

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

C/O All Florida Management Services, Inc.  
P.O. Box 668367, Pompano Beach, Fl. 33066  
Phone: 954-917-4441 Fax: 954-917-4401  
Email: info@allflamgmt.com

***AGENDA***

There will be Board of Directors of Omega Villas meeting held on Monday, January 16<sup>TH</sup>, 2012 at 7:30 p.m. at Omega Villas Clubhouse.

- 1. Call to Order**
- 2. Disposition of Unapproved Minutes**
- 3. Officers Reports**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Towing**
  - B. Parking Decals**
  - C. Major Repair**
  - D. Rodents, Fascia**
  - E. Condominium I 1717, 1737, 1740 issues**
- 6. New Business**
  - A. Insurance Renewal**
  - B. Board Members**
- 7. Adjournment**

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, January 16, 2012 at 7:30pm at the Omega Villas Recreation Center.

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

None were absent.

A motion to waive the reading of the minutes and accept for December 5, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

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

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

As the year end financial information had not yet been released by Goldman, Juda, the report by the treasurer could not be given.

### **Open Forum:**

AFMS has not received confirmation from Goldman, Juda if enough proxies were received. AFMS will confirm; issue was tabled until the next meeting.

Hot tub was reported to not be heating; AFMS will check the unit and contact the pool contractor if required.

Homeowner reported having problems converting to individual DirecTV contract. Shai at AFMS will work with homeowner to resolve.

AFMS will be on the property to collect the old DirecTV receivers and boxes.

Old antennas and dishes will be removed by Feb. 29, 2012,

Unit 1700, phase 1 has plantings in Home Depot buckets on the front sidewalk that must be removed.

### **Unfinished Business:**

**A. Towing** - New towing signs were posted at no charge. Towing company requested to patrol the property and tow all cars without the parking decal. The board expressed discomfort with this.

**B. Parking Decals** - Norma will ask the association attorney, Lloyd Procton, if a copy should be kept on file. Mr. Procton will review the letter of notification to the homeowners.

**C. Major Repair** - At the meeting on January 5, 2012 with the attorneys, architect, accountant and representative of Omega Villas it was suggested that this information be presented to the community in a series of meetings.

**D. Rodents, Fascia** - At unit 1756, phase 4 AFMS will check the fascia and set traps.

**E. Condominium** 1717, 1737, 1740, phase 1 issues:

- 1717 - Notifying homeowner to replace front broken window was not followed up on by AFMS.
- 1737 - Letter was sent last month with renter application with two weeks to respond. Email was sent today. Norma will speak to Lloyd Procton concerning eviction procedures.
- 1740 - AFMS sent a letter to the homeowner today concerning the garbage issue. AFMS will contact the City of Plantation and/or the health department to cite the homeowner and renter. Gregorio will put trash bags back at their door after opening to look for something with an address on it and taking pictures.
- Unit 1736, phase 3 is still vacant. A deposit is need by the city to turn on the water. Blaire Lapides made a motion to have the association pay the deposit; Norma seconded the motion; all were in favor.

**New Business:**

**A. Insurance Renewal** - Patsy Cates made a motion to have an appraisal of the property; Blaire seconded the motion; all were in favor.

**B. Board Members** - Norma made an appeal for homeowners to become more active and join the Board of Directors.

Patty motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at approximately 8:30pm.

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Hot tub was reported to not be heating; AFMS will check the unit and contact the pool contractor if required.

Homeowner reported having problems converting to individual DirecTV contract. Shai at AFMS will work with homeowner to resolve.

AFMS will be on the property to collect the old DirecTV receivers and boxes.

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- Unit 1736, phase 3 is still vacant. A deposit is need by the city to turn on the water. Blaire Lapides made a motion to have the association pay the deposit; Norma seconded the motion; all were in favor.

**New Business:**

**A. Insurance Renewal** - Patsy Cates made a motion to have an appraisal of the property; Blaire seconded the motion; all were in favor.

**B. Board Members** - Norma made an appeal for homeowners to become more active and join the Board of Directors.

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Patty motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at approximately 8:30pm.

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***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, JANUARY 21<sup>ST</sup>, 2013 AT 7:00 PM IN  
THE OMEGA VILLAS CLUBHOUSE.

- 1. Call to Order**
- 2. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary, Disposition of Unapproved Minutes**
  - D. Treasurer, Financial Report**
- 3. New Business**
  - A. 2013-2014 Insurance Renewal**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Prior Meetings checklist**
- 6. Adjournment**



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

Board of Directors meeting was held and called to order on Monday, January 23, 2012 at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. Larry Vaught represented Smith Watson Parker Insurance Company.

None were absent.

**Review of Insurance Options** - Mr. Vaught presented the quotes and explained the similarities and differences and answered the board member's questions.

**Approval of Insurance Coverage for 2012** - Blaire Lapides motioned to accept coverage at 3% hurricane deductible with ordinance, commercial liability insurance, crime insurance, workers' compensation as presented and set Directors & Officers coverage at \$1,000,000 and umbrella coverage at \$5,000,000; Patsy Cates seconded; all were in favor.

