

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**  
***MINUTES***

Board of Directors meeting was held on Monday, January 10, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and Lloyd Procton, attorney.

Bernie Cooper was absent.

Ken Hirsch, Hirsch Architects, review his proposal and answer questions from the Board of Directors and the residents.

Information needed from Hirsch Architects and ARC URB include licenses and insurance, and references. Norma will handle communicating with All Florida Management Services. Blaire will research both firms and architects with the Better Business Bureau and the State of Florida, DBRA.

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION**

c/o All Florida Management Services, Inc.  
P.O. Box 668367 Pompano Beach, FL 33066  
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## ***AGENDA***

THERE WILL BE A SPECIAL BOARD OF DIRECTORS  
MEETING HELD ON MONDAY, JANUARY 17<sup>TH</sup>, 2011 AT  
7:30 PM IN THE OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unapproved Minutes**
- 3. Officer's Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer/ Financial Report**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Clubhouse Lock**
  - B. H-Systems**
  - C. Architect Decision**
- 6. New Business**
  - A. 2011-2012 Insurance Renewal**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, January 17, 2011 at 7:30pm at the Omega Villas Recreation Center.

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

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Patsy; seconded by Patty; all were in favor.

### **Officer's Reports:**

Secretary - Blaire advised of new residents approved by the screening committee.

Treasurer - Norma advised that she and the attorney, Lloyd Procton, were in regular, frequent contact concerning the delinquent home owners.

### **Open Forum:**

Unit 1757, phase 3 - Karen Berdis reported that DirecTV told her she needed association approval to upgrade to Choice Extra plan. She was referred to HSystems.

Unit 1705, phase 3 - Diane Scott reported that the key to the clubhouse gate was not working. She also raised the issue of the front fences and was provided with an explanation. Reports of rotted wood beams, missing board and plywood patch in the backyard were referred to AFMS for handling.

Unit 1749, phase 1 - Blaire again reported the leak in the gutter over the back bedroom window and continuing problems encountered with rodents. AFMS will handle both issues.

Building 1, phase 1 - Termite problems reported; AFMS will have Dead Bug Edwards investigate.

Unit 1749, phase 1 - Architectural modification requested to close off breakfast room sliding glass door. Norma made a motion to approve modification; Patsy seconded; all were in favor with Blaire abstaining.

AFMS will contact the City of Plantation to obtain updated information on status of police detail for clubhouse.

### **Unfinished Business:**

**A. Clubhouse Lock** - AFMS will contact Southern Lock to obtain a cable and software to allow download of information from laptop to lock. A form will be sent to the residents with the second notice of annual meeting to obtain information re: residents data before releasing code.

**B. HSystems** - Charlie reduced his fee for the next several months for \$750 due to problems with service. Alliance Tech responded quickly and walked the property; will email bid. ITC will be contacted to obtain bid.

**C. Architect Decision** - Patty made a motion to accept Hirsch Architects for the building restoration project with assistance from Stan Weinberg and Carol Eskew; Norma seconded; all were in favor.

**New Business:**

**A. 2001-2011 Insurance Renewal** - Camille Vaught, Smith Watson Parker, presented options for insurance coverage (commercial property coverage, general liability coverage, and commercial crime coverage, D&O, and umbrella policy) with additional options for deductibles. She answered questions for the board and residents. Blaire made a motion to place insurance with American Coastal with a 3% deductible including Ordinance; Norma seconded; all were in favor. In addition, Camille will provide information about Balfor for disaster cleaning and restoration services.

Patsy motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:35pm.

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## ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, FEBRUARY 21<sup>ST</sup>, 2011 IMMEDIATELY  
FOLLOWING THE ANNUAL MEETING IN THE OMEGA  
VILLAS RECREATION CENTER, IMMEDIATELY  
FOLLOWING THE BUDGET MEETING.

- 1. Call to Order**
- 2. Completing Annual Meeting Issues as needed**
  - A. Introduction of 2011 Board of Directors**
  - B. Election of Officers**
  - C. Disposal of Unapproved Minutes from 2010 Board of Directors**
  - D. 2010 Officers' Reports**
- 3. Open Forum**
- 4. Unfinished Business**
  - A. Architect Update**
  - B. H-Systems/ DirecTV Update**
  - C. Clubhouse Lock Update**
  - D. Other Projects**
- 5. New Business**
  - A. Men's Restroom Door**
  - B. Timer for Lights around the Pool**
- 6. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, February 21, 2011 at approximately 7:30 at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapidés, Patsy Cates, representing All Florida Management Service, Joel Gould.

### **Completing Annual Meeting Issues:**

- A. Patsy Cates made a motion to nominate Bernie Cooper to the 2011 Board of Directors, Norma Aker seconded the motion; all were in favor.
- B. Norma nominated and motioned for Patty Sabates to remain as Treasurer, Patsy seconded; all were in favor.  
Blaire Lapidés nominated and motioned for Norma to remain as President, Patsy seconded; all were in favor  
Patsy nominated and motioned for Bernie to remain as Vice President, Blaire seconded; all were in favor.  
Patsy nominated and motioned for Blaire to remain as Secretary, Norma seconded; all were in favor.
- C. Norma motioned to accept the minutes of the previous Board Meeting as written, Patsy seconded; all were in favor.
- D. Treasurer's report was presented: month to date expenses were under budget, however water & sewer, electricity and legal fees were over budget. Defaults on maintenance are at \$85,070 with 13 units in foreclosure and 8 with liens. Lloyd Procton, Association attorney, is watching closely and taking all available legal actions. Norma will schedule a closed meeting with the board and Lloyd so that details of each delinquency can be reviewed.

