C. Mulching and plants**

6. **Adjournment**

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

(954) 695 9200

November 14, 2013

FIRST NOTICE OF ANNUAL MEETING AND BOARD ELECTION OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. AND PROCEDURE FOR QUALIFYING FOR THE BOARD

On January 13, 2014 at 7:30 PM at the **Main Clubhouse,1713 NW 72 Avenue, Plantation, FL 33324** the Annual Meeting of the Association will be held for electing the Directors and such other business that may by lawfully conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" which will specify the agenda and advise of other information concerning the Annual Meeting.

The purpose of the Notice is to advise you the date, time, and place of the Annual Meeting and Election, and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

If you desire to run for the Board, you must, on or before December 04, 2013, give written notice, either by mail or in person, to the Secretary of the Association, c/o Sunrise Management, Inc., 8201 Peters Road, Suite 1000, Plantation, FL 33324. Refer to the reverse side of this letter for the "Notice of Intent to be a Candidate for the Board" which may be used for this purpose.

If you intend to run for the Board, you may submit an Information Sheet, no larger than an 81/2" x 11", containing your qualifications and/or platform for the office. **This information sheet must be received by the Association at the above mentioned address on or before December 09, 2013 before 5:00 PM.**

The Information Sheet and ballots will be mailed to voting members at least fourteen (14) days prior to the date of the Annual Meeting.

Thank you for your time and attention to this matter.

Sincerely,

Sunrise Management, Inc.
As agent for Sunrise Lakes, Phase IV, Inc. II
Condominium Association, Inc.

Richard Grzegorczak
Community Association Manager

SEE REVERSE OF 'NOTICE OF INTENT'

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

(954) 695 9200

November 14, 2013

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD

I, (print name) _____
Hereby place my name in nomination as a candidate for the Board of Directors, as below indicated for one of the available positions. I (circle one) AM / AM NOT enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. By my signature, I also attest that I am the unit owner.

LOCAL ADDRESS: _____

CITY: _____ STATE & ZIP: _____

THIS FORM MUST BE RECEIVED BY THE ASSOCIATION BY NO LATER THAN 5:00 PM ON December 04, 2013 AT THE ADDRESS LISTED BELOW IN ORDER TO HAVE YOUR NAME PLACED ON THIS YEAR'S BALLOT.

_____
CANDIDATE SIGNATURE

_____
PLEASE PRINT NAME

Please return this form to:

Sunrise Management, Inc.
8400 North University Drive, Suite 113
Tamarac, FL 33321

Attention: OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
c/o All Florida Management Services, Inc.
P.O. Box 668367 Pompano Beach, FL 33066
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Toll Free 1-877-498-3080
Email: info@allflamgmt.com

AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING FOR THE PURPOSES OF APPROVING A SPECIAL ASSESSMENT OF $76,800.00 FOR THE PURPOSE OF BUILDING UP FUNDS TOWARDS THE UPCOMING RESTORATION PROJECT TO BE HELD ON MONDAY, DECEMBER 3rd, 2012 AT 7:30 PM OR IMMEDIATELY FOLLOWING THE FY 2013 BUDGET MEETING AT THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Discussion and Approval of the special assessment to be collected during FY 2013.**

3. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, December 3, 2012 at 7:03pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapides. Also present were Joel Gould, representing All Florida Management Service, and Carol Eskew, representing Goldman, Juda, and Eskew.

None were absent.

Norma Aker made a motion to adopt the proposed fiscal year 2013 budget, Patsy Cates seconded the motion.

The Board of Directors discussed the budget and answered the homeowners questions. Norma called for a vote on the motion; all were in favor.

As some of the phases did not have enough proxies returned to constitute a majority, Carol Eskew will email Norma the list of units that did not vote. Several homeowners volunteered to contact their neighbors to obtain the proxy.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 7:31 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, December 3, 2012 at 7:31pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapides. Also present were Joel Gould, representing All Florida Management Service, and Carol Eskew, representing Goldman, Juda, and Eskew.

None were absent.

Blaire Lapides made a motion to collect $76,900 in twelve (12) payments due on the 15th of each month during 2013 for the purposes of building up funds toward the upcoming restoration project, Patsy Cates seconded the motion.

The Board of Directors discussed the special assessment and answered the homeowners questions. Norma called for a vote on the motion; all were in favor.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 7:50 pm.

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AGENDA

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON MONDAY, DECEMBER 17TH, 2012 AT 7:30 PM IN THE OMEGA VILLAS CLUBHOUSE.

1. **Call to Order**

2. **Officers' Reports**
   - **A. President**
   - **B. Vice President**
   - **C. Secretary, Disposition of Unapproved Minutes**
   - **D. Treasurer, Financial Report**

3. **Open Forum**

4. **Unfinished Business**
   - **A. Prior Meetings checklist**
   - **B. Status of Video Camera Installation**
   - **C. Spa Status**
   - **D. Letters to Home Owners**
   - **E. Certification of Reserve Waiver Membership Vote.**

5. **New Business**
   - **A. Condominium I Rodent Issue**
   - **B. Cross Point Security Door Alarm**
   - **C. Mulching and plants**

6. **Adjournment**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, December 17, 2012, at 7:34pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapides, and representing All Florida Management Services, Joel Gould.

None were absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made as follows:
Minutes from October 15, 2012, 1st: Norma Aker 2nd: Blaire Lapides All in favor
Minutes from October 29, 2012, 1st: Norma Aker 2nd: Blaire Lapides All in favor with change for typo error
Minutes from December 3, 2012, budget meeting 1st: Norma Aker 2nd: Blaire Lapides All in favor
Minutes from December 3, 2012, special assessment 1st: Norma Aker 2nd: Blaire Lapides All in favor

Officer's Reports:
Patty Sabates, Treasurer, presented information about the financials. A few budget lines were over, as expected, but overall spending has been kept under the total budgeted amount YTD. Homeowners who are past due are still being actively handled by the Association attorney, Lloyd Procton. President, Norma Aker and Mr. Procton meet monthly to discuss outstanding maintenance fees and progress to collect. The mortgage holder took title of unit 1736, phase 3 and a demand letter has been sent for the outstanding monies. The Association owns the stove and refrigerator and the renter is past due. All Florida Management Association (AFMS) will send a letter advising the renter when the appliances will be removed and the total amount of rent that is still owed. AFMS will advise Norma who is removing the appliances and where they are being stored.

Open Forum:
- Unit 1724, phase 4 - back yard overgrown. AFMS will send letter
- Unit 1724, phase 2 - Wood needs to be repaired properly from bee removal
- A red truck is being reported as parking illegally by the fire hydrant on the North end of phase 4
- A dog is reported as being allowed off a leash in phase 4
- Brush is reported overgrown in phase 3 by unit 1744
- Hot tub was reported left on during the 2pm to 6pm time frame today

AFMS will look into all issues.

Unfinished Business:
A. Prior Meeting Checklist - see attached
B. Status of Video Camera Installation - camera is installed and working
C. Spa Status - AFMS reports that the company that manufactured the heater for the hot tub is out of business. The pool heater is reported as not operating. AFMS will check with Russell Pool Company to see if the heater can be turned on. Bids were received from Russell Pool for the heaters ($4200) and resurfacing the hot tub ($1600). AFMS was asked to contact Mitchell at Pinch-A-Penny for bids as well as reaching out to other companies for bids and the possibility of repairing the hot tub heater.
D. Letters to Home Owners - AFMS not sure what letters have been sent out. AFMS will get bids for removal of trash at unit 1736, phase 2 and provide to home owner.
E. Certification of Reserve Waiver Membership Vote - Phase 1, 2 and 4 still need home owners to respond to waive reserves. Gina will collect from phase 1 and 2; Roger will collect from phase 4.

New Business:
A. Condominium 1 Rodent Issue - Torn screens on several soffits have been observed as well as no screens on vents. AFMS will obtain bids from wildlife trappers and arrange for screen repairs. AFMS will send a letter to the bank for unit 1732, phase 1 to trim the tree in the back yard.
B. Cross Point Security Door Alarm - AFMS presented a proposal and was directed by the board to obtain more information, such as who monitors the alarm, is there a silent alarm or loud alarm, would there be a discount on the insurance with an alarm installation, etc.
C. Mulching and Plants - Norma made motion to accept Landscape Nutrionist's proposal to mulch the entire property with red mulch where appropriate, all entrance ways, border areas, trees, at a cost of $1,850.00; Patsy Cates seconded the motion; all voted in favor.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:00pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special Board of Directors closed meeting was held and called to order on Wednesday, January 9, 2013, at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, and Blaire Lapides.

Patty Sabates was absent.

The board met with Greg Reardigan of Sunrise Management, Inc. and discussed many aspects of his company's management experience with condominiums and boards. The board asked Mr. Reardigan about the types of associations and board his company worked with, different types of problems and how Sunrise handled them, issues he expected to encounter and how he would resolve them if Sunrise was hired, etc.

Patsy Cates made a motion that Sunrise Management, Inc. be hired and replace All Florida Management Services, pending review and approval of the contact by Lloyd Procton. Blaire Lapides seconded the motion, all voted in favor.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:30 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 21, 2013 at 7:02pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides. Patsy Cates was absent.

Officer's Reports:
Secretary, Disposition of Unapproved Minutes:
A motion to waive the reading of the minutes for the December 17, 2012 meeting as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patty Sabates all were in favor. A motion to waive the reading of the minutes for the January 9, 2013 meeting as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapides all were in favor.

Treasurer, Financial Report:
Balance on hand in the operating account, petty cash, security account, debit account, special assessment, and cash reserves at year end was $365,303. The budget for 2012 was $594,567, but $403,579 was actually spent due to the board's tight control on expenses.

New Business:
2013-2014 Insurance Renewal:
Larry Vaught of Smith, Watson, Parker Insurance presented options for insurance coverage. The board discussed the various options. Patty Sabates made a motion to keep the insurance with the same companies and at the same deductable levels for the buildings, increasing the coverage of the clubhouse contents to $30,000 and increasing the community crime coverage to $400,000 as well as obtaining coverage on unit 1708 NW 72nd Avenue that the Association has title to. Nora Aker seconded the motion; all were in favor.

Open Forum:

- Street light out on pole #2 and #21 in phase 1. Norma will ask Gregorio to replace the bulbs
- Unit 1709, phase 4 – the roof is settling and has cracked the drywall. A bid for repair/replacement was presented and the contractor will be asked to forward proof of insurance coverage, licensing, etc. to Norma Aker.
- Unit 1764, phase 4 – The outside wall on the north side of the unit has a patch that is crumbling. Patch was due to water intrusion in the closet.

Unfinished Business:
No discussion was conducted by the Board as All Florida Management Service was not present.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 8:15pm.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, April 15, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS

    A. Management updates
        1. pool repairs
        2. pressure cleaning
        3. general repairs

6. OPEN FORUM
7. NEW BUSINESS

    A. Pool contract
    B. Insurance letter
    C. Date of scheduled walk through with a Board member

8. ADJOURNMENT

Post by 04-12-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, February 18, 2013, at 7:34pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing All Florida Management Services, Joel Gould.

None were absent.

As the board reviewed the minutes of the January 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Patty Sabates; all were in favor.

Officer's Reports:
Treasurer's report presented by Patty Sabates:
2012 ended with the Association's balance sheet in good shape. With the services of the Association attorney, Lloyd Procton, overdue maintenance and special assessments continue to be aggressively pursued, putting the Association in a better financial position in advance of the major upcoming repairs to the buildings.

Election of Officers:
Blaire Lapides nominated Norma Aker to retain the position of President; Patty Sabates seconded the motion; all were in favor.
Norma Aker nominated Patty Sabates to retain the position of Treasurer; Blaire Lapides seconded the motion; all were in favor.
Norma Aker nominated Blaire Lapides to retain the position of Secretary; Patty Sabates seconded the motion; all were in favor.

Unfinished Business:
- Per Joel Gould, the sewer backup in unit 1713, phase 1 may be due to tree roots in the common line. Pelican Plumbing will be looking into it.
- Per Joel Gould, Tony at Russell Pool is performing a leak check on the pool due to high water bills for the last two months. Joel will advise Norma Aker where the leak is when information is received from Russell Pools. Norma will contact the City of Plantation to ask about the possibility of receiving some financial relief on the bill.

New Business:
- Unit 1764, phase 4 reported that the patch done on the North wall of the building was done very professionally.

- Unit 1741, phase 4 reported a leak on the patio that was investigated a year ago by Alabama Roofing and has still not been repaired. Joel Gould will look into it and advise Norma Aker.
- Unit 1705, phase 2 – reports of sheets inside the windows and windows boarded up. Joel Gould will determine if a letter can be sent to the homeowner and renter if appearance is unsightly.
- AFMS will investigate the possible installation of speed bumps.
- Reports of dogs continuously barking unit 1736 and unit 1744, phase 3. Police have been called in the past. Norma Aker will check with Lloyd Procton about sending letters to home owners.
- Unit 1745, phase 3 reports the depression where the dumpster used to be needs to be filled in to avoid standing water. Norma Aker will contact Elsworth at Landscape Nutrition.
- Maude Bruce, unit 1764 phase 4 and Sharon Rennhack, unit 1700 phase 1, volunteered to serve on the Fining Committee.

Norma Aker motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:28 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Annual meeting of the membership was held and called to order on Monday, February 18, 2013, at 7:33pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing All Florida Management Services, Joel Gould.

Patsy Cates was absent.

Due to a quorum of the membership not being obtained, the annual meeting of the membership could not be held.

The meeting was adjourned at 7:34pm.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, MARCH 18, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
6. OPEN FORUM
7. NEW BUSINESS
8. ADJOURNMENT

Post by 03-15-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, March 18, 2013, at 7:30 pm at the Omega Villas Recreation Center.

Present were Norma Aker, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro. Lloyd Procton, Association attorney, was also present.

Patty Sabates was absent.

As the board reviewed the minutes of the Annual Membership meeting and Board of Directors held on February 18, 2013, meeting in advance of this meeting, a motion to waive the reading of the both sets of minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer's report presented by Norma noted that water was over due to leaks in the sprinklers and the pool. Most of the other lines were under budget as was the month.

Open Forum:

- Unit 1717, phase 2 was reported to have the front and back yards overgrown. SMI will send a letter to the homeowner.
- Unit 1713, phase 2 reports hearing critters in the ceiling. SMI will set bait stations.
- Homeowners reported that the special assessment and regular maintenance payments have been mis-posted by Goldman, Juda, Eskew which has caused them to receive late notices and be billed for late fees.
- Lightposts #1 and #2 in phase 1 have burned out bulbs.
- Unit 1720, phase 2 has 'For Lease' sign in the window. SMI will send letter to homeowner.
- Unit 1745, phase 1 has an unapproved occupant. SMI will send letter to homeowner.
- Unit 1736, phase 1 has an electrical wire strung by FPL across 6 units. SMI will contact FLP.
- Unit 1708, phase 1 has unapproved occupant. SMI will send letter to the bank.

Unfinished Business:
Unfinished business was tabled to allow the new management company, SMI, the opportunity to review and become familiar with the open issues.

New Business:
Greg Reardigan will meet with the landscaper to discuss the cleanup of the yard.
Parking lot bumpers will be repainted.
Sidewalks and curbs are being pressure cleaned.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:07pm.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, April 15, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS

    A. Management updates
        1. pool repairs
        2. pressure cleaning
        3. general repairs

6. OPEN FORUM
7. NEW BUSINESS

    A. Pool contract
    B. Insurance letter
    C. Date of scheduled walk through with a Board member

8. ADJOURNMENT

Post by 04-12-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, April 15, 2013, at 7:34 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Antoinette De Caro.

As the board reviewed the minutes of the Board of Directors meeting held on March 18, 2013, meeting in advance of this meeting, a motion to waive the reading of both sets of minutes was made by Norma Aker, second by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer's report presented by Norma noted that most budget lines were under or close to budget with the exception of water, due to leaks in the pool. The pool was repaired last month so the water budget line should be closer to projected. Six homeowners in legal status are being actively pursued by Lloyd Procton, attorney. $2073 and $433 was received last month for past due/delinquent homeowners. Patty Sabates and Norma will ask Carol Eskew to look into options for loans for the major repair project.

Old Business:

A. Pool repairs – Norma made a motion to accept the bid for pool maintenance from Commercial Pool, Patty seconded the motion; all were in favor. Antoinette will check with Greg Reardigan, SMI, to determine if any monies could be recovered to compensate for the damage to the filter, pump, etc. as a result of what appears to be neglect in cleaning by the previous company.
B. Pressure Cleaning – Phase 1, 2, and 3 are complete. Phase 4 will be started next week.
C. General Repairs – SMI is making repairs to the fences and roof leaks.

Open Forum:

- A unit owner questioned if high impact/hurricane resistant glass could reduce cell phone reception.
- Norma will scan and email the parking violation sticker that the Board prefers using.
- Unit 1737, phase 1 has aluminum foil in the master bedroom sliding glass door. SMI will contact and ask for it to be removed.
- Unit 1705, phase 2 has wood covering the window. SMI will contact and ask for it to be removed.
- Unit 1736, phase 1 – SMI will contact FPL to remove the hanging wires.

New Business:

A. Pool Contract – see Old Business, point A
B. Insurance Letter – Repairs are needed in Phase 3, units 1717 to 1741 to be able to renew the insurance.
C. Date of schedule walk through with a Board Member – Antoinette will set up a schedule by next week.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:47pm.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, MAY 20, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS

   A. Management updates
      1. pool repairs
      2. pressure cleaning
      3. general repairs

6. OPEN FORUM
7. NEW BUSINESS

   A. FDIC Insured and our options, speakers Carol Eskew from Goldman, Juda & Eskew and Ms. Nuez from our bank, Popular Community.
   B. Discussion of updating Rules and Regulations
   C. Trees hitting roofs, gutters - owners and common ground

8. ADJOURNMENT

Post by 05-17-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, May 20, 2013at 7:32 pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapides, and Antoinette De Caro, representing Sunrise Management, Inc. Guests were Carol Eskew of Goldman Juda & Eskew, PA and John Marcelin of Popular Association Banking.

Patty Sabates was absent.

As the board reviewed the minutes of the April, 15 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer's report was presented by Norma. Although the total year to date expenditures were under the budgeted amount, several lines continue to be over budget. These include water, due to leaks, the sprinkler running, and the pool, and pool and spa maintenance/repairs. The past due maintenance amounts are dropping due to the mortgage/lien holders taking title to the properties. Secretary's report was presented by Blaire. Two units were approved for purchase.

Old Business:

1. Pool repairs –Maintenance personnel is working correcting the sinking pavers, removing the gazebo. Information and estimates are being gathered to repair the strapping on the chairs and chaises at the pool. The tree near the shower outside the pool enclosure will need to be removed due to invasive roots in the pool/spa area. Once that has been completed, a border or retaining system will be installed to keep the dirt and debris from being washed into the spa and pool area.
2. Pressure cleaning –Maintenance personnel is working on pressure cleaning and sealing the pool area and pressure cleaning the tennis courts. Pressure cleaning of the sidewalks in all phases has been completed.
3. General repairs – Maintenance personnel has painted the sidewalks in the clubhouse area. A surge protector has been purchased and installed on the video cameras/security system. An electrician will install a light switch for the light posts so that the maintenance personnel can turn on to ensure all are working.

Open Forum:

- Unit 1744, Phase 4 – two trucks up on jacks and repairs made
- Unit 1740, Phase 1 – dog going outside without leash
- Phase 4 – glass by mailbox from bulk pickup
- Between units 1736 and 1740, phase 1 – large and growing pile of plant clippings

New Business:

A. FDIC options –With the change in FDIC insurance rules, the maximum amount the government will guarantee in case of a bank's failure if $250,000 for the total of all the accounts for a single person/business. Omega Villas currently has three accounts at Popular Bank with approximately $325,000 in the operating account, $62,000 in the reserves account, and $60,000 in the special assessment account.

Carol Eskew and John Marcelin presented information about sweep accounts which would protect the Association from loss in the case of a bank's failure and also provide some income through interest. All institutions that are participating in the recommended program are insured through the FDIC. Mr. Marcelin provided printed materials for the Board Members.

B. Rules and Regulations update – Blaire will email the draft to Norma who will have Lloyd Procton, Attorney, review them.

C. Trees hitting roofs and gutters – SMI will look closely at the property to determine which trees, if any, need to be trimmed. Provided to the Board will include information on if it is a homeowner's responsibility or the Association's.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:13pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, June 17, 2013, at 7:34 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. Greg Reardigan and Antoinette De Caro.

None were absent.