Smith Watson Parker Insurance Company will re-quote coverage at 100% reinsurance and also at 90% reinsurance after the appraisal.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at approximately 8:00pm.

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

Board of Directors meeting was held and called to order on Monday, January 23, 2012 at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. Larry Vaught represented Smith Watson Parker Insurance Company.

None were absent.

**Review of Insurance Options** - Mr. Vaught presented the quotes and explained the similarities and differences and answered the board member's questions.

**Approval of Insurance Coverage for 2012** - Blaire Lapides motioned to accept coverage at 3% hurricane deductible with ordinance, commercial liability insurance, crime insurance, workers' compensation as presented and set Directors & Officers coverage at \$1,000,000 and umbrella coverage at \$5,000,000; Patsy Cates seconded; all were in favor.

Smith Watson Parker Insurance Company will re-quote coverage at 100% reinsurance and also at 90% reinsurance after the appraisal.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at approximately 8:00pm.

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# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, JANUARY 23<sup>RD</sup>, 2012 AT 7:00 PM AT  
THE OMEGA VILLAS CLUBHOUSE FOR THE PURPOSE OF  
REVIEWING AND APPROVING THE INSURANCE  
RENEWALS FOR 2012-2013.

- 1. Call to Order**
- 2. Review of Insurance Options**
- 3. Approval of Insurance Coverage for 2012**
- 4. Adjournment**

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**SECOND NOTICE OF ANNUAL MEETING**

February 4, 2013

**TO ALL MEMBERS:**

On Monday, February 18<sup>th</sup>, 2013 at 7:30 P.M., in the Omega Villas Condominium Clubhouse, the Annual Meeting of the Association will be held for the purpose of introducing the members of the 2013 Board of Directors, and such other business as may be lawfully conducted. The Association must obtain a quorum of 50% plus one (sixty-five) owners present, in person or by proxy, to hold the Annual Meeting. If you think that you may not attend the Annual Meeting, please fill out and return the enclosed proxy form. Should you choose to attend thereafter, you may rescind your proxy by appearing at the meeting in person. An identification of agenda items is as follows:

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

As there were only three (3) applicants to fill the five (5) positions on the Board of Directors, these three (3) applicants will be automatically seated as the 2013 Board of Directors. The 2013 Omega Villas Condominium Board Members are: Norma Aker, Blaire Lapidés and Patty Sabates. It will be up to the Board of Directors if they so wish to fill the remaining seats and to select those Board Members.

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

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

Annual meeting of the membership was held and called to order on Monday, February 18, 2013, at 7:33pm at the Omega Villas Recreation Center.

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

Patsy Cates was absent.

Due to a quorum of the membership not being obtained, the annual meeting of the membership could not be held.

The meeting was adjourned at 7:34pm.

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***AGENDA***

THERE WILL BE AN ORGANIZATIONAL MEETING OF THE  
2012 BOARD OF DIRECTORS HELD ON MONDAY,  
FEBRUARY 20<sup>TH</sup>, 2012 AT 7:30 PM, IMMEDIATELY  
FOLLOWING THE ANNUAL MEETING OF THE  
MEMBERSHIP

- 1. Call to Order**
- 2. Disposition of Unapproved Minutes**
- 3. Election of Officers**
- 4. Appointment of Directors to fill vacancies on the Board**
- 5. Open Forum**
- 6. Unfinished Business**
  - A. Parking Permits and Towing**
  - B. Screening and Eviction Processes**
  - C. Inspections**
- 7. New Business**
  - A. Auditor**
  - B. Review of Rules and Regulations**
  - C. Removal of the Association's DirecTV Dishes & Lines**
- 8. Adjournment**

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***AGENDA***

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2012 BOARD OF DIRECTORS HELD ON MONDAY,  
FEBRUARY 20<sup>TH</sup>, 2012 AT 7:30 PM, IMMEDIATELY  
FOLLOWING THE ANNUAL MEETING OF THE  
MEMBERSHIP

- 1. Call to Order**
- 2. Disposition of Unapproved Minutes**
- 3. Election of Officers**
- 4. Appointment of Directors to fill vacancies on the Board**
- 5. Open Forum**
- 6. Unfinished Business**
  - A. Parking Permits and Towing**
  - B. Screening and Eviction Processes**
  - C. Inspections**
- 7. New Business**
  - A. Auditor**
  - B. Review of Rules and Regulations**
  - C. Removal of the Association's DirecTV Dishes & Lines**
- 8. Adjournment**

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

## ***Minutes***

Board of Directors meeting was held and called to order on Monday, February 20, 2012 at approximately 7:32pm at the Omega Villas Recreation Center.

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

None were absent.

A motion to waive the reading of the minutes of the January 16, 2012 meeting and the January 23, 2012 meeting and accept as written as the board reviewed in advance of the meeting was made by Patsy Cates and seconded by Norma Aker; all were in favor.