### **Open Forum:**

- Unit 1753, phase 4 – May have unapproved residents. AFMS will send letter to unit owner.
- Unit 1728, phase 2 – Has new roof leak; AFMS will contact the roofer for status. With regards to washing machine leak, owner's insurance company told her that the repair of the wall was the Association's responsibility. Owner was advised since it was her washing machine and not a leak in the common area, her insurance company would need to handle.
- Unit 1749, phase 3 – Requested form to provide data update to receive clubhouse key.
- Unit 1716, phase 4 – New tree was not staked properly, AFMS will have it looked at.
- Unit 1756, phase 4 – Reported that a bird bath with plants has been placed on the finger island by another resident.
- Unit 1764, phase 4 – Again reported dirt mound and weeds near mailbox.

### **Unfinished Business:**

- A. **Architect Update** – Norma and Patty Sabates met with Steve Weinberg concerning the contract from Ken Hirsch. Steve recommended that other architects be interviewed since the changes they requested in the contract were met with resistance.

- B. H-systems/DirecTV Update** – Charlie from DirecTV provided Norma a list of repair work done for December and January, but nothing provided thus far for February. Alliance Tech proposal was comparable to H-Systems costs.
- C. Clubhouse Lock Update** – Data form must be filled out and returned to Norma before the codes will be released to the owner.
- D. Other Projects** – Clubhouse Fence: AFMS will contact Atlantic Coast, R & K and Universal fence companies to obtain bids using same materials and size. AFMS will also obtain and post “No Trespassing by order of the City of Plantation Police Department”.  
**Police Detail** – Detail was present the previous Saturday night. AMFS will keep in touch with Sue Back, City of Plantation Police Department, to make sure the account has funds in it.

**New Business:**

- A. Men’s Restroom Door** – AFMS will obtain bids to replace the door jam and door with automatic closer due to the frame rotting and the door not locking.
- B. Timer for Lights Around Pool** – AFMS will contact an electrician to place a timer in the pool area.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:35pm.

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**SECOND NOTICE OF ANNUAL MEETING**

January 31<sup>st</sup>, 2011

TO ALL MEMBERS:

On Monday, February 21<sup>st</sup>, 2011 at 7:00 P.M., in the Omega Villas Condominium Clubhouse, the Annual Meeting of the Association will be held for the purpose of introducing the members of the 2010 Board of Directors, and such other business as may be lawfully conducted. The Association must obtain a quorum of 50% plus one (sixty-five) owners present, in person or by proxy, to hold the Annual Meeting. If you think that you may not attend the Annual Meeting, please fill out and return the enclosed proxy form. Should you choose to attend thereafter, you may rescind your proxy by appearing at the meeting in person. An identification of agenda items is as follows:

1. Call to Order
2. Proof of Notice of the Meeting, Verification of Quorum
3. Disposal of Unapproved Minutes
3. Reports of Officers
4. Introduction of Directors
5. Appointment of additional Directors by 2011 Board of Directors as deemed necessary
6. Election of Officers
7. Unfinished Business
8. New Business
9. Adjournment

As there were only four (4) applicants to fill the seven (7) positions on the Board of Directors, these four (4) applicants will be automatically seated as the 2011 Board of Directors. The 2011 Omega Villas Condominium Board Members are: Norma Aker, Patsy Cates, Blaire Lapides and Patty Sabates. It will be up to the Board of Directors if they so wish to fill the remaining three (3) seats and to select those Board Members as they feel is appropriate for the good of the community.

Sincerely,  
Joel L. Gould, LCAM  
All Florida Management Services, Inc.  
For the Board of Directors  
Omega Villas Condominium Association



**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**  
***MINUTES***

Annual Meeting of the Association was held and called to order on Monday, February 21, 2011 at approximately 7:15pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lapidès, Patsy Cates, representing All Florida Management Service, Joel Gould.

As less than 50% of residents were present either in person or by proxy, the meeting was adjourned at approximately 7:18pm.

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## ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, MARCH 21<sup>ST</sup>, 2011 AT 7:30 PM AT THE  
OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unapproved Minutes**
- 3. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Recreation Center Men's Room Door**
  - B. Water Intrusion Repairs**
  - C. Timer for pool patio lights**
  - D. No Trespassing Signs**
  - E. Architect Update**
- 6. New Business**
  - A. Title of 1741 NW 74<sup>th</sup> Ave**
  - B. DirecTV Discussion**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, March 21, 2011 at 7:30pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

A motion to waive the reading of the minutes from the February 21, 2011 Annual Meeting and the monthly board meeting and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor.

### **Officer's Reports:**

No reports were presented

### **Open Forum:**

- Unit 1749, phase 4 - groups of people are reported as living in the unit; AFMS will check the files and investigate
- Phase 4 - reports of piles of dirt and rocks still by the mailbox
- Unit 1704, phase 2 - presented an architectural modification form for a fence; Norma moved to accept, Bernie seconded, all were in favor
- Unit 1708, phase 3 - boat and truck are illegally parked on grass by clubhouse; AFMS will advise they have 24 hours to move truck and boat
- Unit 1737, phase 1 - workmen told to move truck into guest parking spot
- Unit 1700, phase 1 - advised AFMS of "painter" who was looking for water valve to turn on
- Unit owner wants access to clubhouse, but hasn't returned the data information sheet; advised to do so to obtain code
- Unit 1724, phase 2 - reported water overflowing by the meters and receiving a large water bill

### **Unfinished Business:**

**A. Recreation Center Men's Room Door** - 1 bid received for \$850 to replace the door, door jam and install a self closer. AFMS will obtain additional bids

**B. Water Intrusion Repairs;** unit 1712, phase 1 - No modification appear to have been done on the unit where the water leak is. AFMS will contact Lloyd Procton, association attorney, concerning questions about who (association or homeowner) would be responsible for replacing the window and what is the extent of the homeowners responsibility for not promptly notifying the association of the problems; AFMS will obtain bids and email to board.

