

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

- o \Patsy Cates - Treasurer
- o \Bernie Cooper – Vice President
- o \Jack Hirsch – Director
- o \Paul McManus – President
- o Yvonne Tyson – ~~Secretary~~

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 Hirsch – 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 Hirsch – 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
- Bernic Cooper – Vice President
- Patsy Cates – Treasurer
- Jack Hirsch – 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 Hirsch – 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 Hirsch
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 Hirsch - 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 Bernie 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 out 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 Hirsch – 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 Hirsch 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 needs 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.

AUG-24-2006 11:47 FROM:CLIPPER HR 9545258745

TO:9547428277

P:20/25

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 bags 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 October's 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 Dylan. 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.

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