### **Appointment of Directors to fill vacancies on Board:**

Blaire Lapidès made a motion that Patsy Cates be reappointed to the Board of Directors; Norma seconded the motion; all were in favor

### **Election of Officers:**

Blaire motioned that Norma be reappointed as Board President; Patty Sabates seconded the motion; all were in favor.

Patsy motioned that Blaire be reappointed as Board Secretary; Norma seconded the motion; all were in favor.

Norma motioned that Patty be reappointed as Board Treasurer; Patsy seconded the motion; all were in favor.

Blaire motioned that Patsy be reappointed as Board Vice President; Patty Sabates seconded the motion; all were in favor.

### **Open Forum:**

- Move “no dog pooping” sign from common area between Phase 1 and 2 to common area along the side of unit 1700, phase 1 to deter owners allowing dogs to use area.
- Hot tub not hot. Acquacal supposedly fixed but still getting reports of problem. AFMC will have the company look into it again.
- Pool pump ball bearing worn out. AFMS will have Goldman, Juda provide list of pool repairs to determine if under warranty. AFMS is awaiting estimates to repair.
- AFMS will send letters to homeowners that are 90+ days delinquent on maintenance payments and are not making payments advising that they cannot use common property.
- AFMS will change hours of some police details to 6:30pm to 10:00pm with instructions to concentrate on the pool and other common areas.
- AFMS to check the license plate and tag validity of vehicle at 1744, phase 4.

### **Unfinished Business:**

- A. **Parking Permits and Towing:** Towing contract from Westway Towing has been tabled. AFMS will contact the Principal of Plantation High School to advise of students parking on the association property.
- B. **Screening and Eviction Process:** Patty made a motion to add eviction records obtained through Accudata for all applicants for residency and a public records search by AFMS for buyers; Patsy seconded; all were in favor.
- C. **Inspections:** A walk through of the property by AFMS will be done weekly to insure that all areas are followed up on.



**New Business:**

- A. **Auditor:** Blaire made a motion to accept the proposal from the accounting firm to audit Omega's books; Patsy seconded; all were in favor.
- B. **Review of Rules and Regulations:** The Board agreed to move forward on the changes.
- C. **Removal of Association's DirecTV dishes and lines:** Blaire made a motion to accept the proposal from Sounds Fabulous providing they can show proper insurance coverage and other required paperwork/certification and present a contract stipulating responsibility for damage to unit owner's systems.

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

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

***Minutes***

Annual meeting of the membership was held and called to order on Monday, February 20, 2012 at 7:30pm at the Omega Villas Recreation Center.

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

None were absent.

Due to a quorum of the membership not being obtained, the annual meeting of the membership could not be held.

The meeting was adjourned at 7:31pm.

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# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, MARCH 19<sup>TH</sup>, 2012 AT 7:30 PM AT THE  
OMEGA VILLAS CLUBHOUSE.

- 1. Call to Order**
- 2. Disposal of Unapproved Minutes**
- 3. Officers' Reports**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Pool Heater**
  - B. Community Meeting(s) Regarding Repairs**
  - C. Checklist From Prior Meeting**
  - D. Parking Permits**
  - E. Removal of Bulk Satellite Service Components**
  - F. Uniform Violation Letter**
- 6. New Business**
  - A. Tree Trimming**
- 7. Adjournment**

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

***Minutes***

Board of Directors held a closed workshop to discuss the homeowners who are delinquent on their maintenance on Monday, March 19, 2012 after the regular meeting.

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

Lloyd Procton presented information about each unit and the board made recommendations after discussions.

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

## ***Minutes***

Board of Directors meeting was held and called to order on Monday, March 19, 2012 at approximately 7:35pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

A motion to waive the reading of the minutes of the annual meeting on February 20, 2012 and the regular Board of Directors meeting of the same date was made by Norma Aker and seconded by Patsy Cates. All were in favor with the correction to the annual meeting minutes and as written for the Board meeting.

### **Officer Report:**

Treasurer's Report was given by Norma due to the absence of Patty Sabates. Year to date expenses are in line even though some line items were over, as expected.

Secretary reported a renter was approved for Phase 2.

### **Open Forum:**

- Bees were seen nesting in phase 2 directly behind unit 1700, phase 1.
- Solar lights have been placed in the common areas by unit 1717, phase 1.
- The side driveway in phase 1 needs to have the dirt and gravel removed from the sidewalk and the swale needs to have concrete placed on it to discourage drivers from cutting the corner and destroying the lawn.
- Towing sign, Plantation Police sign and speed limit sign at front entrance to phase 1 needs to be moved to be visible.
- City of Plantation needs to be contacted to remove the "no dog" sign from the median.
- Newly planted palm trees at 1749 and 1737, phase 1 need to have fronds trimmed
- Unit 1749, phase 1 reports hearing animal in walls in master bath area.