**C. Timer for Pool/Patio Lights** - bid presented for \$250 for electrician to hard wire a time for the pool and patio lights to the panel. Bernie made a motion to accept the bid; Patsy Cates seconded; all were in favor.

**D. No Trespassing Signs** - AFMS was directed to replace the signs missing from entrances by purchasing from the City of Plantation.

**E. Architect Update** - Norma has a meeting scheduled on March 24 and April 4 for architectural firms to look at the property. She will meet with the City of Plantation to get ideas on changes and building codes. It was suggested that the board consider paying an architect on an hourly basis until drawings are received.

**New Business:**

**A. Title of 1741 NW 74 Avenue** - Insurance will cost approximately \$900 a year; Norma and AFMS will book locksmith to gain entry to unit to access condition of unit and rentability; possibility of Gregorio put out items for bulk pick; Lloyd will provide a monthly lease document. Blaire Lapidès motioned to accept title; Patsy seconded; all were in favor.

**B. DirecTV Discussion** - Blaire will obtain information on actual costs to individual unit owners for DirecTV, Comcast and Uverse.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:35pm.

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**  
***MINUTES***

A closed Board of Directors workshop was held on Monday, April 11, 2011 at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates and Association Attorney, Lloyd Procton.

None were absent.

Lloyd Procton discussed each unit that is in arrears on the maintenance payments, providing information on the actions taken in an attempt to collect and what measures would/could be taken in the future based on the homeowner's response.

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### ***NOTICE***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, APRIL 25<sup>TH</sup>, 2011 AT 7:30 PM AT THE  
OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unfinished Minutes**
- 3. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Architect**
  - B. Insurance**
  - C. No Trespassing Signs**
  - D. Pool Inspection**
  - E. Timer for Pool Area Lights**
  - F. Meeting with Attorney re: foreclosures and Delinquencies**
- 6. New Business**
  - A. Lawn Maintenance Proposals**
  - B. Door Proposals**
  - C. 90 day delinquent letter/ usage rights**
  - D. Maintenance Person**
  - E. Installation of Rain Meters**
  - F. Cleaning Crew Proposals**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, April 25, 2011 at 7:30pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

A motion to waive the reading of the minutes for the meeting of March 21, 2011 and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor. A motion to waive the reading of the minutes for the meeting of April 11, 2011 and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor.

### **Officer's Reports:**

**Treasurer's Report** - In Patty Sabates' absence, Norma presented the report, noting that the expenditures were below budget for the month as well as the year to date although a couple of the line items are over budget. Due to the need to tent 2 buildings in Phase 1, termite costs are over budget. Also over budget is the roofing and street lights lines.

**Secretary's Report** - Renters were approved in unit 1761, phase 3.

### **Open Forum:**

- Unit 1764, phase 4 - front fence was damaged by delivery, AFMS will provide homeowner with list of contractors to contact for repairs at their own expense.
- DirecTV is not showing up again for appointments.
- The architect was not able to access the back of some units due to occupants not leaving gate unlocked.
- Unit 1753, phase 4 - Apparent unapproved renters are occupying unit; AFMS will investigate.
- Trees: Unit 1704, phase 1 - finger island tree needs to be restaked  
Unit 1756, phase 1 - side yard tree leaning over, needs to be restaked  
Unit 1721 to 1725, phase 1 - finger island dead and down  
Unit 1705, phase 1 - trees in backyard dying and tied with ropes to fence; AFMS will contact owner  
Unit 1712, phase 4 - tree died
- Plantation Tram is using swale at entrance to phase 1 to make U-turn and is tearing up grass; AFMS will contact city

### **Unfinished Business:**

**A. Architect** - Norma requested the authority to sign a contract for billing on an hourly basis with Manuel Synalovski Associates, LLC. Responsibilities will include meeting with the city to clarify processes and requirements and to provide ideas and potential costs for improvements and

repairs to the buildings. Blaire Lapides made a motion to approve the request; Bernie seconded; all were in favor.

**B. Insurance** - Camille Vaught, Association insurance agent, recommended adding liability insurance to our policy on the two units the Association took title to. Comp coverage is not needed at this time.

**C. No Trespassing Signs** - Have been installed.

**D. Pool Inspection** - AFMS will check with L&J concerning the correction of the violations and get more bids for pool service. The board expressed concern that the City of Plantation inspected the pool on the same day as the pool was serviced and found violations that appear to have been part of the routine maintenance as well as other items that the contractor should have brought to the Association's attention.

**E. Timer for Pool Area Lights** - AFMS will follow up with the electrician.

**F. Meeting with Attorney re: Foreclosures and Delinquencies** - Norma noted that Lloyd Procton, Association attorney, provided information on status of the legal actions that had been taken and on potential future action on units with delinquent maintenance payments.

#### **New Business:**

**A. Lawn Maintenance Proposals** - Bids were reviewed. Blaire made a motion to accept the proposal from Landscape Nutrition, Patsy Cates seconded; all were in favor. AFMS will give J&K Landscapers 30 day notice to terminate their contract.

**B. Door Proposal** - Bids were reviewed. Bernie made a motion to accept Professional Building Services contingent upon receipt of license, insurance and warranty information, Norma seconded; all were in favor. AFMS will obtain the information needed; Blaire will check to see if any complaints have been recorded with the City, DPR and City of Plantation.

**C. 90 Day Delinquent Letter/Usage Rights** - Lloyd will review draft and approve or modify letter. AFMS will send to home owners by certified mail.

**D. Maintenance Person** - A list of duties was suggested and tabled until the next meeting. Board Members should be prepared to offer ideas for projects and ongoing maintenance such as gutter cleaning, edging the flower beds, etc.

**E. Installation of Rain Meters** - Bernie made motion to accept the proposal from the sprinkler contractor; Patsy seconded; all were in favor.