As the board reviewed the minutes of the May 20, 2013, meeting in advance, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
President – Norma Aker advised she is meeting with Lloyd Procton, attorney, on a regular basis concerning foreclosures and units in legal status. Mr. Procton is actively pursuing all legal avenues to collect. Norma also advised the water bills from the City of Plantation would be increasing for the association as well as the homeowners.
Treasurer – Patty Sabates reported May expenditures were under budget overall although the pool maintenance and pool and spa repair lines were over budget. Year to date expenditures are approximately $5,000 under what was budgeted.

Open Forum:
- Unit 1760, phase 4 – tree planted by homeowner within last six months is tied to neighbor's fence
- Phase 1, 17th street – sprinklers are on during the day
- Unit 1745, phase 3 – inquiry on status of tenting for termites. Bid will be forthcoming from Dead Bug Edwards
- Phase 4 – street lights are out in the corner

Unfinished Business:
A. Management Update
- Pool Repairs – Light has been repaired, still working on other repairs, shower and signs
- Trees hitting roofs, gutters – Orlando is trimming trees
- Loose fences – Orlando is removing rotted fences
- Status on backyard letters – Sunrise Management sent letters out to four homeowners
- Dates for tenting in phase 1 – No date has been received; Sunrise Management will follow up

B. FDIC Insured

After review and approval by Lloyd Procton of the Insured Cash Sweep Depository Placement Agreement with Popular Association Banking, Norma Aker made a motion to move forward with the program. Blaire Lapides seconded the motion; all were in favor.

C. Rules and Regulations

Norma Aker made a motion to accept the changes to the Rules and Regulations, pending final wording from Mr. Procton on late fees for special assessments; Patty Sabates seconded the motion; all were in favor.

Goldman Juda Eskew will mail the new Rules and Regulations to all homeowners and include the Pet Form. Sunrise Management will track the return of the forms.

New Business:

A. Lawn Service – Blaire Lapides made a motion to review the bid from Cheetah Properties for lawn maintenance and to conduct a vote of the Board by email; Patty Sabates seconded the motion; all were in favor.

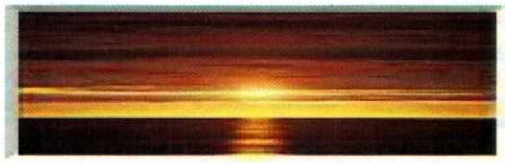
Norma Aker motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:30 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was not held during the month of July, 2013.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324



OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, AUGUST 19, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
6. MANAGEMENT REPORT
   - POOL AND SPA REPAIRS
   - PRESSURE CLEANING
   - FENCE, WOOD REMOVAL
   - GENERAL REPAIRS
7. NEW BUSINESS
8. ADJOURNMENT

Post by 08-16-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, August 19, 2013 at 7:35 pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro.

Patty Sabates was absent.

As the board reviewed the minutes of the June 17, 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer's Report – presented by Norma Aker. Pool, spa, irrigation and roof repairs continue to be over budget as expected however year to date expenditures are $11,253 under budget. Norma reported recently meeting with Lloyd Procton, attorney, to discuss the progress and action on the delinquent homeowners.

Secretary's Report – Presented by Blaire Lapides. A renter was approved for a unit in pahse 3.

Open Forum:
- Unit 1709, phase 3 – homeowners were not advised that the fence was being removed. SMI advised to notify homeowners in advance for future removals.
- Unit 1729, phase 4 – rotted wood was partially removed, Still has splintered, rotted wood on fence.

Unfinished Business/Management Report:
- Pool and Spa Repairs – SMI will meet with Mike from the pool company again to review the repairs needed to the spa. Spa repairs should be completed within a couple of months.
- Pressure Cleaning – Exterior still in process of being done and should be completed within two weeks
- Fence, Wood Removal – SMI will repair fences when possible. If not easily repaired, fence will be removed.
- General Repairs – Dead landscaping will be removed and painting may need to be done after removal. Where necessary, walls will be pressure cleaned and painted, if needed.

New Business:
Meeting dates – through December 2013, the monthly board meetings will be changed from the third Monday to the third Wednesday of the month.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:12 pm.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 25, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
   - Pool/spa updates on repairs and payment
   - Updates on what Maintenance man is currently working on
   - Pressure cleaning, continue the rest of sidewalk?
   - Clubhouse entry keypad, status
6. MANAGEMENT REPORT
7. NEW BUSINESS
   - Proposals for webbing of patio chairs, status
   - White Fly Treatment
8. ADJOURNMENT

Post by 09-23-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, September 25, 2013, at 7:33 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro.

None were absent.

As the board reviewed the minutes of the August 19, 2013, in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Secretary's Report presented by Blaire Lapides. In Phase 1, a foreclosed unit was sold for $57,500 and another foreclosed unit's sale will probably be completed shortly for $70,050. Both are two (2) bedroom units.

Treasurer's Report presented by Patty Sabates. As of August 31, 2013, Omega Villas had $512,384 on hand. A few lines, such as lawn maintenance, termite treatments, and pool/spa repairs, were over budget as expected however the year to date balance is $113,000 under budget.

Open Forum:
- Unit 1764, phase 4 – cracks and holes in the stucco where the fence was removed. SMI will follow up.
- Several unit owners complained that their fence was removed without any notice. SMI will put a flyer in the unit's door at least a week in advance when removing the fence or doing other work on the outside of a unit.
- Unit 1716, phase 4 – rain gutter is sticking out and not secure since removal of fence. SMI will follow up.
- SMI will look into obtaining surge protectors for all Association owned meters.
- Unit 1737, phase 4 – found large cracks in the foundation when the carpet was removed. SMI will have tree roots removed on the outside of the unit and stop additional intrusion. SMI will also remove roots where the sidewalk is being lifted.
- Unit 1701, phase 4 – termite infestation confirmed by Dead Bug Edwards, but owners have not heard anything. Norma received a proposal for extermination.
- Grassy area between phase 1 and 2 – cars are driving on the grass. SMI will investigate type of barriers to be installed.
- Outside lights in the pool and spa area are not working.

Old Business:

A. Pool/spa updates on repairs and payment – The spa floor, seat, concrete and steel repairs, bubble jet pipe issues and diamond brite have been completed. Heat pump shut off and flow switch still need to be completed.
B. Updates on what maintenance man is working on – Orlando is still removing rotted fencing in phase 4. SMI will keep Norma informed so she can update the website.
C. Pressure cleaning – Norma made a motion to continue the pressure cleaning of the sidewalks on Sunrise Boulevard, Patty seconded, all were in favor.
D. Clubhouse entry key pad status – SMI will have a vendor come in for the lock.

Management Report:

- Norma made a motion to accept Michael Werkman's bid to repair cracks at Unit 1741, phase 4, Patty seconded, all were in favor.
- SMI will mail to all units information about tankless water heaters and electrical requirements.

New Business:

A. SMI contacted several vendors to provide bids for restrapping the chairs on the patio. Blaire made a motion to accept Sunniland Patio's proposal, Norma seconded the motion, all were in favor.
B. SMI has only received one bid for white fly treatment and will obtain other bids. SMI will also discuss removal of dead plants with the lawn maintenance company.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 9:10 pm.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BUDGET WORKSHOP MEETING
WEDNESDAY, OCTOBER 16, 2013
7:00 PM
AT
GOLDMAN, JUDA & ESKEW, PA

8211 W. BROWARD BLVD., PH 1
PLANTATION, FL 33324

Post by 10-14-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors held a budget workshop on October 16, 2014, at the offices of Goldman, Juda, Eskew.

Present were Norma Aker, Patty Sabates, and Blaire Lapides. Representing Sunrise Management, Inc. (SMI) was Greg Reardigan. Representing Goldman, Juda, Eskew were Mike Marcusky and Travis Beckley.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made.

SUNRISE MANAGEMENT, INC.
8201 Peters Road, Suite 1000
Plantation, FL 33324

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 23, 2013
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVE MINUTES OF PREVIOUS MEETINGS

4. OFFICERS' REPORTS

5. OPEN FORUM

6. OLD BUSINESS
   - Pool/spa updates on repairs
   - Updates on what Maintenance man is currently working on
   - Clubhouse entry keypad, status
   - Repair of pool chairs, status
   - Barrier block to grassy area between Phase 1 and 2, status
   - Tree trimming, when are they going to be starting?
   - White Fly treatment update

7. MANAGEMENT REPORT

8. NEW BUSINESS
   - Back gates to pool area locks
   - Additional Parking Spaces
   - Request by homeowner for tree removal
   - Planting of Plants for where some fences where

9. ADJOURNMENT

Post by 10-18-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, October 23, 2013, at 7:30 pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapides, and representing Sunrise Management, Inc. (SMI) Greg Reardigan and Antoinette De Caro.

Patty Sabates was absent.

As the board reviewed the minutes of the September 25, 2013, meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer's Report presented by Norma. Year to date expenses are doing very well at $125,000 under budget. Some budget lines are over as expected including pool and spa, lawn maintenance, roof repairs, and termite tenting.

Open Forum:
- Unit 1720, phase 1 has rotted rafters on the back patio. On Time Roofing will replace for $2800. SMI was asked to obtain a quote from On Time to extend the roof over the beams to reduce future rotting.
- Pressure cleaning of the sidewalk and concrete fence on Sunrise Blvd. will begin by Thanksgiving, probably by November 15, 2013.

Old Business:
A. Pool/spa updates on repairs – SMI reported the electrician will be out on Thursday to install the timer on the jet, inspect voltage and the lines.
B. Updates on Maintenance Man jobs – Removal of the rotted boards/fences will continue to the next phase and a notice will be posted on the unit door prior to removal. Removal could include the electrical box enclosures.
C. Status on clubhouse entry keypad – SMI did not have any new information to report
D. Status of pool chair repairs – Replacement of the strapping will have to be done off site and is expected to cost $579.
E. Status of barrier to block grassy area between phase 1 and phase 2 – SMI will continue to explore options.
F. Beginning of tree trimming – SMI reported that trimming will start on September 25, 2013.
G. White fly treatment – SMI reported receiving bids from Truly Nolan, Orkin and the landscape company. The bids ranged from $8,000 to almost $40,000. SMI will clarify bids and provide additional information.

New Business:

A. Locks on back gates to pool area – SMI reported that installation of new Medco locks on the back gates would be $265 plus $3.00 per key. SMI was asked to obtain a price to change the front wood gate and the restroom doors as the same time as the back gates and have the locks all keyed the same.
B. Additional parking spaces – Several homeowners would like there to be additional parking spaces designated in phase 4. SMI will investigate the area suggested by the homeowner and provide additional information to the Board.
C. Request for removal of tree by homeowner – The City of Plantation is very strict about tree removal so SMI suggested making sure the landscapers trim the tree.
D. Plants in lieu of fencing – SMI will present a proposal to the Board of where plantings could be done to provide some privacy and improve the look of the property without spending a lot of money.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:10 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors held a closed workshop to discuss the homeowners who are delinquent on their maintenance on Wednesday, October 23, 2013, after the regular meeting.

Present were Norma Aker and Blaire Lapides.

Lloyd Procton, association attorney, presented information about each unit and the board made recommendations after discussions.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 20, 2013
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVE MINUTES OF PREVIOUS MEETINGS

4. OFFICERS' REPORTS

5. OPEN FORUM

6. OLD BUSINESS
   - Management Updates
   - Back gates to pool area locks
   - Clubhouse entry keypad, status
   - White Fly treatment update
   - Barrier block to grassy area between Phase 1 and 2
   - Pool/spa updates on repairs

7. NEW BUSINESS
   - Additional Parking Spaces
   - Request by homeowner for tree removal
   - Planting of Plants for where some fences where

9. ADJOURNMENT

Post by 11-18-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, November 20, 2013, at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro.

None were absent.

As the board reviewed the minutes of the October 23, 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Patty Sabates; all were in favor.

Officer's Reports:
Patty presented the Treasurer's report. She noted the month was under budget and the expenses were being controlled. Some lines were over budget as expected and the past due maintenance and special assessment were being reduced but are still a challenge.

Open Forum:
- Unit 1745, phase 3 – trash has accumulated in front of the unit including wood and mattresses causing difficulty selling it. Also reported water pooling on the drive in front of the unit.
- Unit 1753, phase 4 – water pooling on the drive in front of the unit. Also wants the minutes translated into Spanish and wants to be able to speak to someone on the board or at the management company in Spanish. SMI will investigate the possibility of having the minutes translated.
- Unit 1720, phase 1 – inquired as to when the roof repairs would begin on the unit. SMI reported that it should be by Thanksgiving.
- Unit 1756, phase 3 – reported the plumber cleared out tree roots twice, but a grinding may be necessary. Also reported the lawn maintenance company is blowing leaves against the wall.
- Unit 1705, phase 4 – reported hole previously patched in driveway has gotten bigger.
- Unit 1724, phase 3 – reported oak growing over roof in phase 4.

SMI will look into all reports.

Old Business:
A. Management Updates – SMI reported:
    - Unit 1737, Phase 4 ficus hedge has been ground down, wall needs to be painted, wood on window frame need repair, section of concrete will be cut to get at the roots

- Phase 2 rotted fences are next for removal; notices will be placed on the unit door in advance of removal; some painting will need to be done after removal

B. Locks on back gates in pool area - Locks Plus provided a bid for $265 to change the both locks and rekey it to the existing keys.
C. Status of clubhouse keypad – SMI will contact the manufacturer of the keypad lock for pricing to obtain disk of operating system and the minimum requirements needed on a computer to run the software.
D. White fly treatment – Three bids were obtained. Orkin - $34,400; A1 Superheroes Pest Control - $34,460, Cheetah Landscaping - $15,000. The Board discussed all the bids and what exactly would be treated under the contract. Norma made a motion to accept Cheetah's proposal with the stipulation that a payment plan can be agreed upon, the year and a half verbal warranty would be put in the contract, and the contract would stipulate that all trees, shrubbery and foliage in the units' back yards would be included. Patty seconded the motion; all were in favor.
E. Barrier for grassy area between phase 1 and phase 2 – Maintenance man is putting in posts and chains. SMI will look into changing the color on the posts so they blend in with the surroundings better.
F. Pool/spa repair update – The heater in the spa is now working. Repairs continue to locate and repair the broken main pipes. Maintenance man will look into changing the pitch of the hill outside the fence so the rainwater runoff will be diverted away from the pool area.

New Business:

A. Additional parking spaces in phase 4 – SMI has determined there is not sufficient room to add more parking spaces. Vehicles not in designated parking spaces will be stickered.
B. Request for tree removal – Tree will be trimmed, but cannot be removed without City approval and planting of 2 trees to replace it.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:50 pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

SPECIAL BOARD OF DIRECTORS MEETING
TUESDAY, DECEMBER 03, 2013
7:00 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS
   - Adoption of 2014 Budget
   - Special Assessment – Community Restoration Project
4. ADJOURNMENT

Post by 11-19-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Tuesday, December 3, 2013, at 7:02 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides. Representing Sunrise Management, Inc. (SMI) were Greg Reardigan and Antoinette De Caro. Carol Eskew and Travis Beckley represented Goldman Juda Eskew.

None were absent.

Norma Aker made a motion to discuss the budget, Patty Sabates seconded the motion; all were in favor. The Board discussed the budget and answered questions from the floor.

Norma made a motion to adopt the budget, Blaire Lapides seconded the motion, all were in favor.

Blaire made a motion to discuss the special assessment, Norma seconded the motion, all were in favor. The Board discussed the special assessment and answered questions from the floor.

Norma made a motion to adopt the special assessment for January through December 2014, Patty seconded the motion, all were in favor.

Carol Eskew provided information about issuing coupon books, and what to do for an automatic payment system.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 7:50 pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 18, 2013
7:00 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OPEN FORUM
6. OLD BUSINESS
    1. Management Updates:
        - Clubhouse entry keypad
        - White Fly treatment
        - Pool/spa updates on repairs, sewer line
        - Removal of Rotted Fences
    2. Barrier block to grassy area between Phase 1 and 2
7. NEW BUSINESS
8. ADJOURNMENT

Post by 12-16-13

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, December 18, 2013 at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapides, and representing Sunrise Management, Inc. (SMI) Greg Reardigan and Antoinette De Caro.

Patty Sabates was absent.

As the board reviewed the minutes of the November 20, 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Norma reported the 2014 budget was adopted at the December 3, 2013 meeting. 2013 expenses are approximately $108,000 under budget.
Units are being sold with one unit recently under contract for approximately $100,000.

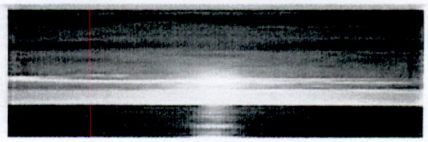
Open Forum:
Unit 1700, phase 3 – sprinklers not coming on
Unit 1757, phase 2 – fence was removed that owner claims was not rotted

Unfinished Business:
Clubhouse Entry Keypad – the manufacturer will only sell to retailer. Awaiting a proposal from a retailer. Back pool locks have been replaces
White Fly Treatment – treatment is being applied
Pool/Spa Updates on Repair – A motion was made by Blaire to accept the bid for replacing the heat pump by Sunshine Pools, Norma seconded; all were in favor. Sewer line repair/replacement bids are pending receipt.
Removal of Rotted Fences – SMI will notify the board and joint decisions will be made as to the removal.
Barrier Posts Blocking Grassy Area Between Phase 1 and 2 – SMI will explore ways to make the posts more secure and less intrusive in appearance.

New Business:
Unit 1756, phase 2 – toilets are backing up. Main line has been cleaned out 3 times. Cheetah Property Service will remove roots starting on Dec. 3, then Paradise Plumbing with replace or repair the main line.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:00 pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321
(954) 695 9200



December 30, 2013

SECOND NOTICE OF ANNUAL MEETING AND BOARD ELECTION FOR OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Dear Association Member:

Please be advised as no more than three (3) Association members volunteered to serve on the 2014 Board of Directors, there is no need for a formal election.

The Secretary of the Association shall announce the names of the Directors at the Annual Meeting scheduled for Monday, January 13, 2014 at 7:30 P.M. in the Community Clubhouse, 1713 NW 72 Avenue., Plantation, FL 33324. The Agenda for the Annual Meeting of the Association is as follows:

1. Verify a Quorum
2. Call the meeting to Order
3. Announce the Board of Directors 2014
4. Good & Welfare
5. Adjournment

A Board of Directors meeting shall immediately follow for the purpose of electing of Officers.

Thank you for your time and attention to this matter.

Sincerely,

Sunrise Management, Inc.
As agent for Sunrise Lakes, Phase IV, Inc. II
Condominium Association, Inc.

Greg Reardigan
Community Association Manager

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 13, 2014 at 7:33 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. Greg Reardigan and Antoinette De Caro.

None were absent.

Norma Aker made a motion to reinstate the Board Members to the same positions as previously held; Patty Sabates seconded the motion; all were in favor.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 7:35 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Annual meeting of the membership was held and called to order on Monday, January 13, 2014 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro.

Due to a quorum of the membership not being obtained, the annual meeting of the membership could not be held.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 7:32 pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SCHEDULED FOR

MONDAY, JANUARY 20, 2014

7:30 PM

AT

COMMUNITY CLUBHOUSE

IS CANCELLED

Post by 01-17-14

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, FEBRUARY 17, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVE MINUTES OF PREVIOUS MEETING(S)

4. OFFICERS REPORTS

5. OPEN FORUM

6. OLD BUSINESS

   A. MANAGEMENT UPDATES
      - POOL UPDATE
      - ROTTED FENCE REMOVAL UPDATE

   B. CLUBHOUSE ENTRY KEYPAD – LocksPlus estimate

7. NEW BUSINESS
   a) Discussion of money transfer to restoration project from operating budget
   b) Insurance coverage
   c) Purchase of computer
   d) Discussion of implementing work form, ACC form, Incident form, Residential form

8. ADJOURNMENT

Post by 02-14-14

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, MARCH 17, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
   A. MANAGEMENT UPDATES
      - POOL / SPA UPDATE
      - ROTTED FENCE REMOVAL UPDATE
      - CLUBHOUSE ENTRY KEYPAD COMPUTER
   B. MONEY TRANSFER
7. NEW BUSINESS
   A. PLANT/HEDGE DISCUSSION
8. ADJOURNMENT

Post by 03-14-14

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, March 17, 2014 at 7:33 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan.

None were absent.

As the board reviewed the minutes of the February 17, 2014 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Norma Aker noted that several budget lines were over including water, electricity, and termite tenting, as expected. Overall expenditures are under budget.

Open Forum:
- Unit 1744, phase 4 – reported fascia board.
- Unit 1716, phase 1 – "For Sale" signs in window.
- Unit 1709, phase 4 – requested status of white fly treatment for front and back yard.