### **Unfinished Business:**

- A. **Pool Heater:** Spa heater working; pool heater needs to be replaced, cost is in \$3000 to \$4000 range. AFMS will obtain bids. Russell's Pool Service is replacing the pool pump motor.
- B. **Community Meetings Regarding Repairs:** The notification letter was reviewed; Norma motioned to accept the letter as written; Patsy seconded the motion; all were in favor.
- C. **Checklist from Prior Meetings:**
  - February meeting:
    1. Move one dog sign been from between phase 1 and 2 to common area by phase 1, 1700 Completed
    2. AFMS to have Aquacal to look at hot tub heater again Completed
    3. AFMS to get pool repair list from Goldman Juda re: pool pump ball bearing worn out In Process
    4. AFMS to send ltrs to 90+ delinquent owners re: cannot use common property AFMS to get list from Goldman, Juda
    5. AFMS to change police detail to 6:30 to 10P and concentrate on pool/common areas AFMS will research to see if check as been issued as detail has not been seen lately

6. AFMS will check for valid license plate at phase 4, 1744 AFMS confirmed valid license plate
7. AFMS to contact Plantation HS re: students parking on condo property AFMS made 2 phone calls to Plantation High School – cars not seen lately
8. AFMS to conduct weekly property walk through Being done

January meeting:

1. AFMS to check with Goldman Juda re: number of proxies received Enough proxies received for all phases
2. AFMS to check phase 4, 1756 re: fascia and set traps for rodents AFMS asked Gregorio to set traps
3. AFMS to follow up on front broken window at Phase 1 1717 AFMS sent letter end of January/beginning of February
4. Status of unapproved renters at phase 1 1737 AFMS received application but no lease of lease addendum
5. Status of garbage at phase 1 1740 Resolved

No regular board meeting in Dec.

November meeting:

1. AFMS to check with Goldman Juda to verify address for phase 1 1737 and send letter to owner re; unapproved renter and post notice on front door See January #4

October meeting:

1. Phase 1 1717 broken window issue raised again. AFMS advised initial letter sent 6/21/11 and follow up letter sent 7/28/11 with no response received and no action taken by AFMS See January #3
  2. Confirmation needed of who is occupying phase 4 1749 and current lease agreement needed for files Resolved
- D. **Parking Permits:** The following is the number of units in each phase that have not requested decals:  
Phase 1 – 6 units; Phase 2 – 4 units; Phase 3 – 4 units; Phase 4 – 3 units  
AFMS will place towing stickers on unauthorized vehicles and give 24 hours to respond before contacting Westway Towing to remove the vehicles.
- E. **Removal of Bulk Satellite Service Components:** More information is needed in the contract to spell out who is responsible for any potential damage before final approval is given.
- F. **Uniform Violation Letter:** AFMS will create a checklist and forward it to the board and Lloyd for suggestions and approval.

#### **New Business:**

- A. Tree Trimming: AFMS will obtain bids from 4Evergreen and other companies.

Blaire Lapides motioned for adjournment; Patsy seconded the motion; all were in favor. The meeting was adjourned at approximately 8:39pm.

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

## ***Minutes***

Board of Directors held a workshop on Saturday, March 31, 2012 and Tuesday, April 3, 2012 at the Omega Villas Recreation Center.

Present at the March 31 meeting were Norma Aker, Patty Sabates, Blaire Lapidés and Patsy Cates. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weingberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Pedro Lasaide and Mike Salus from the architectural firm.

Present at the April 3<sup>rd</sup> meeting were Norma Aker and Blaire Lapidés. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weingberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Manny Synalovski from the architectural firm.

Information was presented by the architects, attorneys and accountant about the possible options to repair the buildings and bring them up to current building codes. Many building materials, costs and time frames were presented.

Information about the required inspection for structural and electrical integrity of the buildings at 40 years (2018) and the impact it may have on continuing to maintain insurance was presented.

Many financing and payment options for the project were offered.

The Board of Directors will continue to explore all avenues and keep the community informed of their progress.

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION**

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## ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, APRIL 23<sup>RD</sup>, 2012 AT 7:30 PM AT THE  
OMEGA VILLAS RECREATION CENTER.

- 1. Call to Order**
- 2. Disposal of Unapproved Minutes**
- 3. Officers' Reports**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Prior Meeting Checklist**
  - B. Community Workshop Meetings**
- 6. New Business**
  - A. Tree Trimming Proposals**
- 7. Adjournment**



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

Board of Directors meeting was held and called to order on Monday, April 23, 2012, at 7:40pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

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

**Officer's Reports:**

**Treasurer:** Over budget as expected on water and sewer, taxes and accounting, general repairs and maintenance, legal, postage and printing; under budget for other line items. Overall expenditures are in line with budget.

**Open Forum:**

Unit 1721, phase 1 backyard needs to be cleaned up in anticipation of the Association possibly renting it. AFMS will have Gregorio assess it and clean, if possible.

All other questions were related to the major upcoming repair project and all were asked to attend the next special workshops.

**Unfinished Business:**

A. Prior meeting checklist - Most items have been addressed and unresolved ones were discussed again; open items will be listed on next checklist; Lissette Robledo (unit 1702, phase 1), Andrea Whilby (unit 1733, phase 3) and Maude Bruce (unit 1764, phase 4) volunteered to be on the Arbitration Committee; a meeting will be set up with Lloyd Procton, attorney, to provide information and guidance on their role.