**F. Cleaning Crew Proposals** - AFMS will obtain bids to have an outside company handle the cleaning of the units the Association has taken title to.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 9:30pm.



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### ***NOTICE***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, May 16<sup>TH</sup>, 2011 AT 7:30 PM AT THE  
OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unfinished Minutes**
- 3. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Pool inspection repair update**
  - B. Timer for Pool Area Lights**
  - C. I-1732 Cleaning Crew proposal**
  - D. Replacement of Men's restroom door**
  - E. Unauthorized Renter Issue**
- 6. New Business**
  - A. Legal Billing**
  - B. Maintenance Person**
  - C. Short Sale Specialist**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***Minutes***

Board of Directors meeting was held and called to order on Monday, May 16, 2011 at 7:30pm at the Omega Villas Recreation Center.

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

None were absent.

A motion to waive the reading of the minutes of the April 25, 2011 meeting and accept as written as the board reviewed in advance of the meeting was made by Bernie Cooper and seconded by Norma Aker; all were in favor.

### **Officer's Reports:**

**President's Report** – The architect opened the walls on several of the units to determine if there was any underlying structural damage. A meeting is set with the architect and the attorney for Friday morning.

**Secretary's Report** – A buyer was approved for unit 1756, phase 1.

**Treasurer's Report** – Overall, April was a good month, with the some lines being over budget as expected (water & sewer, electricity, pool & spa, general repairs and replacement, roof repairs, legal and postage). However the month to date and year to date totals are still under budget.

### **Open Forum:**

- Unit 1729, phase 4 – reports of trash such as a box of open Cherrios, a large orange bucket, bushes being pulled out, etc. behind the unit. AFMS will have Gregorio check the area.
- Unit 1764, phase 4 – reports of cars double parking at unit 1745. Patty Sabates asked to be notified so that she can sticker the vehicle and pursue towing. AFMS will send a letter to the homeowner.
- Unit 1717, phase 1 – AFMS will send letter to homeowner regarding the garbage bags piled up in the air conditioning area and drywall lying under the front windows. The letter will also address the unapproved occupants in the unit. AFMS will also contact the City of Plantation regarding a possible code violation of the garbage.
- Unit 1705, phase 2 – Homeowner reported that nails left in his parking space by the architect caused a flat tire and wanted the Association to pay for the replacement. Ken Aker was with the architect during the inspection of the homes and the removal and replacement of the T-111 (see President's report above). Ken reported that the architect used a staple gun not nails. The Board declined to replace the tire.
- Unit 1756, phase 1 – Front fence is reported as rotting and needs removal.
- Unit 1701, phase 1 - The Plantation Tram was again using the swale behind the home to make a U-turn causing the grass to be destroyed and the ground to be dug into. AFMS will contact.
- Tree status – Blaire asked what the status was of the newly planted trees that had been reported the previous month and leaning over and needing to be re-staked. AMFS will pursue.

### **Unfinished Business:**

- A. **Pool inspection repair update** – AFMS will contact Russell Pool Service to get a guarantee that the installation of equipment will meet new codes. Blaire made a motion to accept Russell's bid, pending receipt of the guarantee, to proceed with the new equipment, Patsy seconded the motion; all were in favor.

- B. **Timer for pool area lights** – AFMS will check with Hayden Electric to obtain a bid.
- C. **Unit 1732, phase 1 cleaning crew proposal** – Bids were reviewed. Blaire made a motion to accept Professional Building Services bid with the painting of the doors and ceiling, Bernie seconded the motion; all were in favor.
- D. **Replacement of men's room door** – Bids were reviewed. AFMS advised that Professional Building Services could not be considered since they do not have the required general contractor's license. Patsy made a motion to accept the bid from All South Florida Construction, Norma seconded the motion; all were in favor.
- E. **Unauthorized renter issue** – AFMS reported that the information was sent to Lloyd Procton, Association attorney, to move forward with eviction of the occupants in unit 1705, phase 3. Also being forwarded to Lloyd is unit 1708, phase 1.

**New Business:**

- A. **Legal Billing** – Lloyd will start billing by phase, when appropriate, to reflect where the expenses are actually incurred.
- B. **Maintenance Person** – Norma will walk the property on a monthly basis with the maintenance technician to identify areas that need to be addressed. Bernie made a motion to purchase a pressure cleaner with the cost under \$500, Patsy seconded the motion; all were in favor.
- C. **Short Sale Specialist** – Nick Cavaleri, Association accountant at Goldman, Juda, recommended an individual to assist with expediting short sales. With the Board's approval, Norma will invite to the next Board meeting.

Patsy motioned for adjournment, Norma seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.

## **OMEGA VILLAS CONDOMINIUM ASSOCIATION**

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### ***NOTICE***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, JUNE 20<sup>TH</sup>, 2011 AT 7:30 PM AT THE  
OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unfinished Minutes**
- 3. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Pool inspection repair update**
  - B. Timer for Pool Area Lights**
  - C. Replacement of Men's restroom door**
  - D. Unauthorized Renter Issue**
  - E. Rental of I-1732**
  - F. Rotted Fence Removal**
  - G. Trees**
  - H. Short Sale Specialist**
  - I. Architect/ Ongoing Repair**
- 6. New Business**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, June 20, 2011 at 7:40pm at the Omega Villas Recreation Center.

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

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

### **Officer's Reports:**

**Treasurer:** May expenses were over budget for water and sewer, pool and spa repairs and capital improvements. The balance of the expenses were in line with the budget.