Old Business:
A. Management Update
- Pool/Spa Update – Inspection was passed
- Rotted Fence Removal – Painting to be done in Phase 2 before moving to other phases. SMI indicated that another employee would be needed when painting on the roofs. Research by SMI revealed that permits were not needed to replace/repair the boxes surrounding the electrical boxes. Orlando, maintenance staff, will be able to suggest designs for electrical boxes. The Board suggested that the priorities should be replace/ repair of the electrical boxes, then removal of rotted fencing in phase 1 and phase 3, and finally painting and pressure cleaning.
- Clubhouse Entry Keypad – a date will be set to load software onto the laptops.

B. Money Transfer
- Patty Sabates will contact Carol Eskew of Goldman, Juda, Eskew to move the funds.

New Business:
Plant/Hedges – Three types of plants as temporary replacement for the removed front fences were presented. Norma made a motion to use these plants, Patty seconded the motion; all were in

favor. SMI will obtain pricing for the three types of plants and put a letter on the homeowners' front doors with pictures.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:19 pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, APRIL 21, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVE MINUTES OF PREVIOUS MEETING(S)

4. OFFICERS REPORTS

5. OPEN FORUM

6. OLD BUSINESS

   A. MANAGEMENT UPDATES
      - A/C PROPOSALS
      - ROTTED FENCE REMOVAL UPDATE
      - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
      - LAWN ISSUES
      - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS

7. NEW BUSINESS

   - LAWN FERTILIZATION
   - TREE TRIMMING BEFORE HURRICANE SEASON

8. ADJOURNMENT

Post by 04-18-14

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, April 21, 2014 at 7:31 pm at the Omega Villas Recreation Center.

Present were Norma Aker, and Blaire Lapides.

Patty Sabates was absent. Sunrise Management, Inc. (SMI) was not represented at the meeting.

As the board reviewed the minutes of the March 17, 2014 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides, all were in favor.

Officer's Reports:
Treasurer's report was provided by Norma Aker. Although some line items such as termite extermination, security, pool and spa, irrigation and water were over budget, the month still came in under budget by about $5,000. Eight units are in legal status and Norma will be meeting with Lloyd Procton, association attorney, on April 25, 2014 to review the status of each unit. Secretary's report was presented by Blaire Lapides. She reported the sale of 2 units; one in phase 1 for $74,000 and one in phase 3 for $66,675.

Open Forum:
- Unit 1764, phase 4 – reported receiving late notices for the special assessment payment when the monies were misapplied by Goldman, Juda, Eskew to the regular maintenance. This caused the regular maintenance to appear to be overpaid and the special assessment to be not paid and incurring late fees. Norma will contact the accounting firm to advise them of the homeowners concerns. Also reported needing a copy of the wind mitigation report and contacted SMI who did not have it. Norma will contact the insurance agent to obtain a copy. Homeowner also needs a new parking decal and will provide the necessary information to Norma. Homeowner also reports the only gate in the row of units backing onto 70th avenue has the gate rotting and separating from the cinderblock fence.
- Unit 1716, phase 4 – Reposts wood from fences piling up long before the bulk pickup date, causing area to become a dumping ground for trash. Also reports flat times from nails in fences that have been removed. Homeowner trimmed the hedges because not handled by the lawn maintenance company even though SMI was notified twice.

Unfinished Business:
A. Air Conditioning Proposals – One of the two units at the clubhouse is not operational. One bid received for $4286. More bids will be secured.
B. Rotted Fence Removal – Orlando, maintenance man, is working on building boxes to enclose the electrical meters before completing the rotted fence removal.

C. Notices to Homeowners Regarding Planting of Hedges – Status is unknown as SMI was not in attendance.
D. Lawn Issues – Status is unknown of weeding beds, white fly treatment, leaf blowing, palm and lawn fertilization, and tree trimming as SMI was not in attendance.
E. Garbage Inside Fences and Outside of Homeowners Units – Status is unknown. SMI will need to conduct a walk through and post notices.

New Business:

A. Lawn Fertilization – Status is unknown of palm and lawn fertilization as SMI was not in attendance.
B. Tree Trimming Before Hurricane Season – SMI advised Norma that tree trimming would take place the end of May and into early June.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:12 pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, MAY 19, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
   A. MANAGEMENT UPDATES
      - A/C PROPOSALS
      - ROTTED FENCE REMOVAL UPDATE
      - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
      - LAWN ISSUES - tree trimming, lawn fertilization
      - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
7. NEW BUSINESS
8. ADJOURNMENT

Post by 05-16-14

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, May 19, 2014 at 7:31pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Richard Grzegorczak.

None were absent.

As the board reviewed the minutes of the April 21, 2014 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
President's report presented by Norma Aker – Norma reported that unit 1708, phase 3 was sold and we have received payment for portion of past due maintenance fees. Two checks were also received from other homeowners who were in arrears. Currently, five units are in foreclosure by the mortgage holder, but the homeowners are paying maintenance fees. One unit is in bankruptcy and is not making any maintenance payments. Omega Villas holds title to two other units, one in phase 1 and one in phase 2, that have court dates coming soon for the mortgage holders.

On a surprise inspection, both the pool and spa passed inspection.

Treasurer's report presented by Patty Sabates – Patty reported that expenses in April were positive and year to date expenses are under budget also. A few budget lines were over budget as expected including water and sewer, electric, and pool maintenance. The pool heater has been turned off for the summer which will reduce the electricity bill.

Open Forum:
- Unit 1764, phase 4 – reported visiting Goldman, Juda, Eskew and got the maintenance payments corrected so that both the regular and special assessment show current. Also reported that beige paint being applied to the cinderblock wall has blown on brown hurricane shutters at the unit. SMI will investigate. Homeowner also saw an unknown male (5'8", Caucasian, gray hair, black Ford SUV) driving around Phase 4 before walking into Phase 3. Homeowner reported to the police. Homeowner's insurance carrier has requested flood insurance for the association.
- Several homeowners discussed the white fly treatment that presumable was applied to all plantings in backyards, noting that they were home all day and never saw anyone enter their back year. The board concluded that many backyards were missed or not done properly. SMI will contact vendor and resolve with supervision of additional treatments.

- Unit 1709, phase 4 – oak tree facing the unit is in need of trimming because it is overgrowing palms and Unit 1731, phase 1 – tree in backyard is very overgrown. SMI advised that tree trimming would begin the second week of June. SMI will get cost and post on mailboxes for homeowners who choose to have the trees inside their property trimmed.
- Unit 1713, phase 4 – backyard very overgrown. SMI will notify homeowner to correct.
- 1744, phase 4 – homeowner had questions about the planting of hedges until such time that the front fence is replaced during the restoration project and was provided with a list of approved plants. Gutter is broken.
- Unit 1740 and 1761, phase 1 – dogs outside off leach. SMI will send letter to the homeowners.
- SMI was requested to obtain a proposal to replace the poles on park area between phase 1 and 2 with hedge plants.

Unfinished Business:

A. Air Conditioning Proposals – The Board requested that SMI obtain proposals from other companies.
B. Rotted Fence Removal Update – SMI reported that phase 4 is complete. Norma reminded SMI that a board member must see the area being removed and that SMI must specifically provide the homeowner with notification prior to any removal being done.
C. Notices to Homeowners Regarding Planting of Hedges until such time that the front fence is replaced during the restoration project – SMI will provide specific information about which homeowners were notified.
D. Lawn Issues – Lawn was fertilized and the board noted that there were many brown or burn areas. Permits will need to be pulled for the tree trimming that will take place the second to third week of June.
E. Garbage Inside Fences and Outside of Homeowners Units – The board has requested that SMI conduct a walk-thru to identify units that need to be cleaned by homeowners.

New Business:

No new business was discussed.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:49pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, JUNE 16, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
   A. MANAGEMENT UPDATES
      - A/C PROPOSALS
      - ROTTED FENCE REMOVAL UPDATE
      - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
      - LAWN ISSUES
      - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
7. NEW BUSINESS
8. ADJOURNMENT

Post by 06-13-14

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, June 16, 2014 at 7:34 pm at the Omega Villas Recreation Center.

Present were Norma Aker, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan.

Patty Sabates was absent.

As the board reviewed the minutes of the May 14, 2014 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer's Report presented by Norma – Several lines were over budget as expected however the monthly expenses were under budget.

Open Forum:
- Car accident on 70th Avenue damaged the back wall of a unit in phase 4. Driver has State Farm Insurance and SMI will direct our insurance company to work with Sate Farm to get repairs and painting done.
- Unit 1764, phase 4 – Home owner reported that maintenance man, Orlando, knocked on her door and denied he was responsible for the beige paint splatter on the brown hurricane shutters. SMI will address and ensure splatters removed.

Unfinished Business:
A. Air Conditioning proposals – Paradise Air repaired the 2nd unit. Still waiting for additional proposals on the other, non-functioning unit.
B. Rotted Fence Removal Update – SMI will need to confirm that homeowner has been notified of removal before proceeding.
C. Notices to Home Owners re: Planting of Hedges – Discussion of the plant options presented to home owners for the temporary replacement of the removed fences until such time that the front fence is replaced during the restoration project.
D. Lawn Issues – Tree trimming is scheduled in July. SMI will arrange for trimmers to offer to trim trees that are responsibility of home owners (in front and back yards) at the home owner's expense while on the property. The information and contact process will be posted on the mailboxes.
E. Garbage Inside Fences and Outside Units – SMI reports that letters were sent to seven (7) units/home owners.

New Business:

A. SMI will research and provide bid for annual pest control
B. Two (2) unit report cracks in the foundation (unit 1712, phase 4 and unit 1757, phase 1). SMI will inspect and advise.
C. Inspection of two (2) units Association has title to to determine advisability of offering as rentals
   Unit 1729, phase 2 – needs refrigerator and stove, has been freshly painted.
   Unit 1709, phase 1 – food, furniture, electronics in unit. Unit also has leaks. SMI will investigate and advise of needed repairs.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:23 pm.

SUNRISE MANAGEMENT, INC.
8400 North University Drive, Suite 113
Tamarac, FL 33321

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
MONDAY, JULY 14, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
7. MANAGEMENT UPDATES
   - A/C PROPOSALS
   - ROTTED FENCE REMOVAL UPDATE
   - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
   - LAWN ISSUES
   - CLUBHOUSE LOCK
   - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
8. NEW BUSINESS
   - F & S ENTERPRISES IRRIGATION PROPOSAL FOR VALVES
   - WALKING OF PETS ON COMMON GROUND
   - HOMEOWNERS THROWING GARBAGE AND LAWN DEBRIS OVER FENCES
   - PARKING DECALS UNAUTHORIZED INDIVIDUALS
9. ADJOURNMENT

Post by 07-11-14

SUNRISE MANAGEMENT, INC.
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9. ADJOURNMENT

Post by 07-11-14

Ω Omega Villas Condominium Association, Incorporated

To All Homeowners

Please be advised the monthly Board of Directors meeting has been changed to Monday, July 14, 2014.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Wednesday, February 7, 2018 at 7:22 pm at the Omega Villas Recreation Center.

Present were Blaire Lapides and Chris Trapani, and representing Sunrise Management (SM), Jay Pietrafetta.

Patty Sabates was absent.

A quorum of the Board of Directors was present but not a quorum of the homeowners. Chris Trapani made a motion to close the annual meeting; Blaire Lapides seconded the motion; all were in favor.

The meeting was adjourned at 7:24 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, February 7, 2018 at 7:24pm at the Omega Villas Recreation Center.

Present were Board Members Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

Patty Sabates was absent.

As the board reviewed the minutes of the October 9, 2017 budget workshop and regular board meetings and November 29, 2017 budget and regular board meetings in advance of this meeting, a motion to waive the reading of and accept the minutes (with correction of the spelling of Chris Trapani's name on the October 18, 2017 budget workshop and the date on November 29, 2017 budget meeting) was made by Chris Trapani, seconded by Blaire Lapides; all were in favor.

Management Updates:
Jay Pietrafetta reported that renewal of the insurance policies resulted in approximately $13,000 savings, mainly due to a lower premium on hurricane coverage. Also lower for 2018 was the reduction from 3% deductible on hurricane losses to 2% deductible. Blaire Lapides made a motion to accept the insurance policies suggested by Smith Watson Parker Insurance brokers; Chris Trapani seconded the motion; all were in favor.

Open Forum:
Home owner in phase 4 reported that the trash and papers blown in were not being picked up by the association handy man.

Blaire Lapides motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 7:58 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, February 19, 2018 at 7:34 pm at the Omega Villas Recreation Center.

Present were Board Members Chris Trapani and Blaire Lapides and representing Sunrise Management (SM), Jay Pietrafetta.

Patty Sabates was absent.

As the board reviewed the minutes of the February 7, 2018 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Chris Trapani, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Blaire Lapides presented the Treasurer's report with updates on the recent sales and rentals in the community:

- 1704, phase 4 rental (2 bedroom) $1500 monthly
- 1748, phase 1 sale (2 bedroom) $133,500

She also reported the cash on hand, which includes operating accounts, reserve accounts and special assessment payments as of December 31, 2017, was $1,138,352. At the end of 2016, the total balance was $1,058,600; for 2015 it was $884,447; for 2014 it was $773,153.

The past due maintenance payments as of December 31, 2017 were $3,695.00. At the end of 2016, the past due was $9,728.35; for 2015 it was $33,404.24.

The past due special assessment payments as of December 31, 2017 were $2,997.00. At the end of 2016, the past due was $9,728.35; for 2015 it was $9,844.00.

Management Updates:
Jay Pietrafetta reported a car accident the totally damaged the back fence at 1756, phase 1. He has the insurance information for the driver and will be filing a claim for expenses incurred to replace the fence.
Stump grinding has been halted due to electrical wires in the stump roots. Grinding will resume when the electrician corrects the situation.
SM will inform the units that need to have private trees inside the fences trimmed.

Unfinished Business:
Rules and Regulations – Blaire Lapides informed the residents of the proposed changes. Chris Trapani made a motion to accept the changes; Blaire Lapides seconded the motion; all were in favor. The draft will be forwarded to the attorney, Lloyd Procton, for final review.

Open Forum:

- 1760, phase 4 – reports were made that the resident is feeding ducks who are causing a mess on the sidewalks and yard. SM will send a letter and possibly remove the food bowls.
- 1745, phase 2 – reports water still pooling outside the unit
- 1740, phase 1 – blue tarp is still covering the upper windows

Blaire Lapides motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 8:13 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, April 18, 2018 at 7:37 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the February 19, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Chris Trapani; all were in favor.

Officer's Reports:
Blaire Lapides reported the January financials show an increase in the cash on hand over the previous month. Water and Sewer and Irrigation lines reflect more expenses than the monthly budget amount.

Management Updates:
Jay Pietrafetta reported the following:

- Florida Leak Locator has provided a letter to the City of Plantation verifying the leak at the pool for the last three (3) months. SM has asked the city to refund sewer charges.
- Letters were sent to nine (9) homeowners about tree trimming non-compliance for trees inside the fence lines in the front or back yards. ProScapes completed tree trimming in all phases
- SM has hired a Director of Maintenance, Edwin Padilla, who will inspect the property on a monthly basis and work with Orlando. Mr. Padilla has the experience to be the project manager for the 40-year certification.
- Orlando has started working on replacement of fence boards on the condos backing to the pool area. SM may bring Juan in to assist Orlando
- SM will obtain bids for replacing/repairing the asphalt where the parking lot meets the sidewalks.

Old Business:

- 40-Year Certification – The board reviewed the proposals for the 40-year certification. Chris Trapani made a motion to accept S&D Engineering and Construction, Inc.; Patty Sabates seconded the motion; all were in favor.
- Management Contract Update – Jay Pietrafetta notified the board that the property management contract has been updated to reflect the legal name of Sunrise Management. The contract now shows Bigham d/b/a Sunrise Management. The terms of the contract have not changed.

- Project Update –
    a. Pool Furniture Straps – The board reviewed three (3) bids. Blaire Lapides made a motion to have the repairs done by Doctor Strap, Patty Sabates seconded the motion; all were in favor.
    b. TruGreen services have been suspended by SM due to minimal improvement in reducing weeds. ProScapes was asked to submit a bid.
    c. Pressure Wash Sidewalks – The board reviewed four (4) bids. Patty Sabates made a motion to accept the bid from BBM Services; Chris Trapani seconded the motion; all were in favor.

New Business:

- Pool Updates/Repairs/Service Contract – The board discussed three (3) bids. Chris Trapani made a motion to accept the bid from Wade Pool Service; Patty Sabates seconded the motion; all were in favor. SM reported the Health Department did an inspection and found low waterflow in the shower. Wade will replace the valve and install a temporary chemical feeder, replace the thermometer and address the flow meters in the pool.

Open Forum:

- Vehicles without parking decals were reported. Unit 1740, phase 3 has a commercial truck which may indicate the presence of an unauthorized individual. SM will research who is authorized to be in the unit, either as homeowner or approved renter.
- Blaire Lapides and Jay Pietrafetta will schedule a date to place towing stickers on vehicles without parking decals.
- The security cameras and access to view, in real time, was discussed. Jay Pietrafetta will try to get access for board members and residents.
- Unit 1757, phase 4 was broken into.
- Homeowner reported seeing Orlando making rounds as expected.

Patty Sabates motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 9:26 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, June 27, 2018 at 7:40pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the April 18, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Trapani; all were in favor.

Officer's Reports:

- Blaire Lapides reported the total cash on hand was $1,215,158. Over budget was Water and Sewer due to leaks, General Maintenance and Repairs due to ongoing fence repairs, and Audit and Tax due to annual audit being paid in a lump sum while the cost is spread evenly over the year. Past due maintenance fees were $5,087.00 and past due special assessment was $1,439.30.
- Patty Sabates reported that during a walk-thru with SM, the pool and patio would have some small changes and updates and sections of some buildings and walls would be pressure painted and repainted.

Old Business:

40 Year Certification for Phase 1 is underway. Assessments will be done on the structures and electrical. The report is expected in July, after which the scope of work will be established and put out for bid.

Ratify June Contracts

- Wade Pool – Blaire Lapides made a motion to accept the contract for pool maintenance to replace Florida Sun Pools; Patty Sabates seconded the motion; all were in favor
- Ray's Paving – Patty Sabates made a motion to accept the bid for filling the areas between the sidewalk and the paving; Blaire Lapides seconded the motion; all were in favor
- ProScapes – Chris Trapani made a motion to accept the contract for lawn fertilization; Blaire Lapides seconded the motion; all were in favor.

Rules and Regulations – Chris Trapani made a motion to accept the changes to the rules and regulations; Patty Sabates seconded the motion; all were in favor. Blaire Lapides will forward the proposed Rules and Regulations to Lloyd Procton for legal review.

Project Updates:

- SM purchased a pressure cleaner, it has been used on the pool deck
- Toilets in the pool restrooms have been replaced with low flow toilets

- Vanity and faucet has been replaced in the men's restroom at the pool
- Pavers have been re-sanded around the spa; the pool deck will be re-sanded and repaired; clubhouse will be repainted
- Two non-structural beams on the pool overhang will be replaced with furring strips to connect to hurricane clips
- Cement pilings will be chiseled out and repaired due to cracking
- New trash containers for the pool area have been ordered
- Three additional chaise lounges have been re-strapped
- Clubhouse carpet has been cleaned
- Pool fence needs to be replaced; SM will put out for bids
- New mats for outside the clubhouse door will be ordered
- Vertical blinds in the clubhouse will be repaired
- SM will investigate putting a USB port outside the clubhouse on the pool deck
- SM will investigate getting hurricane shutters for the sliding glass doors for the clubhouse
- SM is compiling a schedule for preventative maintenance for all items
- Video camera will be installed over maintenance area and tennis courts

Open Forum:
1720, phase 1 – reports of 2 dogs and 4 cats using back patio waste/dropping not being removed. SM will investigate and send letter if needed.

Blaire Lapides motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 8:56 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, July 25, 2018 at 7:29 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

Chris Trapani was absent.

As the board reviewed the minutes of the June 27, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Blaire Lapides reported the expenditures were in line with the budgeted amounts with the exception of water and sewer line due to leaks. Jay Pietrafetta has contacted the sprinkler maintenance and pool maintenance companies to investigate as well as contacting the City of Plantation to pursue a partial refund. She also reported the approved sale of unit 1704, phase 1 for $102,000.

