

OMEGA VILLAS CONDOMINIUM ASSOCIATION

c/o All Florida Management Services, Inc.
P.O. Box 668367 Pompano Beach, FL 33066
Phone: 954-917-4441 Fax: 954-917-4401
afms2@bellsouth.net

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.

To-Do List

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

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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 manner 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 floatations 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, sauna, 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 Lepides, 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 Lapidés, 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 Lepides, 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 Lapidés, 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:

Joel

- 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)

Norma

- 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 Lepides 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 Lapidés, 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 Proctor, 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.

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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 determine 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 Lepides, 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, phase 4 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 Proctor to proceed with eviction 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 units 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 Lapidus, 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 Lapedes, 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 provided; 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.

OMEGA VILLAS CONDOMINIUM ASSOCIATION

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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 Lepides, 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 watered 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 Cavalieri of Goldman, Juda.

Blaire made a motion to discuss the financials for 2011; Bernie seconded; all were in favor.

Carol Eskew and Nick Cavalieri 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.