### **Open Forum:**

- Tables and chairs at the shuffleboard courts are attracting teenagers who are hanging around and causing disturbances. Police have been called.
- AFMS will advise police patrols hired by Omega that mid-rise buildings are not part of the area to be patrolled. At times, police are being hired to patrol during the daytime.
- An attempted break-in was reported in phase 4.
- Rat traps need to be placed on the fence on Sunrise Blvd. near unit 1757, phase 4.
- The backyard of unit 1700, phase 4 has been trashed by the renters. AMFS will send a letter to the homeowners.
- The ladies restroom at the pool was vandalized by someone defecated in the room.
- Unit 1708, phase 1 is placing trash on the curb.
- Unit 1752, phase 1 is repairing a car in the parking lot.
- Unit 1744, phase 1 needs to paint the gate they have installed.
- Unit 1749, phase 4 has unauthorized occupants living in the unit. AFMS will send a letter to the homeowner to determine who is in the unit and check their files to see if any previous letters have been sent. This issue was previously raised at the March board meeting.
- Unit 1716, phase 4 has submitted an architectural modification form to move the air conditioning unit. Norma made a motion to have the air conditioner remain in the same area and move the fence, Patsy Cates seconded the motion, all were in favor.

### **Unfinished Business:**

**A. Pool Inspection Repair Update** - Bids received from Russell's Pools at \$2570 and from L&J for \$2918 are for the exact same work to repair issues noted in the City of Plantation report. Blaire Lapides motioned to accept Russell's bid, Norma seconded, all were in favor. It was reported that L&J was seen leaving the property at 6:30 in the morning raising concerns that the

pool was not being service properly due to if still being dark. AFMS will contact L&J for an explanation.

**B. Timer for Pool Area Lights** - AFMS will contact Hayden for an update on when the work will be completed.

**C. Replacement of Men's Restroom Door** - The door has been replaced and AFMS will check to see if it has passed inspection and to get it painted. It was suggested that AFMS contact Schnay or Medallion Paint to get the color.

**D. Unauthorized Renter Issue** - Re: unit 1708, phase 1 - AMFS will check their files to see if a letter was sent to the homeowner. Re: unit 1705, phase 3 - Lloyd Procton, attorney, has sent a notice to the homeowner and is awaiting a reply or for the time period to lapse. Re: unit 1717, phase 1 - the front window is broken and is occupied by unauthorized persons. Re: unit 1705, phase 1 - dying trees in the back year are still tied up to the fence.

**E. Rental of unit 1732, phase 1** - Board needs to make a decision on the possibility of renting the unit. AFMS will obtain data on cost of the services of a real estate agent to rent it. Board members will look at the unit.

**F. Rotted Fence Removal** - AFMS did a walk through with Gregorio, maintenance man. AFMS will come out within the week to assist Gregorio with the larger jobs.

**G. Trees** - Gregorio and AFMS staked the trees reported at the last meeting. An additional tree on Sunrise by unit 1761, unit 1 also need to be staked.

**H. Short Sale Specialist** - Norma investigated the possibility of utilizing short sale specialists recommended by Goldman, Juda to help move the delinquencies to foreclosure or sale. The firm was not able to assist in the Association's goal of sale or foreclosure.

**I. Architect/Ongoing Repair** - Norma, Manny Synalovski, Marie Spiliopoulos, Steve Weinberg, and Carol Eskew have been meeting concerning the repairs and modification to the buildings and impact of the Association's documents on the project. Patty Sabates motioned that John Peet be retained to consult or testify, if necessary, for waiving the rules or changing the documents. Norma seconded the motion, all were in favor.

#### **New Business:**

No new business was raised.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:30pm.

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION**

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## ***NOTICE***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, JULY 18<sup>TH</sup>, 2011 AT 7:30 PM AT THE  
OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unfinished Minutes**
- 3. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Pool repair update**
  - B. Rental of I-1732**
  - C. Automatic closer for Ladies Room Door**
  - D. DirecTV**
  - E. Landscape, Staking of Trees, Mulching**
  - F. Major Repair Update**
  - G. Rotted Wood Removal**
- 6. New Business**
  - A. Misuse of Recreation Center Restrooms**
  - B. New locks for Front Gate and Ladies Restroom**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, July 18, 2011 at 7:30pm at the Omega Villas Recreation Center.

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

None were absent.

A motion to waive the reading of the minutes and accept with the correction of a typographical error in the last point of the Open Forum section as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patty Sabates; all were in favor.

### **Officer's Reports:**

**A. President** - Norma reported that the Vice President position was open as a result of Bernie Cooper selling his unit.

**B. Secretary** - Blaire Lapides reported that two renters and two new owners were approved in the last month. Patty will review the condo docs to determine if the Association has a limit on the number or percentage of renters allowed.

**C. Treasurer** - Patty reported that several budget lines were over, namely water and sewer and lawn maintenance. Norma will contact the sprinkler company to determine if the timers have been set for the rainy season. Patty will investigate the overage in the lawn maintenance line. Termite budget line was over due to the necessary tentings; legal was over due to the defaults; capital improvements were over due to the architecture's fees for the investigating the repairs for the buildings. The number of homeowners and the amount of maintenance that is over due is increasing.

### **Open Forum:**

- Unit 1764, phase 4 - thanked the AFMS for having the wall painted and the shrubs cut.
- Unit 1756, phase 4 - a car has been on a jack since the weekend; AFMS will place a towing sticker on it.
- Unit 1705, phase 4 - a car previously stickered is parked on the grass; AFMS will notify that it will be towed.
- Unit 1720, phase 2 - the homeowner's garden hose was taken off the wall bracket and not returned to the bracket.
- Unit 1761, phase 3 - Charlie of DirecTV missed 3 appointments.
- Unit 1700, phase 4 - AFMS needs to send a letter again to the homeowner concerning the renter's trash in the back yard.
- Unit 1740, phase 1 - AFMS has not received an application from the occupants and will send a letter to the homeowner.
- Unit 1752 thru 1748, phase 1 - water is pooling around the water meter.
- Unit 1729, phase 4 - water meter cover is cracked.
- AFMS will move the cement tables and chairs by phase 4 to the grassy area by the pool when additional staff can be scheduled.



