

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
Bernie 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 are residents concerned with checks, receipts, invoices and money concerning Omega Villas. Owners have the right to request financial details in writing to Goldman and 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 considerable 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 completed 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

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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 whether 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 be 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 Lapedes – 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 etc 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

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
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 throughout 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 from 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