Old Business:
40-year Certification of Phase 1 – Farrukh Saveed of S&D Engineering and Construction, Inc. presented the preliminary report of his required assessment to comply with the 40-year certification process.
Electrical:

- Outside electrical meters, wires and circuit boards need to be replaced
- Homeowners should replace/upgrade the inside panels
- Safety switch for air conditioner needs replacement
- Grounding for the electrical needs to be replaced

Structural:

- Buildings have not been maintained
- Flat roof is bad with broken gutters
- T-111 is rotted and structure behind is probably also rotted
- Joists/beams that are cracked need to be sister or replaces
- Fasteners on sliding glass doors need replacing
- Fences need replacing
- Cracked stucco need repair
- Concrete pads and wood spacers need repair/replacement
- Windows need caulking

Mr. Saveed estimated the electrical would cost approximately $25,000 per building and the structural would be between $75,000 to $100,000 per building.

The board discussed replacing the roof at the same time and asked Mr. Saveed to explore other options to replace the T-111.

The report does not address replacing the front or laundry room doors, windows, sliding glass doors or the pitched roof.

Project Update - Jay Pietrafetta presented a list of projects and updated the board on the progress. Completed items are:

- Purchase of 3 new trash receptacle for the pool area
- Pressure wash the pool deck
- Re-sand the pool deck pavers
- Repair the pool boarder Repaint the pool boarder
- Spray pool deck with weed control
- Replace broken bathroom vanity
- Replace men's room toilets
- Install concrete bases surrounding support beams on pool deck

In process are:

- Re-strap pool chairs – expected to be completed next week
- Paint light poles – pool area is complete; phases will be done
- Re-tile the outdoor pool shower – bids will be solicited
- Replace aluminum fence in pool area – bids received and will be forwarded to board members
- Hurricane shutters for clubhouse sliding glass doors – The board reviewed the bids. Blaire Lapides made a motion to accept the bid from Shutter Depot for $2870 for bronze performance 2 shutters; Patty Sabates seconded the motion; all were in favor. The bid does not include the permit fee.
- Clean clubhouse carpet – Stanley Steemer is scheduled
- Replace rotted beam on north end of clubhouse – bids have been solicited
- Slab patch for vertical blinds in clubhouse – in process

Open Forum:

Unit 1764, phase 4 reported the decorative wood molding on the windows facing Sunrise Blvd. needs replacement

Unit 1721, phase 3 reported sand in the pool

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 9:08 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors met on Monday, August 13, 2018 at 6:30 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Carol Eskew and Carla Marsten represented Juda Eskew.

Carol Eskew explained the process of securing a loan for the upcoming 40 year certification/ restoration project. Three financial institutions expressed interest in being the lender of record with differences in the loan amounts and terms. Two of the institutions have potential to supply the necessary amount and terms. Chris Trapani suggested that he could bring some people to the table and he was given the approval to reach out to them.

Jay Pietrafetta will use the engineering report submitted by Farrukh Saveed, S & D Engineering and Construction, Inc., to create a project plan. Juda Eskew will submit the project plan to the financial institutions.

Additional steps include a meeting with Steve Weinberg and a meeting with Phase 1 homeowners.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A budget workshop was held on Wednesday, September 26, 2018 at 7:00 pm at the offices of Juda Eskew Associates, accountants for the condominium association.

Present were Patty Sabates, Blaire Lapides, Chris Trapani, Jay Pietrafetta representing Sunrise Management, and Carol Eskew and Carla Marsten representing Juda Eskew.

None was absent.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made. The special assessment was also discussed.

The renovation project was also discussed and Carol Eskew advised of the results of soliciting loans from area banks.

The meeting ended at 9:13pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors met on Monday, October 22, 2018 at 3:30 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Carol Eskew and Carla Marsten represented Juda Eskew. Steve Weinberg, Esq. was also in attendance sand will be assisting with the loan and contract process.

Chris Trapani was absent.

Carol Eskew provided copies of expression of interest letters from three financial institutions which were discussed at length. The Board directed Carol to contact two of the institutions to negotiate more favorable terms and loan amounts.

Steve Weinberg outlined the steps to commence the construction process, starting with a bid specification RFP. He also explained the attorney compliance letter that a lender would require.

Several construction companies were discussed as large and reputable enough to handle the scope of work Omega Villas requires. Bids will not be limited to those companies that were discussed.

Another workshop will be scheduled to review bids from construction companies.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Wednesday, October 24, 2018 at 7:05 pm at the Omega Villas Recreation Center.

Present were Patty Sabates, Blaire Lapides and Chris Trapani. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew were Carol Eskewt and Carla Marsten.

Patty Sabates made a motion to accept the budget as presented, Blaire Lapides seconded the motion; all were in favor.

The floor was open for questions from those in attendance. Patty explained how the Board created the budget at a workshop meeting at Juda Eskew's offices.

Patty made a motion to adopt the budget, Blaire seconded the motion, all were in favor.

Carla Marsten provided information on the results of the proxies received to date.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 7:14 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Thursday, November 29, 2018 at 7:31 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani attended by phone.

None were absent.

As the board reviewed the minutes of the July 25, 2018, August 31, 2018, September 26, 2018, October 24, 2018, and October 22, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Chris Trapani; all were in favor.

Officer's Reports:
Blaire Lapides reported the total cash in the bank as of October 31, 2018 was $1,216,712.00. Year to date line items that were over budget were Water and Sewer, Video Cameras, Audit and Tax, Property Security Detail, Web Site Expense, General Repairs and Maintenance, and Roof Repairs. As a whole, the expenses are more than $16,000 under budget.

Sales approved by the screening committee were unit 1704, phase 1 for $165,000 (2 bedroom) and 1724, phase 3 for $199,000 (2 bedroom).

Management Updates:
- Metal doors have been installed on the interior doors of the clubhouse
- Sliding glass doors are locked on the tracks
- Cell phone ports have been installed on the outside of the clubhouse on the pool deck. Signs have been ordered.
- Security cameras have been reconfigured for the clubhouse and recreation area. There is room to add one more camera.
- Cloud based storage for the security video and extended storage will be check for with WSE.
- Bids for replacing the pool fence were distributed to the board members. SM will obtain samples of materials and welds; Blaire suggested tabling until after the restoration project.
- Inside walkways and exteriors have been pressure washed.
- Fobs have been secured for the residents for access to the clubhouse. A motion was made by Blaire Lapides to provide two (2) to each unit, $30.00 fee to replace the first time a fob is lost; $50.00 the second time one is lost, damaged fobs will be replaced free but must be turned in to receive the replacement, Patty Sabates seconded the motion, all were in favor.

Unfinished Business:
40-year Certification/Restoration – The engineers report has been provided to the City of Plantation. Carol Eskew of Juda, Eskew has been in contact with three lenders about securing the loan. The roofs are at the end of their useful life and should be included in the restoration project. Weinberg suggested hiring an architect to do drawings on one building as a test to determine the underlying damage.
Architect Drawings – Bids were received and reviewed by the board. Blaire Lapides made a motion to accept the bit from Stanley N. Schachne Architect, P.A., Patty Sabates seconded the motion, all were in favor.
SM was directed to obtain impact window and hurricane shutter samples with potential costs for them as well as cost to change exteriors to stucco vs. replacing T-111.
Project Updates – addressed in Management Update section.

New Business:
Chris Trapani made a motion to appoint Eric Richards to the board; Patty Sabates seconded the motion; all were in favor.

Open Forum:
Resident complained about yellow convertible playing loud music. SM will send letter to homeowner.

Blaire Lapides motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 9:37 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Thursday, December 20, 2018 at 7:32 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides and Eric Richards, and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani attended by phone.

None were absent.

New Business:
The meeting was opened to discuss continuing the special assessment (SA) for 2019 as it has been in the past years.

Homeowners asked questions about the SA and the restoration project and received responses. Board members expressed their opinions about continuing the SA for 2019.

Blaire Lapides made a motion to continue the SA as in the past years for 2019 or until the restoration loan repayments become due; Patty Sabates seconded the motion; three board members were in favor, one board member was not in favor. The motion passed by a majority of the board members.

Blaire Lapides will notify Juda Eskew of the vote for them to mail out coupon payment books.

Chris Trapani motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:20 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Monday, March 25, 2019 at 7:53 pm at the Omega Villas Recreation Center.

Present were Blaire Lapides and Cindy White and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani and Patty Sabates attended telephonically.

Eric Richards was absent.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Jay Pietrafetta indicated since five (5) applications were received for service on the Board of Directors, no vote was required. All five (5) were automatically appointed to the Board.

Chris Trapani made a motion to nominate Patty Sabates to continue as President; Blaire Lapides seconded the motion; all were in favor.

Blaire Lapides made a motion to nominate Chris Trapani to continue as Vice President; Patty Sabates seconded the motion; all were in favor.

Blaire Lapides made a motion to nominate Cindy White as Secretary; Chris Trapani seconded the motion; all were in favor.

Chris Trapani made a motion to nominate Blaire Lapides to continue as Treasurer; Patty Sabates seconded the motion; all were in favor.

The meeting was adjourned at 7:59 pm.

After the completion of the Annual Meeting, information was informally presented about the restoration project by Stan Schachne, architect. Mr. Schachne committed to having firm costs for using stucco vs. Hardy board and hurricane shutters vs. impact windows for Phase 1 of the project within two (2) weeks. This timeframe would allow the board to review the information and for a 14 day notice to be mailed to the Phase 1 homeowners at least two (2) weeks in advance of the next scheduled meeting on May 1, 2019.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, March 20, 2019 at 7:31 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, Eric Richards and Chris Trapani and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the November 29, 2018 and December 20, 2018 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Eric Richards, seconded by Patty Sabates; all were in favor.

Officer's Reports:
Blaire Lapides reported an increase in the funds on hand in the bank as well as expenditures being $27,000 under the budget at year end 2018 as reported in the December 2018 financial reports. Total past due maintenance payments were $2,871.00 while prepaid maintenance was $25,135.54. Special Assessment past due totaled $2,555.00, $1,531.00 payments were paid in advance.

Management Updates:
Patty Sabates explained that she and Jay Pietrafetta would be doing a walk through the property to compile a list of projects for 2019. This list is expected to be presented at the next regular board meeting.

Jay Pietrafetta updated the board on the following:

- Tree trimming will start a month early this year
- Communication with the City of Plantation is being kept open and extension shave been granted for the start of the 40-year restoration
- Termite warranties have been renewed and are good for another year
- Storm shutters have been installed on the sliding glass doors in the clubhouse; permit expected to be closed out this week
- Camera security system has been changed to eliminate blind spots
- City of Plantation Fire Inspector passed the clubhouse with a 100% rating
- USB/charger port has been installed on the outside of the clubhouse
- Gasket repair by maintenance personnel was completed on five (5) areas
- Phase 2, 3, and 4 exteriors and sidewalks were pressure washed and sealed, where needed; phase 1 was not due to upcoming restoration
- Clubhouse cleaning continues
- Extra helper brought in to assist maintenance employee
- FOBs will be distributed shortly to residents; SM will create an acknowledgement form for signatures; signage will be installed on the clubhouse door advising the alarm activation from 11:00pm to 7:00am

Old Business:
40-year Certification/Restoration and Architect Drawings – Stan Schachne, architect, presented information about the upcoming project, focusing on Phase 1:

- Buildings were built with 2x4 studs which are no longer code; will have to bring up to code by installing 2x6 studs
- Exterior walls only have 2x4 studs covered by T-111 on exterior and drywall on interior
- Plan is to reinforce studs, install plywood and then finish as voted on by the residents (possible options include stucco, Hardy board, T-111)
- Studs will be doubled up on the windows and doors
- End walls of the buildings and the interior walls between the units were built with concrete blocks
- Cost analysis shows stucco is $7.00 to $8.00 per square foot cheaper than T-111 and is termite and rot resistant
- Roof repair/replacement will include removing all layers of roofing, correcting the wires and pipes on the roofs and replacement
- Electrical meters will be replaced and may need new conduit or wiring
- Generators will be brought in to insure residents' comfort during electrical upgrades
- Air conditioning electrical may not be up to code
- Windows are old and are not efficient; may need to be replaced

Jay Pietrafetta said building 6 in Phase 1 will be used as a test to determine the extent of the repairs. The homeowners will need to vote on the type of siding, color of the exterior paint, and possibility of installing impact windows or hurricane shutters.

Jay also reported Phase 2 has had the engineering report completed and it will be submitted to City of Plantation shortly. He committed to providing information on the cost, including the options, at the next meeting.

May 1, 2019 was set as a mandatory meeting for Phase 1 homeowners.

FOB Distribution Hours – addressed in Management Update section

New Business:
No new business was discussed.

Open Forum:
Unit 1733, phase 4 – homeowner is allowing dog to defecate by the mailboxes. SM will send a violation letter
Ping-pong table was destroyed by trespassing individual; Jay will be testifying at perpetrator's trial.

Patty Sabates motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 8:40 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special Board of Directors meeting was held and called to order on Wednesday, May 1, 2019 at 7:27 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lapides, Eric Richards, and Cindy White and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

Presentations were made by Stan Schachne, architect, and Steve Weinberg, attorney, regarding the upcoming 40-year certification/restoration project.

Items addressed were roofs, windows, electric panels/meters, exterior siding materials, and paint.

The floor was opened to residents who asked numerous questions.

Patty Sabates motioned for adjournment; Cindy White seconded; all were in favor. The meeting was adjourned at 8:59 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, July 24, 2019 at 7:31 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lapides, Cindy White, Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta. Steven Weinberg, attorney, of Frank, Weinberg, Black was also in attendance for a portion of the meeting.

None were absent.

As the board reviewed the minutes of the March 20, 2019, March 25, 2019, and May 1, 2019 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:
Treasurer's Report provided by Blaire Lapides compared the financial information:

	As of 12/31/18	As of 6/30/19
Petty Cash	$150	$150
Popular Bank Operating	$612,926	$627,127
Popular Bank Security	$950	$1,750
Cash – Reserves	$58,998	$59,114
Cash – Spec Assess	$582,652	$605,564
Total	$1,255,676	$1,293,705
		Increase $ 38,029

Also reported was the total past due maintenance fees to be $5978.00 and the past due special assessment to be $2,866.00 for a total of $8,844.00. The maintenance prepayments are $17,123.54 and special assessments are $3,409.45.

Spending continued to be in line with the budget for the most part with expenses being $24,266 less that the budget.

Blaire also reported on the approved lease and purchases for the previous several months. All are two bedroom units unless otherwise noted by (3) after the unit number.

APPROVED RENTALS		APPROVED PURCHASES	
Phase 1		Phase 1	
1736 (7/19)	$1,500.00	1724 (10/18)	$166,000.00
1657 (7/19)	$1,600.00	1729 (7/19)	$172,000.00
		1740 – 3 (10/18)	$130,000.00
Phase 2		1761 (8/18)	$145,000.00
1700	$1,600.00	1761 (1/19)	$155,000.0
1701 – 3 (8/18)	$1,000.00		

Phase 2		Phase 2	
1727	$1,600.00	1700 (7/19)	$145,000.00
1761 (1/19)	$1,500.00		
Phase 3		Phase 3	
1724	$1,500.00	None	
1728	$1,450.00		
1749 (8/18)	$1,600.00		
1752	$1,450.00		
Phase 4		Phase 4	
1701 (8/18)	$1,499.00	1712 (5/19)	$140,000.00
1736	$1,450.00		

Patty Sabates reported on the meeting with Carol Eskew (accountant), Steve Weinberg (attorney), and Stan Schachne (architect) concerning the financing for the restoration project. Patty said that financial institutions would need a scope of work for each of the phases to determine the lending amount.

Management Updates:
The following were presented by Jay Pietrafetta as being completed or scheduled:

- Clean and re-strap 3 pool chairs (put into rotation)
- Pressure wash mildew and repaint phase 3 and 4
- Repair all rotted wood trim and beams at the clubhouse
- Pressure wash pool deck
- Re-sand pool deck pavers
- Refill 15 areas with slab gasket to prevent trip hazards
- Replace outdoor shower hardware
- Spread mulch around entire property
- Spray pool deck with weed control
- Hurricane shutters installed on clubhouse; final inspection passed
- Replaced mens and ladies bathroom toilets with low flow toilets
- Termite treatment will be in the clubhouse on Monday

Project Updates – Community presented by Jay Pietrafetta

- Security system has space for a 9th camera. If an additional camera is added, the existing cameras
- Can be redirected to include the front walkway and parking spaces outside the clubhouse. Jay will forward the bid to the Board.
- Blaire Lapides made a motion to accept a $550 bid for termite treatment at the club house; Patty Sabates seconded the motion; all were in favor.
- Pressure wash the exterior of the clubhouse and paint by maintenance staff
- Pressure wash front walkway and sidewalks at the clubhouse
- Repair gutter screens as needed

- Renovation of mailbox kiosks are partially completed
- Mulch will be maintained on the property
- Phase 2 light poles will be painted
- Install doggie stations – Blaire Lapides made a motion to install a post with signage and "poop bag" dispensers at the mailbox kiosk closest to 17th street; Chris Trapani seconded the motion; all were in favor.

Old Business:

40-Year Certification/Restoration Update

Steve Weinberg said a RFP (Request for Proposal) was sent to ten (10) contractors. A total of five (5) submitted bids. Mr. Weinberg opened the envelopes and passed around the bids from NKT Construction Services, NorthStar Contractors, Pritts, Inc., JMR Construction Co., Inc., and Schachne Architects + Builders. Mr. Weinberg will have the bids scanned and emailed to the Board of Directors.

Mr. Weinberg will validate the bidders' licenses, check complaints and pending litigation, performance bonds and obtain a list of current local projects. Patty Sabates asked for the name of a contact person at the associations so that she can contact them directly for references.

Mr. Weinberg will provide a spreadsheet ranking to compare the bids. This process may require getting in touch with the bidder to clarify information. He suggested that the board conduct a face to face interview with the top two (2) contractors.

Patty Sabates asked Mr. Weinberg to speak with Stan Schachne about his commitment to the pricing submitted for the architectural drawings and scope of work if he is not chosen as the contractor.

Jay Pietrafetta spoke to the City of Plantation and was granted an additional 180 days to begin the restoration for phase 1. Phase 2 will probably get a 40-year certification letter the end of July or the beginning of August. The engineering report has been completed and provided to the City of Plantation.

Phase 2, 3, and 4 Architect Scope of Work

This was tabled until the Board receives information from Stan Schachne about his commitment to the pricing if he is not chosen as the contractor.

At approximately 9:02pm, Patty Sabates and Cindy White left the meeting. Three members of the Board, Chris Trapani, Blaire Lapides, and Eric Richards were still in attendance, which constituted a quorum. The following minutes are reported by Blaire Lapides.

Contractors Bidding – RFP Specifications from Board

Chris Trapani made a motion that the architect on the restoration project shall not also serve as the contractor on the project; Eric Richards seconded the motion; all were in favor.

Material Change Voting – List

Jay Pietrafetta will try to get pricing for all the material changes possible during the restoration project to include in the communication to homeowners for voting.

New Business:

Restoration Funding

A discussion was held about the financials related to the 40-year/restoration project. Blaire Lapides made a motion that the association treasurer or property manager be present at any meeting with the architect, contractor, attorney or accountant; Eric Richards seconded the motion; all were in favor.

Open Forum:

Maude Bruce reported that Orlando, association maintenance man, did a good job pressure washing phase 4.

The Board set the next regular board meetings on August 21, September 18, and October 16. Additional meetings may be needed to address the 40-year/restoration project.

Blaire Lapides motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 9:40 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, August 21, 2019 at 7:30 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani, Eric Richards and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

Cindy White was absent.

As the board reviewed the minutes of the July 24, 2019 meeting in advance of this meeting, a motion to waive the reading with a change to the wording in the Old Business, Contractors Bidding-RFP Specifications from Board section was made by Patty Sabates, seconded by Chris Trapani; all were in favor.

Officer's Reports:
Financial information was not reported as the July financials had not yet been received from Juda Eskew. Blaire Lapides reported unit 1741, a 3 bedroom unit in phase 1, was approved for sale at $175,000.

Old Business:
40-Year Certification/Restoration Update (Phase 2 & 3)
Jay Pietrafetta reported he received official notification from the City of Plantation for phase 2 and 3. Phase 2 is on the clock now and the engineering report has already been submitted to the City. Phase 3 engineering report will be initiated, and Jay expects it to be completed in November. Phase 4 can be expected to be completed in March or April 2020.

Phase 2, 3, &4 Architect Scope of Work Update
Jay contacted four (4) architect companies, Hillman Engineering, E. Lopez Architecture/ELM Design, Ed Landers Design, and Synalovski Romanik Saye, and asked for bids. He has met with three (3) so far and hopes to meet with the fourth company next week.

Contractor Bid Analysis
Jay will contact the contractors who have bid on phase 1 to provide details of their bid in order to be able to compare the bids. Revised bids will be due in 10 days to allow the board to review before the next meeting.