- A visit to the principal of Plantation High school will be made to ask for their assistance in keeping the students away from our property. Police will be asked to patrol Omega Villas at the start of the school day and when school lets out during August.
- Plantation Tram is still using the swale on 17th street at the entrance to phase 1 to make a u-turn, tearing up the grass. AFMS will send a letter with pictures and ask for them to stop.
- Blaire will compile a list of the issues by unit/phase and email to AFMS and the board so that outstanding issues can be addressed.
- Joel Gould, AFMS, thanked Bernie Cooper for his many years of service to Omega Villas.

#### **Unfinished Business:**

**A. Pool Repair Update** - Repairs have been completed; the problem was a leak in the pump. We are still waiting for the certificate from the Health Department. AFMS was asked to obtain a bid for pool service from L&J. AFMS will contact Russell's Pool Service as they were again seen leaving the pool area before dawn and the board has concerns about the pool being cleaned properly in the dark.

**B. Rental of Unit 1732, phase 1** - A realtor indicated that some repairs were needed prior to renting the unit including broken tiles in the back yard, broken drawer in the bathroom, garbage disposal in leaking. The realtor charges 1 month's rent for showing the unit and handling the rental and expects it to bring approximately \$900 per month rent. AFMS will handle the repairs.

**C. Automatic closer for ladies room door** - AFMS reports that Home Depot sells the closer for about \$80.00. They will buy and install.

**D. DirecTV** - Norma investigated the contract with HSystems and again found that it was a "Catch 22" between DirecTV and HSystems. Patty made a motion to eliminate DirecTV and HSystems, allowing the homeowners to obtain their own TV service effective February 1, 2012; Norma seconded the motion; all were in favor. Norma will contact Lloyd Procton, Association attorney, for advise on the process of notifying the homeowners. AFMS will look into the removal of the wires and equipment and the possibility of a roofer to patch the holes. AFMS will also take pictures of every building's dishes.

**E. Landscaping, staking of trees, mulching** - Landscape Nutrition will charge \$250 to restake the trees. No response has been received from O'Brian. Norma will check on the schedule for fertilizing and the cost of mulching. AFMS will check the contract concerning the blowing out of the front of the units.

**F. Major repair update** - We are awaiting information from Mr. Peete concerning the possibility of needing 70% approval from homeowners and mortgage holders before moving forward.

**G. Rotted wood removal** - AFMS has dome come removal but will make an effort to get the project completed.

#### **New Business:**

**A. Misuse of recreation center restrooms** - The board was given an update on the damage from misuse, pranks, and intentional damage done to the restrooms at the recreation center.

**B. New locks for front gate and ladies restroom** - The doors cannot be double locked due to the fact that they are considered a common element. AFMS will obtain bids for locks similar to the clubhouse for both the restrooms and the gate.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:10pm.

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION**

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## ***NOTICE***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, AUGUST 15<sup>TH</sup>, 2011 AT 7:30 PM AT  
THE OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unfinished Minutes**
- 3. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. New locks for Front Gate and Ladies Restroom**
  - B. Rental of I-1732**
  - C. Rodents Phase 2**
  - D. DirecTV**
  - E. Major Repair Update**
  - F. Rotted Wood Removal**
  - G. Unauthorized renter letters**
- 6. New Business**
  - A. Sewer back-up Phase 1**
  - B. Comcast easement**
  - C. Pool Service contract**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***Minutes***

Board of Directors meeting was held and called to order on Monday, August 15, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Blaire Lapidés and Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes of the previous meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Patsy Cates; all were in favor.

### **Officer's Reports:**

**Secretary's Report** – A buyer was approved for unit 1701, phase 1.

**Treasurer's Report** – Presented by Norma, as expected, water and sewer were over budget but should see reductions due to the rain. Also over budget are termite, pool repair and capital budget lines.

### **Open Forum:**

- DirecTV cancellation letter has been forwarded to Lloyd Procton, attorney, for approval. It will probably be mailed out next week.
- Unit 1700, phase 1 – vines are growing up the side of the unit and the trees. Norma will ask the landscaper to remove.
- Unit 1757, phase 1 – Rodents have been reported around this unit. Joel will contact the homeowner to gain access to the backyard.
- Light pole #100 – lightbulb burned out.

### **Unfinished Business:**

- A. **New locks for front gate and ladies restroom** – New cylinder has been installed on the front gate; an automatic closer has been installed on the ladies room door. Bid received from Anthony's lock for key pads for the restrooms; key pads are compatible with the clubhouse keypad.
- B. **Rental of unit 1732, phase 1** – Repairs are complete except for the back yard, Lawn Nutrition will bid to remove debris, tree needs to be trimmed, realtor is working to rent.
- C. **Rodents in phase 2** – Units 1725 and 1729 need repairs to the soffit; bids due from All South Florida Construction and another contractor.
- D. **Direct TV** – Lloyd Procton will be asked to advise of proper way to mail (regular, registered, etc.); will also be posted on mailbox.
- E. **Major repair update** – Joel McTague provided information on the following:  
Replacing T-111 with stucco would require approval from 75% of the homeowners  
Installing hurricane impact windows would also require approval from 75% of the homeowners  
For mortgages prior to 2007, the mortgage holder must be notified and given 60 days to respond
- F. **Rotted wood removal** – AFMS is talking to a temp agency to assist Gregorio for 1 or 2 days per week
- G. **Unauthorized renter letters** – Letters sent by AFMS on 7/28/11 to unit 1717, phase 1 (no response as of yet), unit 1740, phase 1 (renters application received), unit 1749, phase 4 (no response as of yet).