B. Community Workshop Meetings - An over-view of the issues facing the community were reported.

**New Business:**

A. Tree Trimming - Two proposals were presented for tree trimming contract. Blaire Lapidès motioned to accept 4Evergreen's proposal, Patsy seconded; all were in favor. AFMS will check with 4Evergreen to see if they will trim the trees in the homeowners property (at the homeowners expense) if requested. AFMS will also check with 4Evergreen about root trimming for the two trees on the common property by the street side of unit 1700, phase 1.

Patsy motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:53pm.

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## ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING HELD ON  
MONDAY, JUNE 4<sup>TH</sup>, 2012 AT 7:30 PM IN THE OMEGA VILLAS  
RECREATION CENTER

### **1. Call to Order**

### **2. Officers' Reports**

- A. President**
- B. Vice President**
- C. Secretary - Approval of Unapproved Minutes**
- D. Treasurer – Financial Update**

### **3. Open Forum**

### **4. Unfinished Business**

- A. Prior Meeting Checklist**
- B. Discussion of potential funding sources for upcoming repairs**
- C. Tree Trimming**
- D. Letters (lease updates, delinquent)**
- E. DirecTV bulk equipment removal**
- F. Association owned unit III-1708**

### **5. New Business**

- A. Installation of Video Cameras in Recreation area, DSL line for monitoring.**

### **6. Adjournment**

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, June 4, 2012, at 7:30pm at the Omega Villas Recreation Center.

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

Patsy Cates was absent.

A motion to waive the reading of the minutes and accept with corrections for the typographical errors as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapides; Patty Sabates abstained; passed by a majority of the board members present.

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

**Treasurer:** Over budget as expected on general repairs and maintenance, plumbing, legal; overall expenditures are in line with budget; good month for collections of some past due maintenance.

### **Open Forum:**

- Unit 1733, Phase 2 – Unit owner reports rats in the building. Traps have been set and AFMS will execute the recommendations made by the exterminator. AFMS will also look at the backyards to see if trash is accumulating and follow up with the homeowners to correct.
- Unit 1725, Phase 1 – Trees behind the unit on the common area have not been trimmed
- Unit 1721, Phase 1 – trash is piled in back yard; need to be removed.
- Homeowner requested information on which units are unoccupied; Norma will post on the web site and email the requesting owner
- A white van with commercial signage on it has received a decal and is parking in phase 4, possibly belonging to unit 1744, phase 4. Phase 4 homeowners will notify Norma/AFMS the next time they see it.
- Lights in pool and hot tub are not operating although it is available for use again; AMFS will check the timer to try to correct. AFMS will also check with the City of Plantation to see if there is any type of credit available to defray the costs of refilling the pool as well as checking to determine if the back gates to the pool deck can be permanently closed.

### **Unfinished Business:**

**A.** Prior meeting checklist - Most items have been addressed and unresolved ones were discussed again; open items will be listed on next checklist; Roger Marsh, unit 1725, phase 4, volunteered for the Arbitration Committee. Norma will set up a meeting with Lloyd Procton, association attorney, to review processes with the committee members.

**B.** Discussion of potential funding sources for upcoming repairs – Norma related information she had received from Lloyd Procton and Carol Eskew, association accountant, concerning the

collection of additional monies in a special assessment of revised budget. A letter/notice will be sent to the homeowners 14 days in advance of a meeting. Norma made a motion, on advice of the attorney, to collect additional funds through a special assessment or revised budget, Patty seconded; all were in favor. Patty made a motion that a draft of the letter to the homeowners be prepared for the next meeting with all information clearly explained, including reasons, timelines, necessity of doing project, etc. Blaire seconded the motion; all were in favor.

**C.** Tree trimming – Trees are still being trimmed on the common areas.

**D.** Letters – copies of proposed letters were provided to the board and have been reviewed and approved by Lloyd Procton.

**E.** DirecTV bulk equipment removal – Phase 1 and 2 have been completed; equipment in phase 3 and 4 still needs to be removed and have been held up because of the rains.

**F.** Association owned unit 1708, phase 3 – Two different parties have expressed an interest in renting it. Potential renter will be screened prior to being accepted.

**New Business:**

**A.** Installation of video cameras in recreation area, DSL line for monitoring – After discussion, Norma made a motion to investigate installation of video camera(s) hooked up to DSL lines in the clubhouse area; Patty seconded; all were in favor.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:26pm.

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, June 18, 2012 at 7:30pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapides; Patsy Cates abstained; passed by a majority of the board members present.

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

**Treasurer:** Over budget as expected on general repairs and maintenance, electric, taxes and licenses; overall expenditures are in line with budget; three units taken over by the Association are rented and generating income to offset the past due maintenance.