Material Change Voting – List of Items for Mailing
Items to be included list that will need homeowner votes are paint, windows, trellises, and material on outside walls. Front fencing is not considered a material change if a barrier such as shrubs are in place.

Legal Representation For Upcoming Deposition
A retainer agreement for $1200.00 from Allen S. Kaufman has been received. Deposition is scheduled for October 17, 2019 at 2:30pm.

Maintenance Updates – Community
Jay reported the following work:
Entire property mulched
Pool deck pressure washed
Pool deck pavers resanded
Pool skim line leak repaired
Pool deck sprayed with week control and will be done monthly
Clubhouse hurricane shutter permit has been closed out
Recreation center mens room floor has been repaired
Estimates received for roof leaks at 1729 phase 1, 1736 phase 1, 1753 phase 3, 1716 phase 4
Bid received for additional HD security camera for recreation center parking lot
Doggie stations have been ordered

New Business:
None

Open Forum:
A homeowner reported an unlicensed, untagged vehicle in phase 4. Jay will contact resident.
Complaints were received from several homeowners about residents feeding ducks. Jay will post signs on the mailboxes.

Blaire Lapides motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 8:57 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, September 18, 2019 at 7:35 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

Cindy White was absent.

As the board reviewed the minutes of the August 21, 2019 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Chris Trapani, seconded by Eric Richards; all were in favor.

Officer's Reports:
Blaire Lapides reported the cash in the bank increased by $11,563 from the previous month. A few line items continue to be over budget including electricity, audit and tax, accounting, taxes, licenses and fees, tree pruning, general maintenance and repairs, roof repairs, and legal. Even with those line items, the total spending, year to date, is under the projected budget by $8,520.

Management Updates:
Jay Pietrafetta reported on the following completed projects:

- Security camera was installed at the clubhouse giving a 360° view
- Furniture on the pool patio was removed during the hurricane threat and stored in the clubhouse
- Hurricane shutters were closed and secured during the hurricane threat
- Painting and pressure washing in phase 3 and 4 were completed
- Termite gel treatment was done at the clubhouse
- Small dead trees and low hanging branches were removed around the property
- Minor fence issues were addressed
- Doggie stations are ordered

Other items in progress or to be undertaken are:

- Ficus hedges will be replaced with calusia in areas not affected by the restoration project
- Speaking with landscapers about removing dead ficus hedges and palm fronds
- Continue sidewalk repairs, specifically in front of building 1, phase 4
- Have paving company do light maintenance on driveways and potholes
- Contact exterminator to spray for ants in first mailbox, phase 4
- Send letters to homeowners to remove hurricane shutters and/or plywood

Old Business:
Phase 2, 3, 4 Architect Scope of Work – The board reviewed architect bids and asked ay to set up interviews with Ed Landers and ELM Designs.

Contractor Bid Analysis – The board still has question about the bids as they are not able to compare the bids to each other. Until more detailed information is received, the board is unable to move forward with choosing a contractor for phase 1.

Jay will scan the 40-year certification information to email to the board.

The board requested that Farrukah Saveed, S & D Engineering and Construction, Inc., be invited back for provide more information and answer questions after phase 3 engineering survey is complete.

New Business:
No new business was addressed.

Open Forum:
Reports of ducks still being fed by homeowners – Jay will post notices on both sides of the mailboxes.

Blaire motioned for adjournment; Chris seconded; all were in favor. The meeting was adjourned at 9:03 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A budget workshop was held on Tuesday, October 1, 2019 at 6:33 pm at the offices of Juda Eskew Associates, accountants for the condominium association.

Present were Patty Sabates, Blaire Lapides, Eric Richards, Jay Pietrafetta representing Sunrise Management, and Thomas Angelos representing Juda Eskew.

Chris Trapani and Cindy White were absent.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made. The special assessment was also discussed.

The meeting ended at 7:56 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

An architect workshop was held on Wednesday, October 23, 2019 at the Omega Villas Recreation Center at approximately 7:00pm.

Present were Patty Sabates, Blaire Lapides, Eric Richards, and Jay Pietrafetta representing Sunrise Management.

Chris Trapani and Cindy White were absent.

The Board of Directors asked questions of Ed Landers, Edward A. Landers, P.E. Consulting Engineers, about his proposal for architectural drawings for phase 2, 3, and 4 for the 40-year certification project.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Wednesday, October 30, 2019 at 7:05 pm at the Omega Villas Recreation Center.

Present were Chris Trapani, Blaire Lapides and Eric Richards. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew was Carol Eskew.

Patty Sabates and Cindy White were absent.

Chris Trapani made a motion to accept the budget as presented, Blaire Lapides seconded the motion. The floor was open for the homeowners to ask questions. A vote was taken on the motion and all were in favor of accepting the motion.

Carol Eskew provided information on the results of the proxies received to date:

	Received Proxies	Total Needed	Still Need
Phase 1	13	16	3
Phase 2	14	17	3
Phase 3	12	17	5
Phase 4	11	17	6

Chris Trapani motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 7:16 pm.

Immediately following the budget meeting, a special meeting of the Board of Directors was held and called to order on Wednesday, October 30, 2019 at 7:16 pm at the Omega Villas Recreation Center.

Chris Trapani made a motion to continue the special assessment for 2020 as follows:

Phase 1	2 bedroom	$48.00	3 bedroom	$58.00
Phase 2	2 bedroom	$45.00	3 bedroom	$55.00
Phase 3	2 bedroom	$48.00	3 bedroom	$57.00
Phase 4	2 bedroom	$50.00		

Blaire Lapides seconded the motion. All were in favor and the motion passed.

Chris Trapani motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 7:18 pm.

Immediately following the special assessment meeting, a special meeting of the Board of Directors was held and called to order on Wednesday, October 30, 2019 at 7:18 pm at the Omega Villas Recreation Center.

Farrukah Saveed explained the process of the 40-year certification required by Broward County. Mr. Saveed will be the engineer of record and is responsible for making sure the permits are closed.

Jay Pietrafetta explained the contact he has had with the City of Plantation.

The floor was opened to the homeowners to ask questions.

Chris Trapani motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:02 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

An emergency Board of Directors meeting was held on Monday, December 30, 2019 at 12:29pm by telephone.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lapides, Eric Richards, Cindy White and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

The purpose of the meeting was to address the recent vehicle thefts and vandalism.

Patty Sabates brought everyone up to date on the theft incidents and reported that a person was arrested, and the vehicle recovered due to it having Lo-Jack. She indicated that the vandalism and thefts appear to be happening in the early morning hours.

Jay Pietrafetta will post notices on the doors and mailboxes and will investigate getting more lighting in the parking lots, possibly solar lighting to avoid the expense of running electrical wiring.

Patty asked Jay to speak to the Plantation police about increasing patrols in the community as well as the possibility of hiring an officer to patrol.

Cindy White suggested having a Plantation police officer come to a meeting to update the Board on the crime in the area.

Chris Trapani suggested speaking with Broward Sheriff's Office if the Plantation police cannot provide an officer to patrol.

The board meeting ended at 12:57pm with a consensus the Jay would get information for Plantation police for additional private patrols and email the board.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 20, 2020 at 7:43 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani (by phone), Blaire Lapides, Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

Cindy White was absent.

Officer's Reports:
Blaire Lapides presented information from the November 2019 reports as the December reports had not yet been received from Juda Eskew. The information follows:

Past Due	Maintenance	Special Assessment
Phase 1	$0.00	$0.00
Phase 2	$1,590.00	$967.00
Phase 3	$433.81	$33.00
Phase 4	$5,094.00	$1,775.00
Total Past Due	$7,117.81	$2,775.00

The total cash on hand is $1,357,772 which includes the Operating account of $657,357, Reserves account of $59,213, Security account of $2,950 and Special Assessment account of $638,252.

Most of the expenditures were in line with the budget, but a few lines exceeded the monthly budget. Those are tree pruning, general repairs and maintenance, roof repairs, and legal. However, the year to date expenditures ($360,727) were under budget ($394,703) by $33,976.

Blaire also reported the following units had applications for renters or purchase:
Unit 1756, phase 1 (2 bedroom) sale price $159,000
Unit 1728, phase 3 (2 bedroom) lease price $1,450.00 monthly
Unit 1712, phase 4 (2 bedroom) sale price $184,000
Unit 1744, phase 4 (2 bedroom) sale price $175,000

Jay Pietrafetta reported about Fanny Mae not approving home loans when the association's bank statements are not provided. Juda Eskew is very concerned about providing that information due to possible fraud. Chris Trapani will contact Carol Eskew or Travis Ouimet to discuss possible options.

Old Business:
40-year Certification/Update – Jay met with Farrukah Saveed and a roofing contractor for to inspect Phase 2. Phase 1 will be using the architectural drawings already completed and Jay will meet with Farrukh to determine the next steps. Phase 3 engineering report was sent to the City of Plantation last week with the fee of $275.00

A revised contract as per the November 2019 meeting will be needed before moving forward with him.

Off-Duty Detail Schedule/Security – Jay informed the board that Plantation police has a volunteer that can work on Sunday, Wednesday and/or Friday from midnight to 4am of from 2am to 5am at cost of $43.25 per hour ($61.25 per hour on holidays). It was agreed to hire an off-duty Plantation police officer for a minimum of two (2) weeks from midnight to 4am. Jay will work with the City to set the dates and times.

2020 Maintenance Projects – Patty Sabates and Jay will conduct a walk thru on January 27, 2020 to create a list of projects.

Jay presented photos of parking bumpers that are broken or in need of repainting. Approximately 12 bumpers need to be replaced. Chris asked Jay to obtain bids for the replacement. Orlando can paint and stencil "OWNER" or "GUEST" on the new bumpers and those that need repainting.

Jay was asked to have the carpet cleaned and the linoleum stripped, cleaned and resealed.

Proposals for Repair Items – Jay presented photos of four (4) sidewalk areas that present possible trip hazards with bids from three (3) vendors. The Board discussed the bids. Chris made a motion to accept the bid from Concrete Solutions and charge it to the General Repairs budget line; Eric Richards seconded the motion; all were in favor.

Open Forum:
Unit 1701, phase 4 – reports of dog poop not being picked up. Jay will send a letter.
Unit 1731, phase 2 – reports of dog walking inside the property and not always picking up dog poop. Jay will send a letter.
Unit 1761, phase 2 – reports of possible extra people living in the unit. Jay will investigate.
Unit 1757, phase 2 – reports of termite dust. Jay will call exterminator.
Reports of a 4-door sedan with an expired tag using the pool. Jay will check the security system.
Signage needed for mailbox in phase 2 "Do Not Feed Ducks"

Eric volunteered to post minutes and meeting dates on the website.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:24pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special Board of Directors meeting was held and called to order on Monday, January 27, 2020 at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Camille Vaught of Hub International Florida was also in attendance.

Chris Trapani was absent.

Camille Vaught presented the commercial insurance proposal for the association. She provided an explanation of the different types of insurance and the bid process used to obtain policy information and quotes. She also explained that she has seen an increase of up to 25% for premiums this year.

The board reviewed each type of insurance, costs, and policy limits/terms and conditions.

Blaire Lapides made a motion to accept the insurance package as presented with an increase to $1,400,000 coverage for employee theft on the crime insurance from Travelers Property Casualty Insurance Company; Patty Sabates seconded the motion; all were in favor.

The meeting was adjourned at 8:05 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Wednesday, February 12, 2020 at 7:30 pm at the Omega Villas Recreation Center.

Present were Patty Sabates, Chris Trapani, Blaire Lapides and Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Jay Pietrafetta indicated since four (4) applications were received for service on the Board of Directors, no vote was required. All four (4) were automatically appointed to the Board.

The meeting was adjourned at 7:33 pm.

After the completion of the Annual Meeting, information was informally presented about the restoration project by Farrukah Saveed of S&D Engineering and Constructions, Inc. Also present from S&D was Sofia Arguimbau.

Farrukah said the architectural drawings have been completed for phase 1, 2, and 3. All the materials will be the same with only the quantities changing due to the size of each building. Farrukah made the following suggestions:

- Use DensGlass as a base for stucco instead of plywood which will reduce the possibility of rotting. The cost is almost the same for plywood vs. DensGlass
- Windows not replaced due to costs but will be resealed and caulked with composite trim instead of wood trim.
- Loose fence boards will be repaired; missing fences will be replaced as will the trellises.
- All roofs will be replaced including flashing, gutters and downspouts with shingles on pitched roof and TPO on flat roofs.

Work will be top down, starting with the roofs.

Jay Pietrafetta and Farrukah Saveed will do a walk-through of the property to finalize the changes so it can be forwarded to Carol Eskew at Juda Eskew for loan financing.

Homeowners will need to be informed to make sure they have permits for any work done they have done on their units.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A budget workshop was held on Wednesday, September 30, 2020 at 4:35pm by Zoom due to the coronavirus pandemic.

Present were Patty Sabates, Chris Trapani, Blaire Lapides, Eric Richards, Jay Pietrafetta representing Sunrise Management, and Thomas Angelos representing Juda Eskew. Carol Eskew was in attendance for the first 30 minutes.

No board members were absent.

Carol Eskew provided an update on the status of the association's income through maintenance and special assessment payments. She also indicated that institutions have money to lend at favorable interest rates for the 40-year certification and restoration project.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made. The special assessment was also discussed.

The meeting ended at 6:22 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, October 6, 2020 at 7:32pm via GoToMeeting due to coronavirus.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lapides, and Eric Richards. Representing Sunrise Management (SM) was Jay Pietrafetta. Also, in attendance during a portion of the meeting was Farrukh Saveed of S & D Engineering and Construction, Inc.

None were absent.

Since the board reviewed the minutes of the September 18, 2019, October 1, 2019, October 23, 2019, October 30, 2019, December 30, 2019, January 20, 2020, January 27, 2020, February 12, 2020 and September 30, 2020 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Eric Richards, seconded by Patty Sabates; all were in favor.

Officer's Reports:
Blaire Lapides presented the Treasurer's Report with a comparison of the maintenance, special assessment balances and cash on hand comparing December 31, 2019 to August 31, 2020 to determine the impact, if any, on the Association's financial health:

Maintenance Past Due	December 2019	August 2020
Phase 1	$246.00	$2386.00
Phase 2	$1908.00	$284.00
Phase 3	$975.81	$1986.00
Phase 4	$4982.00	$1410.00
Total Past Due Maintenance	$8111.81	$6066.00

Special Assess. Past Due	December 2019	August 2020
Phase 1	$189.00	$240.00
Phase 2	$907.00	$275.00
Phase 3	$117.55	$1056.55
Phase 4	$1975.00	$1100.00
Total Past Due Spec. Assess.	$3188.55	$2671.55

Total combined past due was $11,300.36 in December 2019 and $8737.55 in August 2020.

Assets	December 2019	August 2020
Cash - Operating	$651,691	$681,459
Cash - Reserves	$59,234	$59,323
Cash – Security	$2,950	$3,750
Cash – Special Assess.	$644,622	$650,759
Total Cash on hand	$1,358,497	$1,395,291

Blaire also reported on the sales and lease application that have been received during the coronavirus:

Rentals:

1704, phase 4	$1500 month	2 bed unit
1756, phase 1	$1650 month	2 bed unit
1728, phase 4	$1400 month	2 bed unit
1756, phase 1	$1600 month	2 bed unit
1737, phase 2	$1600 month	2 bed unit
1721, phase 4	$1600 month	2 bed unit
1752, phase 4	$1600 month	2 bed unit

The first application for unit 1756, phase 1 was declined. The second application was approved.

Sales:

1712, phase 4	$185,000	2 bed unit
1744, phase 4	$170,000	2 bed unit
1744, phase 4	$165,000	2 bed unit
1736, phase 2	$138,000	2 bed unit
1712, phase 3	$149,900	2 bed unit
1753, phase 3	$162,000	2 bed unit
1736, phase 3	$137,500	2 bed unit

The first application for unit 1744, phase 4 was declined. The second application was approved.

Blaire updated the board on the status of collections for the unit in phase 4 that has been in legal. A contract has been in place between Lloyd Procton, Association attorney, and the homeowners since May 2020 with an agreed upon payment schedule. The payments in June, July, and August have been a few days late, but monies have been paid as agreed. The September payment was made in three (3) smaller payments, one as late as the end of the month instead of the agreed upon date of September 1. Lloyd has a calendar hearing schedule for October 29, 2020 to petition the court for a summary judgement if the agreed payments of $2,000 due October 1 and $701.59 due October 12 are not received.

Management Updates:

Old Business:
40-Year Certification/Update and Engineering Report on Bids:

New Business:

Open Forum:

<> motioned for adjournment; <> seconded; all were in favor. The meeting was adjourned at <> pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A virtual Board of Directors meeting was held and called to order on Wednesday, November 18, 2020 at 7:05pm via GoToMeeting due to coronavirus.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

Eric Richards was absent.

Officer's Reports:
Blaire Lapides indicated that the September financial reports had not been received yet. She also reported the applications had been received for the following sales:

Unit 1705, phase 1	$130,000	2 bedroom
Unit 1740, phase 3	$170,000	2 bedroom
Unit 1720, phase 4	$178,000	2 bedroom

Management Updates:
Jay Pietrafetta reported that Carol Eskew is soliciting retainer agreements from attorneys to replace Lloyd Procton, who has retired. Jay will ask Carol for a list of the attorneys she has reached out to. Chris Trapani explained the legal process that needs to be followed for delinquency leading up to foreclosure. Blaire will obtain copies of the delinquency letters for Juda Eskew.

Jay also reported that tree trimming permits were issued a month ago and two (2) days of trimming already took place. Trimming will continue after Thanksgiving. Patty Sabates requested the company provide a list of backyard trees that need to be trimmed.

Unit 1738, phase 4 has reported water intrusion in the unit. Jay has asked Farrukh Saveed to look at the unit and provide an assessment of the issue. Jay will also contact Camille Vaught At Hub Insurance about the liability for the leak.

Other items reported by Jay:
Several light posts were replaced or repaired due to massive rains
Inspections done for pool and spa
Fire inspection completed

Old Business:
<u>40-Year Certification/Update:</u>
Receipt of the 40-year certification report for phase 4

<u>Engineering Bids:</u>
Patty requested Jay research litigation, license and insurance for each company that a RFP has been sent to for the 40-year restoration project. She also requested the insurance be rechecked just before any work start.

New Business:
Bonus payments to Sunrise Management staff for their work throughout the year was discussed.

Open Forum:
No homeowner offered any comments or questions.

Patty motioned for adjournment; Chris seconded; all were in favor. The meeting was adjourned at 8:19 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:07pm via GoToMeeting.

Present were Patty Sabates, Blaire Lapides and Eric Richards. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew was Thomas Angelos.

Chris Trapani was absent.

Patty Sabates made a motion to accept the budget as presented, Blaire Lapides seconded the motion.

The floor was open for the homeowners to ask questions.

Two (2) Board Members were in favor of accepting the motion, one (1) Board Member was not in favor; the motion passed by a majority of the Board Members present.

Thomas Angelos provided information on the results of the proxies received to date:

	Required Number	Still Need
Phase 1	16	6
Phase 2	17	5
Phase 3	17	10
Phase 4	17	11

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 7:40 pm.

Immediately following the budget meeting, a special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:40 pm via GoToMeeting.

Patty Sabates made a motion to continue the special assessment for 2020 as follows:

Phase 1	2 bedroom	$48.00	3 bedroom	$58.00
Phase 2	2 bedroom	$45.00	3 bedroom	$55.00
Phase 3	2 bedroom	$48.00	3 bedroom	$57.00
Phase 4	2 bedroom	$50.00		

Blaire Lapides seconded the motion. All were in favor and the motion passed.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:05 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:07pm via GoToMeeting.

Present were Patty Sabates, Blaire Lapides and Eric Richards. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew was Thomas Angelos.

Chris Trapani was absent.

Patty Sabates made a motion to accept the budget as presented, Blaire Lapides seconded the motion.

The floor was open for the homeowners to ask questions.

Two (2) Board Members were in favor of accepting the motion, one (1) Board Member was not in favor; the motion passed by a majority of the Board Members present.

Thomas Angelos provided information on the results of the proxies received to date:

	Required Number	Still Need
Phase 1	16	6
Phase 2	17	5
Phase 3	17	10
Phase 4	17	11

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 7:40 pm.

Immediately following the budget meeting, a special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:40 pm via GoToMeeting.

Patty Sabates made a motion to continue the special assessment for 2020 as follows:

Phase 1	2 bedroom	$48.00	3 bedroom	$58.00
Phase 2	2 bedroom	$45.00	3 bedroom	$55.00
Phase 3	2 bedroom	$48.00	3 bedroom	$57.00
Phase 4	2 bedroom	$50.00		

Blaire Lapides seconded the motion. All were in favor and the motion passed.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:05 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 20, 2020 at 7:43 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani (by phone), Blaire Lapides, Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

Cindy White was absent.