**New Business:**

- A. **Sewer backup in phase 1** – Units 1713 and 1717 had to have plumber auger the lines. A proposal has been received to run a camera to determine the damage. Norma will check with Lloyd about applying the cost of the plumber services to the past due amount for unit 1717.
- B. **Comcast easement** – Comcast has asked for authorization to come onto the property to service equipment and customers. Norma will review and advise Joel.
- C. **Pool service contract** – Russell's proposal is for \$270 plus taxes (\$286.20); L&J is for \$300 including taxes. Patsy motioned to accept Russell's bid, Norma seconded, all were in favor. AFMS will send L&J a 30 day termination notice.

Blaire motioned for adjournment, Patsy seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**  
*Minutes*

The Board of Directors did not hold a general board meeting in September 2011.

**OMEGA VILLAS CONDOMINIUM ASSOCIATION**

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# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, OCTOBER 17<sup>TH</sup>, 2011 AT 7:30 PM AT  
THE OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unapproved Minutes**
- 3. Officers' Reports**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Rental Status of I-1732 and III-1736**
  - B. Status of DirecTV transition from bulk to individual accounts**
  - C. Outstanding permits on I-1741**
  - D. Outstanding Homeowner issues/ letters**
- 6. New Business**
  - A. Vehicle Decals**
  - B. Mulching & Fertilizing**
  - C. Homeowner request regarding rental of their unit within 12 months of prior lease.**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***Minutes***

Board of Directors meeting was held and called to order on Monday, October 17, 2011 at 7:35pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould. Lloyd Procton, attorney, was also present.

None were absent.

A motion to waive the reading of the minutes of the previous meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Blaire Lapides; all were in favor.

### **Officer's Reports:**

**Treasurer's Report** – Patty Sabates reviewed the expenditures through September 2011, noting that water and sewer, termite, pool repair and capital budget were over budget, as expected. Total expenditures, year to date, are still under budget, but expenses will continue to be watched closely.

### **Open Forum:**

- Meeting was held about ten days ago with the architect concerning the major repairs to the buildings. Due to the high balance of past due maintenance payments, the project will not move forward at this time because loans will be difficult to obtain.
- Phase 1 – all street light staying on
- Unit 1749, phase 1 – termites in the bedroom
- Unit 1740, phase 1 – miscellaneous auto parts are in the yard, the children are throwing rocks, green Isuzu Rodeo license plate P11 8HJ has been seen parked there daily, during the day and during the night indicating possible unapproved occupant.
- Phase 1 – red SUV stickered today for expired plate
- Unit 1700, phase 4 – dog has been unleashed; AFMS has sent a letter to the owner – no response received to date
- Unit 1732, phase 4 – commercial truck is parked in front; AFMS will sticker the vehicle; letter previously sent to unit owner on September 28, 2011 with no response received by AFMS
- Alert to residents – a man jumped the fence by unit 1724, phase 4 into the property
- DirecTV cancellation letter has incorrect phone number and email address for AFMS. AFMS will post correct information on the mailboxes. Unit 1725, phase 2 provided information to AFMS concerning their own dish.

### **Unfinished Business:**

- A. **Rental of unit 1732, phase 1 and unit 1736, phase 3** – The realtor has an interested party for the phase 1 property. AFMS will look at the phase 3 property to determine what needs to be done to make it rentable.
- B. **Direct TV Cancellation** – AMFS and Norma will meet to determine the specifics of identifying where individual dishes can be installed and how to identify the privately installed dishes. Another letter will be sent to remind the homeowners of this information. H systems offered to remove the existing system for \$50 per building if he could sell it for scrap or \$125 per building if he was unable to sell the dishes. AFMS will contact scrap dealers to determine the value of the

dishes, antennas and wiring. It was suggested that Eric at Sounds Fabulous be contacted for possible equipment removal.

- C. **Outstanding permits for unit 1741, phase 1** – As of the previous Friday, Adam Attah, Chief Structural Inspector, City of Plantation, has not provided a response to the Association concerning the status of the outstanding permits pulled by the unit owner. The electrical meter has been removed so that no electricity can be turned on.
- D. **Outstanding homeowner issues/letters** –
  - Unit 1749, phase 4 – confirmation is needed of who is occupying the unit and obtain an updated lease with an addendum.
  - Unit 1705, phase 3 – credit has still not been released to AFMS to complete the screening process.
  - Unit 1717, phase 1 – Initial letter sent on June 21, 2011 concerning a broken front window and unapproved occupants. A follow up letter was sent on July 28, 2011; no action has been taken or response received.

#### **New Business:**

- A. **Vehicle Decals** – After discussing instituting the use of vehicle decals for residents, Blaire made a motion to purchase 500 numbered decals for all approved occupants to affix to their vehicle; Patsy seconded the motion; all were in favor. Norma will draft a letter to the homeowners and create a form for them to complete.
- B. **Mulching and fertilizing** – The association's landscapers proposed \$1850 to mulch the entire property or \$1150 to mulch the perimeter and clubhouse. Fertilization is \$465 per application with two application suggested per year; palm spikes are at no cost. Patty made a motion to fertilize now and hold off mulching until closer to the end of the year holidays when the rain subsides; Patsy seconded; all were in favor.
- C. **Homeowner request regarding unit rental** – After much discussion and input from AFMS and Lloyd Procton, Norma made a motion to decline the request to make an exception to the twelve month rule; Patsy seconded; all were in favor.

Blaire motioned for adjournment, Patsy seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.



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# ***AGENDA***

THERE WILL BE A FISCAL YEAR 2012 BUDGET  
WORKSHOP HELD ON TUESDAY, OCTOBER 18<sup>TH</sup>, 2011 AT  
7:00 PM AT THE OFFICES OF GOLDMAN, JUDA AND  
ESKEW; 8211 W. BROWARD BLVD, PH1, PLANTATION, FL  
33324.