### **Open Forum:**

- Trees are reported dying in phase 4; AMFS may need to get tree spikes
- Unit 1744, phase 4 – owner's employees are parking in the guest spaces during the day when they are being taken to work by the unit owner. They are also unloading equipment from a pickup truck into a panel truck. Florida license number 076 VDT. AFMS will review and send letter to homeowner, if appropriate.
- Unit 1740, phase 3 reports that the units on either side do not have garbage cans and the garbage bags are being put out behind fences in advance of garbage pickup day and attracting rodents. AFMS will review and send letter to homeowner, if appropriate.
- Bulk trash is being put out in advance of pickup date. Norma will create a sign and post on the mail boxes with rules and information.
- City of Plantation offers 5 gallons of exterior paint free, but only to homeowners, not to associations.
- Unit 1700, phase 1 reported that a renter's dog got loose and damaged their fence. Asked for unit number of dog owner/renter.

### **Unfinished Business:**

#### **A. Prior meeting checklist**

February meeting:

- AFMS to sent letter to 90+ day delinquent homeowners re: cannot use common areas  
*COMPLETED*

March meeting:

- Phase 1 side entrance needs to have dirt and gravel removed from sidewalk
- Concrete placed on swale to discourage drivers from destroying the lawn *COMPLETED*

- AFMS to create checklist for uniform violation letter and forward to board and Lloyd  
*COMPLETED*

April Meeting:

- Unit 1721, phase 1 – backyard cleaning by AFMS  
*COMPLETED, AFMS will have Landscape Nutrition continue maintenance*
- Set up meeting with Arbitration Committee and Lloyd Procton

June 5<sup>th</sup> meeting:

- AFMS will make sure recommendations by exterminator are done re: rat problem, phase 2  
*One unit done, AFMS awaiting recommendations from exterminator for building*
- AFMS will look at backyards to see if trash/garbage is accumulating and attracting rats  
*Only backyards that had previous violation looked at by AFMS*
- Unit 1721, phase 1 – backyard cleaning by AFMS  
*See April information; Unit 1716, phase 1 has been sent violation letter*
- During walkthrough, AFMS will note the backyards that need attention; provide notice to the empty units to obtain access, have lawn maintenance company cut grass
- Norma to provide Maude with list of empty units and post on website  
*COMPLETED*
- Patty and Blaire will contact security companies and refer to AFMS for invitation to bid  
*COMPLETED*
- AFMS will contact City of Plantation re: credit for water to refill pool and permanently closing back gates to pool deck  
*Per AFMS, gates can be closed. AFMS has to follow up with city and needs to know which meter is for the pool*

**B. Discussion of potential special assessments, amounts and time frames** – After a discussion of options and suggestions relayed by Norma from Lloyd Procton, Association attorney, and Carol Eskew, Association accountant, Blaire made a motion to hold a meeting to discuss a special assessment, Patsy seconded the motion; all were in favor.

**C. Empty units** – Norma reported that six units are currently unoccupied. A letter was sent to the banks representatives advising them of unauthorized occupants in Unit 1708, phase 1, by Norma Aker.

**D. Units with debris in backyards** – Pictures are being taken of backyards with problems and AFMS will send out violation letters.

**E. Video cameras at clubhouse area** – Eric Naggy, Sounds Fabulous, presented his proposal for installing cameras and operating equipment for a video security system. Sonitrol's proposal was also reviewed by the board. A request was made to AFMS to obtain additional bids.

**New Business:**

None

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:47pm.

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# ***AGENDAS***

THERE WILL BE A SPECIAL ASSESSMENT MEETING HELD  
ON MONDAY, JULY 16<sup>TH</sup>, 2012 AT 7:00 PM IN THE OMEGA  
VILLAS CLUBHOUSE

- 1. Call to Order**
- 2. Discussion regarding Special Assessment**
- 3. Board vote on Special Assessment**
- 4. Adjournment**

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, JULY 16<sup>TH</sup>, 2012 IMMEDIATELY  
FOLLOWING THE SPECIAL ASSESSMENT MEETING

- 1. Call to Order**
- 2. Disposition of Unapproved Minutes**
- 3. Officers' reports**
- 4. Open Forum**
- 5. Unfinished Business**
  - A. Checklist Update**
  - B. Video Cameras**
  - C. Inspection/ Violation Notices**
  - D. West Entrance to Condominium I**
  - E. DirecTV dish wiring removal Condominiums III & IV**
- 6. New Business**
- 7. Adjournment**

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

A Special Assessment meeting was held and called to order on Monday, July 16, 2012 at 7:05pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapidés were present Also in attendance were Joel Gould, representing All Florida Management Service and Carol Eskew, representing Goldman, Juda & Eskew, PA..

Norma Aker made a motion for a resolution of the Board of Directors to adopt a \$32,000.00 special assessment starting August 15th thru December 15, 2012, toward our Restoration Project. Patsy Cates seconded the motion.

The meeting was open to the floor for questions and discussion. The discussion clarified that the restoration project includes the replacement of the roof system, T-111 siding, windows, doors and exterior fencing. The restoration project is a multi-million dollar project. This special assessment will start the collection toward this project. All funds collected will be deposited in a separate special reserve account for the restoration project.

A vote by the Board of Directors was unanimous.

Carol Eskew reported that special assessment payment coupons would be mailed by August 1<sup>st</sup>, 2012 with payments due on the 15<sup>th</sup> of each month.