Officer's Reports:
Blaire Lapides presented information from the November 2019 reports as the December reports had not yet been received from Juda Eskew. The information follows:

Past Due	Maintenance	Special Assessment
Phase 1	$0.00	$0.00
Phase 2	$1,590.00	$967.00
Phase 3	$433.81	$33.00
Phase 4	$5,094.00	$1,775.00
Total Past Due	$7,117.81	$2,775.00

The total cash on hand is $1,357,772 which includes the Operating account of $657,357, Reserves account of $59,213, Security account of $2,950 and Special Assessment account of $638,252.

Most of the expenditures were in line with the budget, but a few lines exceeded the monthly budget. Those are tree pruning, general repairs and maintenance, roof repairs, and legal. However, the year to date expenditures ($360,727) were under budget ($394,703) by $33,976.

Blaire also reported the following units had applications for renters or purchase:
Unit 1756, phase 1 (2 bedroom) sale price $159,000
Unit 1728, phase 3 (2 bedroom) lease price $1,450.00 monthly
Unit 1712, phase 4 (2 bedroom) sale price $184,000
Unit 1744, phase 4 (2 bedroom) sale price $175,000

Jay Pietrafetta reported about Fanny Mae not approving home loans when the association's bank statements are not provided. Juda Eskew is very concerned about providing that information due to possible fraud. Chris Trapani will contact Carol Eskew or Travis Ouimet to discuss possible options.

Old Business:
40-year Certification/Update – Jay met with Farrukah Saveed and a roofing contractor for to inspect Phase 2. Phase 1 will be using the architectural drawings already completed and Jay will meet with Farrukh to determine the next steps. Phase 3 engineering report was sent to the City of Plantation last week with the fee of $275.00

A revised contract as per the November 2019 meeting will be needed before moving forward with him.

Off-Duty Detail Schedule/Security – Jay informed the board that Plantation police has a volunteer that can work on Sunday, Wednesday and/or Friday from midnight to 4am of from 2am to 5am at cost of $43.25 per hour ($61.25 per hour on holidays). It was agreed to hire an off-duty Plantation police officer for a minimum of two (2) weeks from midnight to 4am. Jay will work with the City to set the dates and times.

2020 Maintenance Projects – Patty Sabates and Jay will conduct a walk thru on January 27, 2020 to create a list of projects.

Jay presented photos of parking bumpers that are broken or in need of repainting. Approximately 12 bumpers need to be replaced. Chris asked Jay to obtain bids for the replacement. Orlando can paint and stencil "OWNER" or "GUEST" on the new bumpers and those that need repainting.

Jay was asked to have the carpet cleaned and the linoleum stripped, cleaned and resealed.

Proposals for Repair Items – Jay presented photos of four (4) sidewalk areas that present possible trip hazards with bids from three (3) vendors. The Board discussed the bids. Chris made a motion to accept the bid from Concrete Solutions and charge it to the General Repairs budget line; Eric Richards seconded the motion; all were in favor.

Open Forum:
Unit 1701, phase 4 – reports of dog poop not being picked up. Jay will send a letter.
Unit 1731, phase 2 – reports of dog walking inside the property and not always picking up dog poop. Jay will send a letter.
Unit 1761, phase 2 – reports of possible extra people living in the unit. Jay will investigate.
Unit 1757, phase 2 – reports of termite dust. Jay will call exterminator.
Reports of a 4-door sedan with an expired tag using the pool. Jay will check the security system.
Signage needed for mailbox in phase 2 "Do Not Feed Ducks"

Eric volunteered to post minutes and meeting dates on the website.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:24pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special Board of Directors meeting was held and called to order on Monday, January 27, 2020 at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Camille Vaught of Hub International Florida was also in attendance.

Chris Trapani was absent.

Camille Vaught presented the commercial insurance proposal for the association. She provided an explanation of the different types of insurance and the bid process used to obtain policy information and quotes. She also explained that she has seen an increase of up to 25% for premiums this year.

The board reviewed each type of insurance, costs, and policy limits/terms and conditions.

Blaire Lapides made a motion to accept the insurance package as presented with an increase to $1,400,000 coverage for employee theft on the crime insurance from Travelers Property Casualty Insurance Company; Patty Sabates seconded the motion; all were in favor.

The meeting was adjourned at 8:05 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Wednesday, February 12, 2020 at 7:30 pm at the Omega Villas Recreation Center.

Present were Patty Sabates, Chris Trapani, Blaire Lapides and Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Jay Pietrafetta indicated since four (4) applications were received for service on the Board of Directors, no vote was required. All four (4) were automatically appointed to the Board.

The meeting was adjourned at 7:33 pm.

After the completion of the Annual Meeting, information was informally presented about the restoration project by Farrukah Saveed of S&D Engineering and Constructions, Inc. Also present from S&D was Sofia Arguimbau.

Farrukah said the architectural drawings have been completed for phase 1, 2, and 3. All the materials will be the same with only the quantities changing due to the size of each building. Farrukah made the following suggestions:

- Use DensGlass as a base for stucco instead of plywood which will reduce the possibility of rotting. The cost is almost the same for plywood vs. DensGlass
- Windows not replaced due to costs but will be resealed and caulked with composite trim instead of wood trim.
- Loose fence boards will be repaired; missing fences will be replaced as will the trellises.
- All roofs will be replaced including flashing, gutters and downspouts with shingles on pitched roof and TPO on flat roofs.

Work will be top down, starting with the roofs.

Jay Pietrafetta and Farrukah Saveed will do a walk-through of the property to finalize the changes so it can be forwarded to Carol Eskew at Juda Eskew for loan financing.

Homeowners will need to be informed to make sure they have permits for any work done they have done on their units.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A budget workshop was held on Wednesday, September 30, 2020 at 4:35pm by Zoom due to the coronavirus pandemic.

Present were Patty Sabates, Chris Trapani, Blaire Lapides, Eric Richards, Jay Pietrafetta representing Sunrise Management, and Thomas Angelos representing Juda Eskew. Carol Eskew was in attendance for the first 30 minutes.

No board members were absent.

Carol Eskew provided an update on the status of the association's income through maintenance and special assessment payments. She also indicated that institutions have money to lend at favorable interest rates for the 40-year certification and restoration project.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made. The special assessment was also discussed.

The meeting ended at 6:22 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, October 6, 2020 at 7:32pm via GoToMeeting due to coronavirus.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lapides, and Eric Richards. Representing Sunrise Management (SM) was Jay Pietrafetta. Also, in attendance during a portion of the meeting was Farrukh Saveed of S & D Engineering and Construction, Inc.

None were absent.

Since the board reviewed the minutes of the September 18, 2019, October 1, 2019, October 23, 2019, October 30, 2019, December 30, 2019, January 20, 2020, January 27, 2020, February 12, 2020 and September 30, 2020 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Eric Richards, seconded by Patty Sabates; all were in favor.

Officer's Reports:
Blaire Lapides presented the Treasurer's Report with a comparison of the maintenance, special assessment balances and cash on hand comparing December 31, 2019 to August 31, 2020 to determine the impact, if any, on the Association's financial health:

Maintenance Past Due	December 2019	August 2020
Phase 1	$246.00	$2386.00
Phase 2	$1908.00	$284.00
Phase 3	$975.81	$1986.00
Phase 4	$4982.00	$1410.00
Total Past Due Maintenance	$8111.81	$6066.00

Special Assess. Past Due	December 2019	August 2020
Phase 1	$189.00	$240.00
Phase 2	$907.00	$275.00
Phase 3	$117.55	$1056.55
Phase 4	$1975.00	$1100.00
Total Past Due Spec. Assess.	$3188.55	$2671.55

Total combined past due was $11,300.36 in December 2019 and $8737.55 in August 2020.

Assets	December 2019	August 2020
Cash - Operating	$651,691	$681,459
Cash - Reserves	$59,234	$59,323
Cash – Security	$2,950	$3,750
Cash – Special Assess.	$644,622	$650,759
Total Cash on hand	$1,358,497	$1,395,291

Blaire also reported on the sales and lease application that have been received during the coronavirus:

Rentals:

1704, phase 4	$1500 month	2 bed unit
1756, phase 1	$1650 month	2 bed unit
1728, phase 4	$1400 month	2 bed unit
1756, phase 1	$1600 month	2 bed unit
1737, phase 2	$1600 month	2 bed unit
1721, phase 4	$1600 month	2 bed unit
1752, phase 4	$1600 month	2 bed unit

The first application for unit 1756, phase 1 was declined. The second application was approved.

Sales:

1712, phase 4	$185,000	2 bed unit
1744, phase 4	$170,000	2 bed unit
1744, phase 4	$165,000	2 bed unit
1736, phase 2	$138,000	2 bed unit
1712, phase 3	$149,900	2 bed unit
1753, phase 3	$162,000	2 bed unit
1736, phase 3	$137,500	2 bed unit

The first application for unit 1744, phase 4 was declined. The second application was approved.

Blaire updated the board on the status of collections for the unit in phase 4 that has been in legal. A contract has been in place between Lloyd Procton, Association attorney, and the homeowners since May 2020 with an agreed upon payment schedule. The payments in June, July, and August have been a few days late, but monies have been paid as agreed. The September payment was made in three (3) smaller payments, one as late as the end of the month instead of the agreed upon date of September 1. Lloyd has a calendar hearing schedule for October 29, 2020 to petition the court for a summary judgement if the agreed payments of $2,000 due October 1 and $701.59 due October 12 are not received.

Management Updates:

Old Business:
40-Year Certification/Update and Engineering Report on Bids:

New Business:

Open Forum:

<> motioned for adjournment; <> seconded; all were in favor. The meeting was adjourned at <> pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A virtual Board of Directors meeting was held and called to order on Wednesday, November 18, 2020 at 7:05pm via GoToMeeting due to coronavirus.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

Eric Richards was absent.

Officer's Reports:
Blaire Lapides indicated that the September financial reports had not been received yet. She also reported the applications had been received for the following sales:

Unit 1705, phase 1	$130,000	2 bedroom
Unit 1740, phase 3	$170,000	2 bedroom
Unit 1720, phase 4	$178,000	2 bedroom

Management Updates:
Jay Pietrafetta reported that Carol Eskew is soliciting retainer agreements from attorneys to replace Lloyd Procton, who has retired. Jay will ask Carol for a list of the attorneys she has reached out to. Chris Trapani explained the legal process that needs to be followed for delinquency leading up to foreclosure. Blaire will obtain copies of the delinquency letters for Juda Eskew.

Jay also reported that tree trimming permits were issued a month ago and two (2) days of trimming already took place. Trimming will continue after Thanksgiving. Patty Sabates requested the company provide a list of backyard trees that need to be trimmed.

Unit 1738, phase 4 has reported water intrusion in the unit. Jay has asked Farrukh Saveed to look at the unit and provide an assessment of the issue. Jay will also contact Camille Vaught At Hub Insurance about the liability for the leak.

Other items reported by Jay:
Several light posts were replaced or repaired due to massive rains
Inspections done for pool and spa
Fire inspection completed

Old Business:
<u>40-Year Certification/Update:</u>
Receipt of the 40-year certification report for phase 4

<u>Engineering Bids:</u>
Patty requested Jay research litigation, license and insurance for each company that a RFP has been sent to for the 40-year restoration project. She also requested the insurance be rechecked just before any work start.

New Business:
Bonus payments to Sunrise Management staff for their work throughout the year was discussed.

Open Forum:
No homeowner offered any comments or questions.

Patty motioned for adjournment; Chris seconded; all were in favor. The meeting was adjourned at 8:19 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:07pm via GoToMeeting.

Present were Patty Sabates, Blaire Lapides and Eric Richards. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew was Thomas Angelos.

Chris Trapani was absent.

Patty Sabates made a motion to accept the budget as presented, Blaire Lapides seconded the motion.

The floor was open for the homeowners to ask questions.

Two (2) Board Members were in favor of accepting the motion, one (1) Board Member was not in favor; the motion passed by a majority of the Board Members present.

Thomas Angelos provided information on the results of the proxies received to date:

	Required Number	Still Need
Phase 1	16	6
Phase 2	17	5
Phase 3	17	10
Phase 4	17	11

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 7:40 pm.

Immediately following the budget meeting, a special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:40 pm via GoToMeeting.

Patty Sabates made a motion to continue the special assessment for 2020 as follows:

Phase 1	2 bedroom	$48.00	3 bedroom	$58.00
Phase 2	2 bedroom	$45.00	3 bedroom	$55.00
Phase 3	2 bedroom	$48.00	3 bedroom	$57.00
Phase 4	2 bedroom	$50.00		

Blaire Lapides seconded the motion. All were in favor and the motion passed.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:05 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:07pm via GoToMeeting.

Present were Patty Sabates, Blaire Lapides and Eric Richards. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew was Thomas Angelos.

Chris Trapani was absent.

Patty Sabates made a motion to accept the budget as presented, Blaire Lapides seconded the motion.

The floor was open for the homeowners to ask questions.

Two (2) Board Members were in favor of accepting the motion, one (1) Board Member was not in favor; the motion passed by a majority of the Board Members present.

Thomas Angelos provided information on the results of the proxies received to date:

	Required Number	Still Need
Phase 1	16	6
Phase 2	17	5
Phase 3	17	10
Phase 4	17	11

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 7:40 pm.

Immediately following the budget meeting, a special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:40 pm via GoToMeeting.

Patty Sabates made a motion to continue the special assessment for 2020 as follows:

Phase 1	2 bedroom	$48.00	3 bedroom	$58.00
Phase 2	2 bedroom	$45.00	3 bedroom	$55.00
Phase 3	2 bedroom	$48.00	3 bedroom	$57.00
Phase 4	2 bedroom	$50.00		

Blaire Lapides seconded the motion. All were in favor and the motion passed.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:05 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Monday, March 14, 2022 at 7:05 pm at the Omega Villas Recreation Center.

Present were Patty Sabates and Blaire Lapides and representing Sunrise Management (SM), Jay Pietrafetta.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Jay Pietrafetta indicated since four (4) applications were received for service on the Board of Directors, no vote was required. All four (4) were automatically appointed to the Board. Joining the board is Eric Richards and Renata Bukharayeva.

Patty Sabates accepted the position of President and was confirmed by the Board. Eric Richards accepted the position of Vice President and was confirmed by the Board. Blaire Lapides accepted the position of Secretary/Treasurer and was confirmed by the Board. Renata Bukharayeva is a Member-at-Large.

Jay Pietrafetta provided a recap of the 40-year certification and restoration project and the stumbling blocks regarding the estimated costs received. The engineer estimator looked at all the buildings. The exterior look will try to mirror Phase 4 regarding the elimination of wood and replacing it with stucco. Jay also explained the scope of work will include replacing the roofs and upgrading the outside electrical boxes. Jay will meet with the engineer in the next few weeks. The City of Plantation has the Association on 180-day time to begin work. Juda Eskew, Association accountants, is helping with the financial side to secure a loan. Jay also explained that completion of the project would result in mitigation credits that should make it easier to obtain insurance. Phase meetings should start next month.

Patty Sabates suggested that we move forward on the electrical replacement and asked for Farrukh Saveed to obtain bids for the work.

Meeting attendees were allowed to ask questions.

As the board reviewed the minutes of the December 6, 2021 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Blaire Lapides; all were in favor.

Officer's Reports:
Treasurer’s Report was presented by Blaire Lapides. Cash on hand as of January 31, 2022 is $719,468 in the operating account; $59,408 in the reserves; $10,316 in the security account and $506,444 in the special assessment account for a total of $1,295,636. 2021 ended with expenditures being below the budgeted amount although some budget lines were higher that expected, mainly Water and Sewer and Insurance.

Past due maintenance and special assessment payments as of January 31, 2022 are:

Phase 1	$1,628.00	$486.00
Phase 2	$1,088.00	$175.00
Phase 3	$7,035.00	$1,962.00
Phase 4	$165.00	$125.00
Total	$9,916.00	$2748.00

A large payment was received the beginning of February that cleared most of the past due for Phase 3 as well as another Phase 3 homeowner bringing their account close to current. That leaves one homeowner in Phase 1still in arrears with attempts to collect ongoing.

Applications have been presented for the following units:

Phase 2, 1757	$180,000	2 bedroom
Phase 3, 1717	$220,000	3 bedroom
Phase 3, 1741	$180,000	3 bedroom
Phase 3, 1757	$280,000	2 bedroom (with furniture)
Phase 4, 1701	$189,000	2 bedroom
Phase 4, 1732	$184,000	2 bedroom
Phase 3, 1728	$1750.00 month rental	2 bedroom
Phase 3, 1736	$1650.00 month rental	2 bedroom
Phase 3, 1752	$1900.00 month rental	2 bedroom

Blaire presented updated Rules and Regulations to the Board. This was tabled until the next meeting to allow the Board to review.

New Business:

The Board discussed dates for upcoming meetings. Patty Sabates made a motion to hold regular Board meeting on the second Tuesday of each month; Blaire Lapides seconded the motion; all were in favor. The next regular Board meeting is scheduled for April 12, 2022.

Patty Sabates raised a question of homeowners being able to use the park areas between Phases 1 and 2 and Phases 3 and 4 for gatherings. The question of alcohol use was raised. Jay Pietrafetta will check with the insurance agent for a ruling.

Eric Richards will make sure that all Boardmembers have access to all phases on the website.

Open Forum:

- Homeowner reported the lawn maintenance workers were blowing the leaves against the fence and not removing them.
- In response to a query from a homeowner Jay said Robert, maintenance man, knocks on unit doors if trash is put out too early.
- Unit 1745, Phase 2 questioned a violation that appears on her account with Juda Eskew. Jay will research the violation.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:02 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, April 12, 2022 at 7:03 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the March 14, 2021 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:
Blaire Lapides reported the information from February 28, 2022, the most recently received information from Juda Eskew. The operating account totaled $722,028; reserves totaled $59,412; cash totaled $10,316; Special Assessment totaled $513,726 for a grand total of $1,305,482. A few budget lines were over for the month including the usual Water and Sewer, Irrigation Repair, Pest and Critter Services, Taxes, Licenses and Fees and Division of Land Sales Fees. The total outstanding maintenance fees as of February 28, 2022 were $10,134.00; special assessment outstanding was $2,465.00. There are two (2) units in legal for the past due amounts. Both haver set up repayment plans.

Maintenance Reports:
Jay Pietrafetta reports the following work that was done:

- Metal pool fence was pressure washed, primed and painted
- Doors and frames were replaced on the restrooms
- Restroom ceiling was corrected
- Clubhouse was pressure washed
- Wood in the clubhouse sidewalks were replaced with gaskets
- Roof and shelves in the shed were reinforced
- Gutter screens are being cleaned and repaired; project should be completed by middle of May
- Wade Pool Service repaired the bullnose tiles that came loose; pool was reopened
- All but one work order posted on the website has been completed
- Pictures were provided of the work

The following work is to be done:

- Prime, paint and repair cracks outside the clubhouse

Meeting with Electrical Engineers for 40-year work:
Chris Cavaliere and Joe Borrelli from Cavalier Electrical presented their bid and answered questions.

- They have 10 employees and are the company that provides electrical work for the Association.
- Their plan is to work and complete two (2) units at a time.
- All the work will be done externally and could have generators if necessary for sustaining life.
- 90% of the time the electricity will be turned on the same day.
- Their plan is to use GE panels to replace existing panels on the exterior of the units, but they have waited up to three (3) months in the past for order fulfillment.
- If they are unable to get GE panels, they will substitute another high-quality panel.
- Panels currently on the buildings are Challenger brand, which is a low-quality brand.
- No rewiring will be done inside the units.
- All the replacement panels will be installed in the same location as existing panels.
- Phase 2 and some Phase 3 units where the electrical panels are in an enclosed fence at sidewalk level will need racks to support the panels.
- They were asked about installing light poles in areas that are dark. Suggested installing light on buildings instead of poles.
- Patty Sabates would like to do one (1) building in each phase at the same time.

Levi Horvath, Austro Construction, and Bob Scott, Light, Power and Sign presented their bid and answered questions.

- Light, Power and Sign would be the electrical subcontractor brought in by Austro.
- They have been in business for 40 years and are certified statewide.
- They have eight (8) to twelve (12) employees.
- Their plan is to do one (1) building at a time with the power being out for about an hour.
- The building would be prepped the day before work is to begin on it.
- A generator would be on site to run the whole building.
- Rotten pipes would be replaced with heavier PVC.
- GE panels would be used as replacements.
- Plans would be to have one (1) employee per unit on each building.
- Expect to complete in three (3) months if no weather problems.

Rules and Regulations:
This item was tables until the next meeting.