- 1. Call to Order**
- 2. Discussion regarding the FY 2012 budget**
- 3. Adjournment**

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

***Minutes***

Board of Directors budget workshop was held and called to order on Tuesday, October 18, 2011 at the offices of Goldman, Juda and Eskew, 8211 W. Broward Blvd., PH1, Plantation, FL 33324.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates. Also present were Carol Eskew and Nick Cavaleri, both of Goldman, Juda and Eskew and Shai Gould of All Florida Management Service.

None were absent.

Carol Eskew and Nick Cavaleri presented the budget information and expectations for next year's increases. Each line item was discussed and some suggestions were made to create new budget lines.

A draft of the 2012 budget will be prepared by Goldman, Juda and Eskew and forwarded to the board prior to the next meeting.

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION**

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## ***NOTICE***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, NOVEMBER 21<sup>ST</sup>, 2011 AT 7:30 PM AT  
THE OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unfinished Minutes**
- 3. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary**
  - D. Treasurer**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Status of rental of I-1732 and III-1736**
  - B. Parking Decals**
  - C. DirecTV conversion**
  - D. Garbage issue, Condo I**
  - E. FY 2012 Budget review**
  - F. Towing Signs**
- 6. New Business**
  - A. Unknown Occupants in Condominium I**
  - B. Brite Future Plumbing Bill/ Home owner issues**
  - C. Repair Issues**
- 7. Adjournment**

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***Minutes***

Board of Directors meeting was held and called to order on Monday, November 21, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and representing All Florida Management Service, Joel Gould.

Patsy Cates was absent.

A motion to waive the reading of the minutes of the October 17, 2011 meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Patty Sabates; all were in favor. A motion to waive the reading of the minutes of the October 18, 2011 meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Patty Sabates; all were in favor.

### **Officer's Reports:**

**Treasurer's Report** – Patty Sabates reported that legal fees continue to rise due to maintenance delinquencies, however the year to date expenditures were under budget. Of concern is the balance in the operating account being at less the half of the normal balance. The board will continue to look at what can be done to reduce expenses to increase the on-hand bank balance.

### **Open Forum:**

- Unit 1744, phase 4 – using the corner as a parking lot for panel trucks. AFMS will send a letter and sticker and tow as necessary.
- A private party was hosted on the pool patio with a gas grill. Host was unknown.
- Kids are jumping off the clubhouse roof into the pool. Residents were advised to call the police immediately.

### **Unfinished Business::**

- A. **Status of rental of I-1732 and III-1736** - Both units are listed on MLS and one unit was shown over the weekend. AFMS will check with Lloyd Procton, association attorney, and forward the information/answer to Norma, as to the requirement for a 90 day evacuation time in the case of the mortgage holds taking control of the properties. Unit 1741, phase I open permit is on the City of Plantations December agenda.
- B. **Parking Decals** - The process was explained.
- C. **DirecTV Conversion** - A letter will be sent to all homeowners again, reminding them of the change in DirecTV service effective January 31, 2012.
- D. **Garbage issue, Condo I** - A letter will be sent to the homeowner of unit 1740, phase 1 on Friday concerning the garbage not being disposed of by the renters. Volunteers were solicited for the Grievance Committee.
- E. **FY 2012 Budget Review** - Notices are being mailed out today for the December 5, 2012 meeting.
- F. **Towing Signs** - AFMS made an application to the towing company for new signs. Since the towing company will charge for the signs, AFMS was requested to look for other companies that will not charge for the signs and keep Norma Aker informed

**New Business:**

- A. Unknown occupants in Condominium I** - (Unit 1737, phase 1) AFMS will post a notice on the door of the unit and send a letter to the homeowner at the address of record, checking with Goldman, Juda for an address different than what is on file with AFMS.
- B. Brite Future Plumbing Bill/Homeowner issues** - (Unit 1720, phase 2) A plumbing problem in the outside faucet was billed to the homeowner who contends that it is the Association's responsibility. Norma will consult with Mr. Procton again for clarification.
- C. Repair Issue** - Unit 1749, phase 1 and unit 1716, phase 1 had roof leaks repaired by Alabama Roofing. Unit 1745, phase 3 has a leak in the foundation that may require a general contractor.

AFMS advised that Gregorio will be on vacation from the end of December through the beginning of January and that arrangements would be made for maintenance during that time. Norma made a motion to pay Gregorio \$150 holiday bonus; Blaire seconded; all were in favor.

Norma motioned for adjournment, Patty seconded the motion; all were in favor. The meeting was adjourned at 8:45pm.

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***Minutes***

Budget Meeting was held and called to order on Monday, December 5, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapidés and Patsy Cates and representing All Florida Management Service, Joel Gould. Goldman, Juda, Association's accounting firm, was represented by Carol Eskew and Nick Cavaleri.

None were absent.

Patty Sabates made a motion to accept the budget for discussion, Blaire Lapidés seconded the motion.

Patty reviewed portions of the proposed budget.

A count of the votes received and needed to date are as follows:

Phase	Votes needed	Votes received
1	16	13
2	17	17
3	17	14
4	17	12

Nine (9) more votes are needed to waive the common reserves.

Carol Eskew explained the voting procedures and the impact of waiving of the reserve. Norma Aker and Patty explained the anticipated capital improvement project.

The board voted unanimously to accept the budget.

Norma made a motion to continue to collect votes for up to 90 days, Patty seconded the motion; all were in favor.

Ms. Eskew will have the coupon books mailed out the first week in January. She explained that those homeowners that had their maintenance on and automatic bill pay with their financial institution will need to contact them and change the amount. Those homeowner that have their maintenance automatically deducted by Goldman, Juda will not need to make any changes.

Patty motioned for adjournment at 8:03pm. Patsy Cates seconded; all were in favor.

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**  
*Minutes*

The Board of Directors did not hold a general board meeting in December 2011.