Blaire Lapidés motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 7:50pm.



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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, July 16, 2012, at 7:50pm at the Omega Villas Recreation Center.

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

None were absent.

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

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

**Treasurer:** June was a good month overall with the collection of some past due accounts. Some individual line items were over budget, while others were under budget, as expected.

### **Open Forum:**

- A homeowner reported that Dead Bug Edwards who tented the buildings in phase 2 left the keys in the front door locks. AFMS will speak to them and require that they leave the keys with an officer of the Board or with the management company.
- Two dead rats were seen in phase 3; AFMS will send notices to homeowners to clean the trash and garbage in their yards.
- Unit 1725, phase 1 - Homeowners have decided on a copperpod tree for the finger island, replacing a dead tree.
- Unit 1732, phase 3 – wood under vaulted windows is rotted
- Unit 1701, phase 1 – wood over bedroom sliding glass door is rotted
- Unit 1740, phase 1 – Rosemary plan was trimmed way back by lawn service who then left the trimmings
- Phase 4 reports sections of the street lights out
- Rotted boards reported on fences in all phases
- Cocoons/cobwebs need to be cleaned from entrance signs

### **Unfinished Business:**

#### **A. Checklist Update**

April Meeting:

- Set up meeting with Arbitration Committee and Lloyd Procton

June 5<sup>th</sup> meeting:

- AFMS will make sure recommendations by exterminator are done re: rat problem, phase 2. *One unit done, AFMS awaiting recommendations from exterminator for building. As of today's date, no further progress has been made.*
- AFMS will look at backyards to see if trash/garbage is accumulating and attracting rats

*Only backyards that had previous violation looked at; unit 1716, phase 1 has been sent violation letter by AFMS prior to June 18<sup>th</sup> meeting. At today's meeting, Norma reported that she forwarded the list to AFMS of the violations she documented; Joel has created a list and will send letters by certified and regular mail sometime this week and email that information to Norma.*

- During walkthrough, AFMS will note the backyards that need attention; provide notice to the empty units to obtain access, have lawn maintenance company cut grass.  
*COMPLETED – Norma reported that notification will need to be sent to the homeowners by certified mail in the future so that the cost can be charged to the unit.*

June 18<sup>th</sup> Meeting:

- AFMS will request bids for video security systems for clubhouse area *COMPLETED*
- Obtain tree spikes for dying Phase 4 trees *AFMS confirmed that palm trees were fertilized by 4Evergreen when they trimmed the trees.*
- AFMS will send letter to unit 1744, phase 4 re: workers parking on property *Letter has been sent; reoccurrence of issue does not seem to be repeated*
- AFMS will send letter to homeowners on both sides of unit 1740, phase 3 re: placing garbage in garbage cans *AFMS will also assess situation in front of units before sending letters*
- Gregorio will check, on an ongoing basis, in backyards for trash accumulation
- AFMS will send letters to home owners who have trash accumulated *Per AFMS, letters were sent, but copies have not been forwarded to the Board.*

**B. Video Cameras** – Three bids have been received and the Board has reviewed them. AFMS will set up a meeting with the vendors for August 6<sup>th</sup> for the Board to obtain more information.

**C. Inspection/Violation Notices** – See information above.

**D. West Entrance to Condominium I** – AFMS obtained information that it would cost \$492 to resod the area and add concrete pyramid barriers or \$1,250 to fill the torn up sod with pavement. Greg will move large coral rocks to the area to act as temporary barrier.

**E. DirecTV dish wiring removal condominiums III & IV** – AFMS will check with Sounds Fabulous to get an estimated date of completion

**New Business:**

None

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

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

Board of Directors meeting was held and called to order on Monday, August 6, 2012, at 7:35pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

Presentations were made to the Board by Jennifer Thomas, Operations Manager and Dan Musumeci, Loss Prevention Consultant from Sonitrol and by Edwin Kling, Owner from CrossPoint on their proposals for closed circuit security (CCTV).

Questions were asked by various homeowners and board members to obtain clarification and an understanding of the differences and similarities in the bids.

Patsy Cates made a motion to accept the proposal from CrossPoint, with the following additional information or clarification in writing:

1. upgrade to 2TB hard drive storage on DVR without any increase in price
2. list wiring, labor, and pipe as included in contract
3. change 1 year warranty to 2 year warranty without any increase in price with the option to extend to 5 year warranty
4. monthly maintenance after 2 year warranty ends, if not extended to 5 years, would cost \$8.00 per camera and \$29.00 for DVR
5. tech support services, Monday through Friday from 9am to 5pm, included in cost of contract
6. cameras will have 2.8 to 12mm varifocal lens
7. cameras will be installed at various location as high as possible
8. DVR will be installed in a metal lockbox that is bolted to the structure
9. CCTV can be accessed through smart phone app and on-line
10. references are provided

Norma Aker seconded the motion. All were in favor.

AFMS was asked to contact the references, obtain options and bids for an internet connection, determine possible locations for the DVR and monitor and assess the security of those locations.