General New Business:

- Jay Pietrafetta was asked to get bids for pool and spa resurfacing and to forward to the boardmembers prior to the next regular meeting. This should include at least two (2) references, insurance coverage, licenses, referrals and checking the state website for issues.
- Patty asked about restrapping or replacing the chairs and lounges on the pool deck.
- Unit 1705, phase 3 – sprinkler not working
- Reports of lawn crew blowing leaves against the back fence instead of removing them
- Unit 1764, phase 4 – requested tree that hangs over the parking space to be trimmed; Permits are being pulled in May for tree trimming on the property
- Unit 1700, phase 1 – tree hanging over roof; possible root pruning?

- 1709, phase 3 – roof leak

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 9:01 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, April 19, 2022 at 7:07 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta; representing S&D Engineering was Farrukh Saveed; representing Hollander, Goode & Lopez was Rhonda Hollander. Alma Manrique attended via phone.

None were absent.

Meeting with S&D Engineering:
Farrukh Saveed indicated that he has a more accurate cost for the roof replacement and structure repairs by taking the costs submitted by the contractor and projecting costs. The flat roofs (TPO) will be about $20 to $21 per square foot. The shingle roofs will be approximately $12.00 per square foot. Contingency of 10% should be added into estimates.

For the building repairs, an estimate of $350.00 per linear foot would replace the wood siding with stucco. To repair stucco or concrete, it is estimated to be $250.00 per linear foot.

S&D will inspect and approve all work and will mark areas that need repair/replacement.

Farrukh Saveed suggested obtaining a loan as soon as possible because of the potential increase in materials and interest rates.

Patty Sabates requested the Jay Pietrafetta contact Cavaliere to separate the 40-year electrical work from other costs. Rhonda Hollander will write the contract. Farrukh Saveed will confirm that Cavalier removes all non-permitted electrical work.

Alma Manrique informed the Board that four (4) banks were contacted but only two (2) expressed an interest. They are Popular Bank and US Bank. $3,800,000 appears to be the most the banks are willing to lend based on the property values. This would be a revolving line of credit that the association would draw down for two (2) years to pay contractors during construction. The SBA is not giving any loans for construction. Alma also requested the contractor track the work separately per building so the costs can be applied correctly.

The Building Department at the City of Plantation needs to be checked for all permits for done by homeowners.

Patty Sabates made a motion to hire Cavaliere Electrical contingent upon only work being done for the 40-year certification and approval by Rhonda Hollander. Blaire Lapides seconded the motion; all were in favor.

Updated Pool Bids:

Jay Pietrafetta will compare the bids received for the pool and spa resurfacing as well as asking Younique to price the same extras included in the bid from Cliff's Pools & Patios.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:30 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, July 12, 2022 at 7:02 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides (via Zoom), and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the June 14, 2022 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:
Blaire Lapides reviewed the May 2022 financial reports. Operating account totaled $741,737; cash reserves totaled $59,427; security account totaled $11,116 and special assessment account totaled $531,668. The combined cash in the bank is $1,343,968. Individual budget lines over budget include Electricity and Irrigation Repairs. Outstanding maintenance payments total $8148.00 which includes two (2) units that are in legal for $4463.00. Outstanding special assessment payments total $1879.00, again including two (2) units that are in legal for $1047.00.

Applications were received for the sale of 1753, phase 1 (2 bedroom) for $230,000 and rental of unit 1728, phase 4 (2 bedroom) for $2000.00 per month.

Maintenance/Manager Report:
Jay Pietrafetta reported on the following items:

- Tree trimming would begin shortly to remove dead and split trees and trim hardwood and palm trees.
- Sidewalk repairs were made including sanding to level the concrete and installing gaskets.
- Small French drain installed at 1748, phase 3.

Update on Electrical Work:
Jay Pietrafetta said the permits have been submitted to the City of Plantation and is currently in their review committee. The FAQ provided by Cavaliere Electrical was too basic and did not address many potential questions. In any case, it should be sent to the occupants and unit owners on Cavaliere letterhead, not Sunrise Management. Patty Sabates volunteered to draft the communication.

Rules and Regulations:
The board reviewed the Rules and Regulations and agreed on some changes. Patty Sabates made a motion to send the document to the attorney for review, Eric Richards seconded the motion; all were in favor.

General Business:
Pool Resurfacing Bids - Jay Pietrafetta indicated that most companies on the highly rated Better Business Bureau list only do new construction, not resurfacing. He did reach out to two (2) companies; Johnson has not responded for last three (3) weeks; Hixon appears to be very professional. Patty Sabates will conduct in-depth research on the web about complaints/compliments/licenses/etc.

Dr. Strap will repair four (4) lounges and two (2) chairs and is looking at repairing two (2) pool umbrellas. An additional two (2) more umbrellas will need to be purchased.

Tree Trimming:
See above information in Maintenance/Manager Report and below sections.

Tree Root Hazards/Tree Removal:
Jay Pietrafetta provided photos of ten (10) trees the arborist identified tat could cause damage to units. Trimming is scheduled to begin July 20, 2022 and continue for several days. Jay will post notices on the mailboxes notifying residents when to expect the trimming in that area. The arborist said root trimming is not an option due to the possible compromise of the tree that could cause it to topple. Jay will request a bid from ProScapes for replacement of ten (10) trees that meet the City of Plantation's requirements.

Open Forum:
- Unit 1745, phase 2 – report tree issue
- Resident asked when another duck removal trapping could be scheduled
- Resident reported a vehicle being revved
- Reports of rats in backyard.

Patty Sabates motioned for adjournment; Renata Bukharayeva seconded; all were in favor. The meeting was adjourned at 8:33 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, August 16, 2022 at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the July 7, 2022 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:
Blaire Lapides reviewed the June 2022 financial reports. Operating account totaled $699,650; cash reserves totaled $59,437; security account totaled $10,316 and special assessment account totaled $531,668. The combined cash in the bank is $1,314,352. Individual budget lines that were significantly over budget are Insurance, Pool and Spa Repair, Exterminating, Repairs – Fence, and Repairs – Alarms & Monitoring.

The maintenance account has a total arrears of $9,013.50. Most of that amount ($5,110.00) is due to two homeowners who are in legal status. Another homeowner who is in legal status paid their balance ($1,857.00) after the report was issued.

The special assessment account has a total arrears of $1,966.00. Again, most of that amount ($1,193.00) is due to the same two homeowners who are in legal status. And again, another homeowner who is in legal status paid their balance ($413.00) after the report was issued.

Maintenance Projects Reports:
Jay Pietrafetta said wood has been purchased from Home Depot to repair the signage at the four (4) corners of the block, the entry signs to all the phases and the perimeter fencing. Other projects include leveling out the sidewalks and adjusting expansion joints.

Update on Electrical Work/FAQ:
Jay Pietrafetta reported that individual drawings have been provided to Plan Review Committee at the City of Plantation who have indicated that the plans are out of review. The City needs to verify the property inspection completed by Cavaliere Electrical.

The City is requiring an updated Emergency Light Safety System (ELSS) and smoke detectors in every unit near the front door or hallway. Smoke detectors must be hard wired or lithium battery, not 9-volt battery. Jay Pietrafetta will place flyers on front doors and mail to all homeowners advising of the City's inspection.

The board reviewed the FAQ created by Patty Sabates and suggested a few changes. Blaire Lapides will update and forward to Board and Jay Pietrafetta.

Rules and Regulations – Final Discussion/Adoption:
The Board discussed adopting minimum credit and financial information for purchase of a unit. Patty Sabates suggested asking Juda Eskew for information about what their other clients use.

General Business:
Pool Resurfacing Bids – Pool tiles are continuing to break. Patty Sabates will get references for Sublime and Hixon pool companies. Bids received for repairing pavers range from about $14,000 to $16,000. The shower should also be retiled. Jay Pietrafetta will purchase umbrellas from patio store on University Drive.
Tree Root Hazard/Tree Removals – ProScapes arborist found thirteen (13) trees that have 'touch points' on foundations and should be eliminated. Root pruning against a foundation could compromise it. It could cost up to $2,500.00 for removal including stump grinding. City of Plantation would require replacement with a "level 2" tree. Permitting would need to go through three (3) departments with the City.
New Roof Bids – Received a bid from DLJ Roofing. Patty Sabates will review that contract for the cost of the fascia replacement. Pritts Roofing will submit a bid from a subcontractor, which is not Omega's preferred method of operating.

Open Forum:
- Unit 1764, phase 4 – bushes need trimming
- Unit 1795, phase 3 – reports pests/critters under the deck
- Request for "Towing" signage on the property
- Discussed having wood siding replaced by stucco during restoration project

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:15 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A budget workshop was held on Wednesday, September 13, 2022 at 7:04 pm at the offices of Goldman, Juda.

Present were Eric Richards, Blaire Lapides, and Renata Bukharayeva. Jay Pietrafetta represented Sunrise Management. Representing Juda Eskew was Carol Eskew and Ayesha Ali; Alma Manrique by phone for a portion of the meeting.

Patty Sabates was absent.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made.

Carol Eskew provided an update on the status of obtaining a loan for the 40-year certification and restoration project.

The workshop was adjourned at 8:21pm.

NOTES – NOT TO BE INCLUDED WITH MINUTES ON WEBSITE – ONLY FOR BOARD AS RECAP OF INFORMATION PROVIDED BY ESKEW

Carol Eskew provided an update on institutions that could provide funding for the 40-year certification and restoration project. At this time, all institutions and private funding sources declined to fund the project. This was mainly due to the increase in the insurance premiums which significantly raised the monthly maintenance payments for homeowners coupled with the amount of the special assessment needed to repay the loan. She also checked with the SBA who are not providing loans at this time.

Her recommendation was to break the restoration project into more manageable segments. Since the electrical portion required by the 40-year certification rules was already out for permits with the City of Plantation, she suggested doing just the roof now. Carol indicated that she would probably be able to get a ten (10) loan. After the roofs were completed, the insurance agent could request the insurance carrier reassess for a possible reduction in the premiums.

Carol also suggested beginning the special assessment repayment as soon as the loan is obtained instead of waiting until the drawdown period has expired.

Jay will provide Carol and Alma with the most recent roof bid to provide to lending institutions.

Jay will get with Farrukh Saveed to speak to the City about permits for roof. Will City allow roof replacement without any of the other work originally planned???

Carol said we need to make sure we have a roof maintenance program in place once the roof work is completed.

Blaire will draft a letter to be sent to the HO with the budget mailing that explains the increase.

Initial estimates of 2023 maintenance without reserves is:

Phase	2 bedroom		3 bedroom	
	2022	2023	2022	2023
1	$300	$489	$360	$578
2	$285	$459	$342	$551
3	$297	$447	$356	$572
4	$311	$507		

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, September 20, 2022 at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Jay Pietrafetta Represented Sunrise Management (SM). Chris Cavaliere and Joe Borrelli represented Cavaliere Electric & Sons, LLC.

None were absent.

As the board reviewed the minutes of the August 16, 2022 and September 13, 2022 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:
Blaire Lapides reviewed the August 2022 financial reports. Operating account totaled $665,433; cash reserves totaled $59,448; security account totaled $11,116 and special assessment account totaled $821,270. The combined cash in the bank is $1,557,267. Individual budget lines were mostly on track to hit original targeted amounts except for Insurance. As is happening across Florida due to the Champlain Towers collapse in Surfside, the property insurance policy was cancelled forcing the Association to accept another property insurance policy at a greatly increase in price. The insurance is $68,973 over the original budgeted amount.

Outstanding maintenance is $7,821.00 which includes two (2) units that are in legal that are past due for a total of $6,404.00. Outstanding special assessment is $1,818.00 with $1,435 of that due to the two (2) units in legal.

Applications were received for the sale of 1701, phase 1 (3 bedroom) for $280,000, 1717, phase 1 (2 bedroom) for $230,000, and 1733, phase 4 (2 bedroom) for $255,000.

Discussion/Working Session with Electrical Engineers for the Start of the 40-Year Work Phase 1 & 2 Start/Coordination

- The 40-year certification/restoration project will be broken into sections: Stage 1 – Electrical; Stage 2 – Roof, Stage 3 – Structure
- Electrical permits by unit for phase 1 and phase 2 have been issued by the City of Plantation
- Enough funds have already been collected in the Special Assessment to cover the cost of the project for all phases
- The City requires all units to have smoke detectors – either hard wired or 10-year lithium battery and will require inspection in each unit to insure smoke detectors are in place
- The City will not allow the electrical boxes to be placed on rotted wood on the buildings Cavaliere will use Unistrut for the boxes which will easily allow for repair/replacement of wood or stucco behind it
- Farrukh Saveed, PE, CGC, MBA, MIS, president of S&D Engineering and Construction, Inc., will be able to inspect and certify electrical work and send report to the City
- Jay Pietrafetta will inquire if Mr. Saveed will be acceptable to the City for the smoke detector inspection

- Individual units may require additional work due to rotting pipes which will require that FPL be scheduled to be on site
- Cavaliere will complete all work in each phase and then contact FPL to schedule one date for unit(s) which required additional work
- Jay will be kept informed of these units and notify the homeowner/occupant
- Cavaliere will provide Sunrise Management with a list of units that have electrical hazards due to homeowners installing lights/fixtures/alarms/cameras, etc.
- Anticipating supply chain issues, it could be about a month before the project is started
- Mailing to all homeowners/occupants including FAQ with anticipated dates for work
- Posted on mailboxes in bright colored paper

The following is a tentative schedule for the electrical work in Phase 1 and Phase 2:

Building #	Unit #	Tentative Date
PHASE 1		
1	1701, 1705, 1709, 1713, 1717	Oct. 17, Oct. 18, Oct 19
6	1700, 1704	Oct. 20
	Open	Oct. 21
6	1708, 1712	Oct. 24
5	1716, 1720, 1724, 1728, 1732, 1736	Oct. 25, Oct. 26, Oct. 27
	Open	Oct. 28
2	1721, 1725, 1729, 1733, 1737	Oct. 31, Nov. 1, Nov. 2
3	1741, 1745	Nov. 3
	Open	Nov. 4
3	1749, 1753	Nov. 7
3	1757, 1761	Nov. 8
4	1752, 17562	Nov. 9
4	1744, 1748	Nov. 10
4	1740	Nov. 11
PHASE 2		
7	1701, 1705, 1709, 1713, 1717, 1721	Nov. 15, Nov. 16, Nov. 17
	Open	Nov. 21 – Nov. 25
12	1700, 1704, 1708	Nov. 28, Nov. 29
11	1712	Nov. 29
11	1716, 1720	Nov. 30
11	1724, 1728	Dec. 1
	Open	Dec. 2
11	1732, 1736	Dec. 5
10	1740, 1744, 1748, 1752, 1756, 1760	Dec. 6, Dec. 7, Dec. 8
	Open	Dec. 9
9	1757, 1761	Dec. 12
9	1749, 1753	Dec. 13
9	1745	Dec. 14
8	1741	Dec. 14
8	1733, 1737	Dec. 15
8	1725, 1729	Dec. 16

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:31 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 20, 2023, at 7:02 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also present was Hector Medina from The Loomis Company who is the insurance underwriter.

None were absent.

As the board reviewed the minutes of the December 6, 2022 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Renata Bukharayeva; all were in favor.

Officer's Reports:
As the November and December reports had not yet been receive from Juda Eskew, no financial information was given at the meeting.

Juda Eskew asked if the Board of Directors wished to waive late fees for residents since the coupon books may have been sent out late. The Board spoke to the resident present at the meeting as well as among themselves and it was determined that the coupon books had been received on a timely basis. Blaire Lapides will inform Juda Eskew not to waive the late fees.

Blaire Lapides reported that two (2) units had been approved for lease:
1753, Phase 3 2 bedroom $2100 monthly
1712, Phase 1 2 bedroom $2350 monthly

Update on Electrical Work:
Jay Pietrafetta met with Chris Cavaliere and Joe Borrelli, Cavaliere Electric & Sons, on the previous Thursday. He reported that Phase 1, Phase 2 and Phase 3 have been completed and Phase 4 is about half completed. Patty Sabates asked for copies of the closed permits for the files and indicated that payment would be held until the closed permits were received.

General Liability Insurance Renewal:
Hector Medina asked numerous insurance companies to submit bid for the insurance coverage. He submitted the best policies and costs and explained all the policies. The policies do not include the property insurance as that policy does not renew until June 1. The floor was opened to the residents and Hector answered their questions. Blaire Lapides made a motion to accept the insurance companies and policies as presented by Loomis, Eric Richards seconded the motion; all were in favor.

Mr. Medina explained that it is better to complete reroofing in each phase before moving on to the next phase for insurance purposes.

A resident had brought to the Board's attention that his mortgage lender indicated at least one (1) building in Phase 3 is designated as in a flood zone. Mr. Medina said a survey would have to be done to confirm that information. Blaire Lapides made a motion to have a survey done, Patty Sabates seconded the motion; all were in favor.

Roof/Structural Work Repairs:
Patty Sabates asked for a contract that included more detail for the scope of work for the roof repairs and approval from the Association attorney prior to signing it.

General Business:

A. Pool Resurfacing Bids: This was tabled until complete bids are provided.
B. New Items:
    - Ducks are again becoming a nuisance. Jay Pietrafetta was asked to contact a humane animal removal company.
    - Residents reported commercial trucks parking in phase 3 and phase 4. Jay Pietrafetta will contact the owner to have removed and send a non-renewal of lease letter.
    - Jay Pietrafetta was asked about the removal of approximately nine (9) trees that are causing intrusion into the foundations. He will get bids from ProScapes and other arborists as well as providing the Board with a list of the trees.
    - Jay Pietrafetta said Carol Eskew of Juda Eskew asked for a breakdown of roofing costs by phase. Farrukh Sayeed, S&D Engineering and Construction, and Levy Horvath, Austro Construction, prepared the scope of work and forwarded it to Juda Eskew.

Open Forum:

- A resident reported a black pickup truck in front of 1704, Phase 1 that never moves
- Questions were asked about the special assessment and increase when the loan is obtained
- A question was asked about the percent of renters to owners
- A question was asked about fence replacement
- A resident reported that avocados that drop to the ground are not being picked up by the lawn service
- Questions were asked about the tennis court being locked. The padlock will be removed for children to ride bikes.

Patty Sabates motioned for adjournment; Renata Bukharayeva seconded; all were in favor. The meeting was adjourned at 8:57 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, February 21, 2023, at 7:08 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance was Farrukh Sayeed, S&D Engineering, and Levy Horvath, Austro Construction.

None were absent.

The minutes of the previous meeting had not been submitted to the Board for review.

Officer's Reports:
Blaire Lapides reported as of December 31, 2022, $646,070 in the operating account, $59,596 in the reserve account, $11,116 in the security account and $709,846 in the special assessment account for a total of $1,426,628 cash on hand. Due to a large increase in the insurance premium, that budget line was more than originally budgeted. Also over budget were water and sewer, electricity, pest and critter services, electrical repairs and legal accounts.

Past due maintenance for phase 1 was $845.00, for phase 2 $468.00, for phase 3 $1,716.81, for phase 4 $1017.50, for a total of $4047.31. Past due special assessment for phase 1 was $73.00, for phase 2 $45.00, for phase 3 $169.00, for phase 4 $150.00, for a total of $737.00.

Roof/Structural Work Repairs:
Levy Horvath of Austro Construction presented samples and colors of roofing materials. He informed the Board that the tiles were a product of Owens Corning and were an asphalt/fiberglass composite with a wind rating of 130 MPH. Austro will provide a labor warranty for 2 years and Owens Corning warranty for the product is 18 years. Patty Sabates made a motion to use Dessert Rose color for the shingles, Blaire Lapides seconded; all were in favor. This color is close to the current brown shade of roofing tiles. During the reroofing, Austro would remove all the shingles (rather that roofing over), repair/replace any areas of rot, slope the flat roof ¼" per four (4) feet to drain toward the gutters, and prime and paint the upper levels of the units. Mr. Horvath also stated Austro would include maintenance for the first year. After that, a maintenance contract could be negotiated with Austro which could include repair of flat and shingled roofs and cleaning gutters during the twice a year inspection. Mr. Horwath also said the windows on the upper story would need to be replaced with hurricane impact windows or have hurricane shutters if they are removed due to rotted areas that need replacing. This is required by the City of Plantation. He has negotiated a price of $1200.00 per impact window.

Mr. Horvath was asked to bring the window manufacturer to the next meeting with samples of the window options for the Board to decide on a uniform look.

A discussion about stucco or Hardie for the siding concluded with Farrukh Sayeed saying he preferred Hardie board since the stucco lathe could corrode over time. Mr. Horvath said the cost

of installing stucco or Hardie board is the same. Jay Pietrafetta will contact the association attorney to determine if Hardie board constitutes a material change that requires a vote of the homeowners.

The Board asked for modifications to the roofing contract to include 25 year warranty on the product and a secondary barrier at no additional cost on the flat roofs. A separate contract for the rest of the structure was requested.

Update on Electrical Work:
Jay Pietrafetta provided an update on the electrical work. All electrical work must be completed and closed permits received prior to final payment.

General Business:

A. Pool Resurfacing Bids – the Board reviewed the submitted bids from Hixon Pool Repair and Supply, Inc. and Sublime Pools & Spas. Since there were still areas of concern, the Board requested the companies attend the next meeting to clarify their bids.
B. Tree Removal Bids – the Board reviewed bids form ProScapes and Supreme. Jay Pietrafetta was asked to obtain a bid for another tree to be included in the removal.

Open Forum:

- A resident informed the Board that renters at 1749, phase 4 were leaving beer bottles outside and burning trach in the back yard.
- Boards need replacing in the fence in phase 4.
- Unit 1749, phase 3 has trach piling up outside.
- A resident asked when mulching and lawn fertilization would be done. Mulch will be done by the maintenance person after the construction is completed. The fertilization will be done by the lawn maintenance crew in May.
- The sidewalks need to be pressure cleaned. It was recommended that a company come out to do the work instead of using the maintenance personnel.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 9:21 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, March 7, 2023 at 7:08 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance was Farrukh Sayeed, S&D Engineering, and Levy Horvath, Austro Construction.

Renata Bukharayeva was absent.

As the Board reviewed the minutes of the January 20, 2023 and February 21, 2023 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:
As the January financial reports had not yet been received from Juda Eskew, no report was made.

Pool Resurfacing Bids:
The Board reviewed the bids received from Subline Pools and Hixon Pools. Presentations were made by John, Operations Manager – Sublime Pools, and Clifford Hixon, Owner – Hixon Pools and the Board asked questions about the possible additional charges. The Board asked Mr. Hixon to prepare a more detailed proposal with current pricing and submit it to the Board.

Roof/Structural Work Repairs:
Luis Ramos, Territory Manager for Mule-Hide Products, presented brochures and samples of the overlay products for the TPO (flat) roofs. He stated the Austro Construction is certified by his company to install the product. The product carries a 20-year 'no dollar limit' (NDL) warranty with proper maintenance which can be provided through Austro. Mr. Sayeed asked many questions about the product, installation and maintenance. Mr. Horvath showed a representation of the roof layers:
Plywood as the base layer
Poly-ISO (foam that will create a slope to run water off the roof)
DensDeck (fire barrier)
Fasteners and metal edging
Water barrier
Mule-Hide TPO
Flashing

These layers will provide additional "R" value to the roof.

General Business:

A. Tree Removal – The Board reviewed proposals from ProScapes, JLS Tree Service and Supreme Landscaping. This was tabled until bids form JLS and Supreme could be

received that listed the location and type of tree to be removed. Also needed is copies of licenses and insurance.

B. Meeting Process – The next meeting was set for March 14, 2023. The Annual meeting is scheduled for March 21, 2023.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 9:22 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Board of Directors annual meeting was held and called to order on Tuesday, March 21, 2023 at 7:03 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

A quorum of the Board Members was present but not of the homeowners.

Jay Pietrafetta reported that since only four (4) applications were received for service on the Board of Directors, no vote was required. The current Board Members, Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva were the only applications received.

Eric Richards made a motion for the current position to be retained by the previous Board Members. All agreed to accept the positions. Renata Bukharayeva seconded the motion; all were in favor.

Patty Sabates will continue as President. Eric Richards will continue as Vice President. Blaire Lapides will continue as Secretary/Treasurer.

Blaire Lapides motioned for adjournment; Renata Bukharayeva seconded; all were in favor. The meeting was adjourned at 7:08 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Tuesday, March 21, 2023, at 7:10pm.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance were Farrukh Sayeed, S&D Engineering and Construction, and Levy Horvath, Austro Construction.

None were absent.

As the board reviewed the minutes of the March 7, 2023 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Renata Bukharayeva; all were in favor.

Officer's Reports:
Both Patty Sabates and Blaire Lapides reported communication with Juda Eskew about not having the January or February financials. This was due to a system upgrade/conversion that has not gone as smoothly as promised by the vendor.

Roof/Structural Work Repairs:
Levy Horvath brought a sample of how the outer walls would be constructed with Tyvek, plywood, 30# roofing material (for additional waterproofing), and Hardie board. This would exceed the requirements of the City of Plantation, Broward County, and Florida codes.

Items that may need the unit owners votes to make a material change include:

- Trellises – remove or replace and with what material, or eliminate
- Window/door banding – remove or replace with stucco or replace with Hardie board, or eliminate
- T1-11 – replace with Hardie board, stucco or T1-11

Costs for each option will need to be included in the communication to the unit owners.

To that end and to supply the financial institution with exact costs, a meeting is closed scheduled for March 28, 2023 at 7:00pm at the clubhouse. The Board of Directors, Jay Pietrafetta, Farrukh Sayeed, Levy Horvath, and a representative for Juda Eskew.

Mr. Sayeed will need to review the contract prior to the Association's attorney's review to ensure that the scope of the contract matches the scope of work from the engineering report.

Mr. Horvath will provide pricing on the impact windows available for the homeowner to purchase which may be required by the City of Plantation.

Pool Resurfacing Bids:
The Board discussed the bids from two (2) companies. Patty Sabates made a motion to accept the bid from Sublime Pools & Spas contingent on receipt of all licenses and proof of insurance coverage; Blaire Lapides seconded the motion; all were in favor.

Patty asked that Sublime also present a proposal for the pool maintenance contract and attend the next meeting. The contract needs to be forwarded to the Association attorney for review prior to signing. Sublime will need to present a timeline of the project.

Tree Removal Bids:
The Board discussed the bids from two (2) companies. Blaire Lapides made a motion to accept the bid from ProScapes contingent on adding root removal for the Java Plum and other invasive roots as well as defining "flush cut" terminology used in the bid; Patty Sabates seconded the motion; all were in favor. Jay Pietrafetta will ask ProScapes to remove roots in backyards that are interfering with foundations.

The contract needs to be forwarded to the Association attorney for review prior to signing. Unit owners will need to be notified in advance of the work.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:44 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, July 18, 2023 at 7:06 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance was Jackeline Ortiz from the Loomis Company and Levy Horvath of Austro Construction. Matthew Goode of Hollander, Goode & Lopez LLP.

None were absent.

As the board reviewed the minutes of the March 21, 2023 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Financial Report:
Blaire Lapides reported that cash in the bank as of May 31, 2023 was $1,419,563. Individual budget lines that were over include Water and Sewer, Insurance, and Legal. The total Maintenance that is past due are $5,897.00 while $17,740.73 were prepaid. Past due Special Assessments total $1,818.00 with $3,098.50 prepaid.

Owner Updates:

A. Finalization of Construction Costs for Roof/Structural Work Repairs
A contract has been agreed to with Austro Construction and approved by the Association attorney. The attorney is awaiting final exhibits from the engineer, Farrukh Sayeed of S&D Engineering and Construction, Inc. before submitting to the bank as required for the loan.

Motion:
Patty Sabates made a motion to accept the construction contract from Austro Construction as presented by the Association council; Eric Richards seconded the motion; all were in favor.

B. Insurance Coverage Increases
Patty Sabates explained that the Association's property insurance coverage had increased significantly. She gave premium amounts for the last several years (2020 - $110,000, 2021 - $120,000, 2022 - $172,000, 2023 - $400,000). The premium for the 2023-2024 renewal will be $1,288,208.50. This will necessitate a Special Assessment to be levied for the balance of the calendar year. The Board agreed to discontinue the current Special Assessment for the 40-year restoration project that has been in effect for numerous years.

Patty reported that Juda Eskew, the Association's accounting firm, provided the monthly amount for each unit to be paid during the last four (4) months of 2023. The Special Assessment will be:

Phase 1	2 bedroom - $251.00 per month	3 bedroom - $302.00 per month
Phase 2	2 bedroom - $237.00 per month	3 bedroom - $285.00 per month
Phase 3	2 bedroom - $249.00 per month	3 bedroom - $299.00 per month
Phase 4	2 bedroom - $261.00 per month	

Goldman Juda will be forwarding information to all homeowners shortly.

The increase for 2024 will be included in the budget and will not require a special assessment.

Insurance Q & A:
Jackeline Ortiz, The Loomis Company, reported that they have seen premiums increase three (3) to five (5) times for condominium and homeowner associations. The increase has been caused by hurricanes in recent years and the collapse of Champlain Towers in Surfside, FL. In the last few years, seven insurance companies became insolvent, fifteen (15) stopped writing new policies and five (5) have pulled out of the state. An additional eighteen (18) companies are on the state watch list due to financial concerns.

Jackie said the Association could experience a 20% to 30% decrease in the premium once the restoration project is completed. She reported that the state is trying to entice other companies to come into the state as well as the legislature addressing the issue.

She responded to the questions posed by the attendees.

Loan Discussion Update:
Patty gave a brief overview of the $4,600,000 loan agreement from Popular Association Banking. This includes $3,500.00 loan fees and $3,450.00 bank out-of-pocket fees for a total of $6,950.00 to be paid at closing. The terms of the loan are 24 months line of credit at 6.75% and 240 months at 7.46%.

Motion:
Patty Sabates made a motion to accept the terms of the loan from Popular; Blaire Lapides seconded the motion; all were in favor.

Open Forum:
- Tree removal is still pending receipt of the permit from the City of Plantation. Notices will be posted on the front doors of the units that are affected when work begins.
- A homeowner reported tree roots in the pipe when a toilet was replaced. Jay will visit the unit after the meeting.
- Trees on Sunrise Blvd. that are encroaching are the responsibility of the City of Plantation. The homeowner was asked to contact the City.
- Permits for the pool work are being pulled. Repairs should begin within the month.
- Levy Horvath explained the process of having four (4) teams so that each phase will begin at the same time. An extended discussion was held about the impact windows that homeowners could purchase directly from Austro Construction.

Blaire Lapides motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 8:42 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A budget workshop was held on Tuesday, September 19, 2023 at 7:15 pm at the offices of Juda Eskew.

Present were Board Members Eric Richards and Blaire Lapides. Representing Sunrise Management (SM) was Jay Pietrafetta. Carol Eskew represented Juda Eskew.

Patty Sabates was absent.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made.

Carol Eskew informed the Board that, per current state law, reserves will have to be funded in 2025.

The board requested that Hector Medina attend the budget meeting to provide the homeowners with information on the large insurance increase and possibilities for reduction in the future.

Carol provided estimates of repayment amount for the $4.6 million restoration loan, not including the interest:

	2 bedroom	3 bedroom
Phase 1	$40,007	$48,244
Phase 2	$36,851	$44,221
Phase 3	$32,659	$39,100
Phase 4	$27,449	

These amounts are based on the proposal from Austro Construction for the cost of each phase.

Carol suggested starting the special assessment repayments in June 2024 with a vote by the Board to require the special assessment be paid in full if the unit is sold or transferred.

The workshop was adjourned at 8:20pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special Board of Directors meeting was held and called to order on Tuesday, October 24, 2023 at 8:24 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. None were absent.

Representing Sunrise Management (SM) was Jay Pietrafetta. Representing Juda Eskew was Carol Eskew. Representing The Loomis Company was Hector Medina and Alexander Medina.

Patty Sabates provided an overview of the restoration project including it taking sic (6) years for Omega to obtain a loan to finance the project.

The loan is a line of credit for a maximum of 24 months at 6.75% interest followed by a term loan for 20 years (240 months) at 7.46% interest. The line of credit will be drawn down to finance the construction. Homeowners will not pay until the construction is completed.

There was a discussion of fines levied by the city for failure to complete items from the 40-year certification. Unfortunately, due to the homeowners waiving the reserves every year which causing no monies to finance the project coupled with the delinquencies of maintenance fees, banks would not approve a loan to Omega until recently. This impacted the ability to start the 40-year restoration and subsequently caused the fines to be levied. Omega has not paid any fines and will not until the restoration project is completed. At that time, Omega will petition for the fines to be eliminated or reduced.

Patty Sabates made a motion to accept the loan package for Popular Bank; Blaire Lapides seconded the motion; all were in favor. The amount of the loan by phase, based on the construction to be done, is:

Phase 1	$1,294,486
Phase 2	$1,297,154
Phase 3	$1,129,990
Phase 4	$ 878,370

Eric Richards made a motion to allow the homeowners the option to pay in full within six (6) months (by June 30, 2024) without any interest; Patty Sabates seconded the motion; all were in favor.

Patty Sabates made a motion to require any balance on the homeowner's unit to be paid in full at closing should the unit be sold; Eric Richards seconded the motion; all were in favor.

Through out the meeting, homeowners were able to ask questions and obtain answers and clarification from Ms. Eskew.

Patty motioned for adjournment; Eric seconded; all were in favor. The meeting was adjourned at 9:18 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special Board of Directors meeting was held and called to order on Tuesday, October 24, 2023 at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. None were absent.

Representing Sunrise Management (SM) was Jay Pietrafetta. Representing Juda Eskew was Carol Eskew. Representing The Loomis Company was Hector Medina and Alexander Medina.

Patty Sabates called the meeting to order and presented the following information:
"To ensure that our meeting is efficient, fair and orderly, we will be implementing some basic guidelines for tonight's meeting using some guidelines from Robert's Rules of Order.

I will chair the meeting to ensure all unit owners voice their opinions in an orderly manner to that everyone in the meeting can ear and be heard.

The following guidelines will be use to ensure a successful and productive meeting.

- We will be speaking about agenda items only to keep the meeting flowing properly.
- We will control the flow of the meeting by recognizing unit owners who ask to speak.
- We will start from the back and work our way forward.
- Due to the turnout of the meeting, all unit owners will have the floor for 3 minutes.
- All unit owners will have the floor to speak once before allowing anyone to speak a second time.
- If discussions get off-track, I will intervene and get the group back on track with the agenda.
- We insist courtesy and respect shown to your fellow unit owners. We want to provide each speaker with our undivided attention.
- Please keep in mind that the unit owners have the right to assemble peacefully when conducting association business.

At this time, I would like to introduce our guests at the table that have joined us this evening.

Carol Eskew – Partner and Senior Vice President with Juda, Eskew and associates (sic) representing our accounting firm.

Hector Molina (sic) – Vice president/Senior Account Executive for the Loomis company (sic). The associations (sic) broker.

At this time, I would like to give the floor to Hector who will provide us an overview ot the association insurance item on our budget."

Hector Medina introduced himself and The Loomis Company as having been in Florida since 1982 and currently handling more than 350 associations. Factors that caused the premium increase this year include hurricanes and the age of the roofs. Only two companies, American Coastal and Heritage, are currently writing policies. The legislative changes helped the insurance companies make more money by reducing the length of time to file a claim from 3 years to 1 year and by not allowing claims to be assigned.

As Omega has the roofs done, we may be able to submit, by phase, for a reduction in the premium. When all the roofs are completely done, Omega could experience a 15% to 20% overall reduction in the premium. Unlike Home Owner Associations (HOA) who can insure each unit or home separately, Omega, as a Condominium Association, has to insure each phase in total. Shopping for another company and policy during the premium year would not result in credits from the current insurance company.

Carol Eskew explained that Popular Bank, who has the construction loan, is requiring the units be insured at full appraised coverage of $21 million. Florida Statutes also require insurance coverage on the full appraised value.

She reviewed the proxies received for the 2024 reserves:

Phase	Received	Still Need
1	14	2
2	19	0
3	17	0
4	14	3

An error was found on the Phase 3 budget for the Management fee. Carol will remail the corrected budget to those homeowners.

Paty Sabates made a motion to accept the budget with the above correction to Phase 3; Blaire Lapides seconded the motion. Patty and Blaire were in favor of the motion; Eric Richards voted against accepting the budget.

Throughout the meeting, homeowners were able to ask questions and obtain answers and clarification from Mr. Medina and Ms. Eskew.

Patty motioned for adjournment; Eric seconded; all were in favor. The meeting was adjourned at 8:24 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, November 7, 2023 at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. None were absent.

Also in attendance were Jay Pietrafetta of Sunrise Management (SM), Farrukh Saveed and Daniel McGrady of S & D Engineering and Construction, Inc., Levy Horvath of Austro Construction, Inc. and on-site manager Doran Frai.

Patty Sabates called the meeting to order and presented the following information:
"To ensure that our meeting is efficient, fair and orderly, we will be implementing some basic guidelines for tonight's meeting using some guidelines from Robert's Rules of Order.

I will chair the meeting to ensure all unit owners voice their opinions in an orderly manner to that everyone in the meeting can ear and be heard.

The following guidelines will be use to ensure a successful and productive meeting.

- We will be speaking about agenda items only to keep the meeting flowing properly.
- We will control the flow of the meeting by recognizing unit owners who ask to speak.
- We will start from the back and work our way forward.
- Due to the turnout of the meeting, all unit owners will have the floor for 3 minutes.
- All unit owners will have the floor to speak once before allowing anyone to speak a second time.
- If discussions get off-track, I will intervene and get the group back on track with the agenda.
- We insist courtesy and respect shown to your fellow unit owners. We want to provide each speaker with our undivided attention.
- Please keep in mind that the unit owners have the right to assemble peacefully when conducting association business.

Farruhk Saveed reviewed the status of the project, noting that the electrical portion was complete. Daniel McGrady will inspect the construction and Farrukh will oversee it. Daniel walked the property last Friday to prepare for the start of work. Staging will be in front of the clubhouse and on the tennis court.

Levy Horvath showed samples of hurricane impact windows that the owners can purchase directly through him at a reduced price. He will visit each unit and contact the owner to discuss the impact windows. Austro will not be responsible for the breakage of existing windows. Levy asked that residents remove all personal items, including plants, from the fence and the walls prior to work beginning. Screening and framing may need to be removed. Hurricane shutters

may also need to be removed. When the roof is open, he will inspect the trusses for any damage. T1-11 will be removed and replaced with Hardie board and stucco will be repaired, if needed. Where possible, he will sister the studs if needed. Austro will not be doing any piling or foundation work. The electrical will need to be disconnected and the air conditioner disconnected and moved when work is being done on the area adjacent to it. This will mean the power will be off for that day. A generator will be provided if needed for medical reasons.

Levy reported the City has grandfathered in the skylights. He will need a fence survey for it to be replaced. A shadowbox design will be required by the City.

Austro has already obtained the roof materials and Hardie board. Impact windows will be ordered when the homeowner commits to purchasing from Austro. Lead time for window/door purchase is 4 to 6 weeks. Most of the workers are employees of the company, not subcontractors.

Flooring, pavers, patio, decks, etc. are the owner's responsibility. Austro will do their best to protect them from damage.

Levy will reach out to each homeowner prior to starting the project. Homeowners can also stop by Austro's office in front of the clubhouse during the day to discuss window and door options.

Farrukh said the work could take up to 10 to 12 weeks, depending on the repairs needed. If the structural support for the windows or doors must be repaired, the window or door will be removed. It will need to be brought up to code, which will require the homeowner to have impact rated windows and doors. Lead time for impact windows/doors it 4 to 5 weeks. For owners who wish to remove a sliding glass door and replace it with a wall, Farrukh can do an architectural drawing that the City will require. Omega Villas will also require an Architectural Modification form to be submitted and approved prior to any changes to the structure.

Daniel McGrady will be the contact person for the project.

Jay Pietrafetta explained the material alterations will be voted on by phase and need 75% of the owners to vote. Money can be saved by removing and not replacing the trellises, wood banding and decorative beams. Color preferences can also be voted on. If 75% response is not received, the paint colors will remain as they currently are and the trellises, banding and beams will be replaced at a cost of approximately an additional $4400.00 per unit.

The attendees had an opportunity to ask questions and get answers and clarification.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:43 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special homeowners meeting was held and called to order on Tuesday, December 5, 2023 at 7:05pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance were Matt Goode of Hollander Goode & Lopez, PLLC and Daniel McGrady from S&D Engineering and Construction, Inc.

None were absent.

Proxies received thus far were four (4) from phase 1; four (4) from phase 2; five (5) from phase 3 and five (5) from phase 4.

As not enough proxies were received to allow material alterations or paint choices for the restoration construction, Matt Goode explained the meeting could be postponed allowing for proxies to be mailed out again.

Patty Sabates made a motion to adjourn until January 2, 2024. The present homeowners, by a show of hands, voted to postpone the meeting until January.

Jay Pietrafetta explained the owner can sign over the proxy to another person, but that person must vote as the homeowner wishes.

Eric Richards motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 7:17pm.