Norma motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:15pm.

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# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, AUGUST 20<sup>TH</sup>, 2012 AT 7:30 PM IN THE  
OMEGA VILLAS CLUBHOUSE.

- 1. Call to Order**
- 2. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary, Disposition of Unapproved Minutes**
  - D. Treasurer, Financial Report**
- 3. Open Forum**
- 4. Unfinished Business**
  - A. Prior Meetings checklist**
    - 1. Arbitration Committee Meeting**
    - 2. II-1725 – II-1741 rat issue**
    - 3. Trash in backyards, letters, compliance**
    - 4. DirecTV wiring removal status**
    - 5. Video Cameras for the clubhouse**
    - 6. Estimates for internet service at the clubhouse**
    - 7. Rotted wood removal**
    - 8. Removal of cocoons and cobwebs from signs and lights**
    - 9. III-1732 rotted wood issue**
    - 10. I-1704 rotted wood issue**
    - 11. Replacement Tree I-1725 (Copper Pod Tree)**
    - 12. Condominium IV street light outages**
- 5. New Business**
  - A. IV-1760 and II-1740 leaks**
  - B. IV-1701 roof leak**
  - C. IV- 1741 wall repair**
  - D. Cert. letters to owners of empty units prior to work being done**
- 6. Adjournment**

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, August 20, 2012 at 7:43 pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

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

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

**Treasurer's Report presented by Norma Aker:** Line items that continue to be over budget are water, exterminator, building repairs, roof repairs, and legal. Past due maintenance is slowly being reduced. Norma met with the Association attorney, Lloyd Procton, to review the progress being made on the delinquent and foreclosed units to collect outstanding monies.

### **Open Forum:**

- It was reported that the pump on the hot tub hums but is not pumping; AFMS will contact pool maintenance company.
- Unit 1752, phase 3 reports dogs off leashes and fighting in driveway; Norma will post notice of City of Plantation leash law.
- Unit 1716, phase 1 has white SUV with flat tire for several weeks; needs to be stickered for towing.
- Waterbottle and washcloth have been on the property on 75th Avenue behind units 1741 - 1761 since Thursday afternoon (4 days) and have not been removed by Gregorio.
- Unit 1717, phase 1 reports that All Points Pest Control has not responded to request for service on 4th Saturday of the month. Also reports that the electrical box is loose.
- AFMS was requested to post "no soliciting, no trespassing" signs at every entrance.
- AFMS will obtain supplies and direct Gregorio to fill the damaged swale at the west entrance to phase 1 and install reflectors.
- Norma will check with Lloyd concerning the tree inside the back fence at unit 1732, phase 1 and how to handle charges for getting tree trimmed.
- Unit 1752, phase 3 is hearing critters in the walls of the unit.

### **Unfinished Business:**

#### **A. Prior Meeting Checklist:**

**1. Arbitration Committee Meeting** - Lloyd will meet with the committee members to discuss their roles and responsibilities when the need arises for the committee to meet. Mark Holt, unit 1725, phase 1 volunteered to be on the Arbitration Committee.

- 2. Unit 1725 and 1741, phase 2 rat issue** - AFMS is waiting to meet with second contractor concerning plugging the holes.
- 3. Trash in backyards, letters, compliance** - AFMS provided copies of the letters sent to homeowners; most have complied
- 4. DirecTV wiring removal status** - Eric from Sounds Fabulous was out today working on phase 3 and 4; he said any cables that are clipped can be removed from the backyards.
- 5. Video Cameras for clubhouse** - Awaiting information for costs of internet and static IP address; see below.
- 6. Estimates for internet service at clubhouse** - Information presented by AFMS about costs from AT&T and Comcast for costs of internet cable and static IP address for security system.
- 7. Rotted wood removal** - Gregorio found one rotted fence board and removed it; requested AFMS to look at fences at 1737 and 1745, phase 1
- 8. Removal of cocoons and cobwebs from signs and streetlights** - completed.
- 9. Unit 1732, phase 3 rotted wood issue and 10. Unit 1704, phase 1 rotted wood issue** - not handled by AFMS
- 11. Replacement tree for unit 1725, phase 1** - AFMS will order tree and plant within 2 weeks
- 12. Condominium IV street light outages** - completed

**New Business:**

- A. Unit 1760, phase 4 and unit 1740, phase 2 leaks** - Proposals have been received and AFMS will proceed with having repairs done.
- B. Unit 1701, phase 4 and 1716, phase 1 roof leak** - AFMS is awaiting estimate from roofer.
- C. Unit 1741, phase 4 wall repair** - AFMS is awaiting estimate from contractor.
- D. Certified letters to owners of empty units prior to work being done** - Norma reported that Lloyd said these letters must be sent both certified and by regular mail.

Patsy Cates motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 9:08 pm.

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# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, SEPTEMBER 24<sup>TH</sup>, 2012 AT 7:30 PM IN  
THE OMEGA VILLAS CLUBHOUSE.

- 1. Call to Order**
- 2. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary, Disposition of Unapproved Minutes**
  - D. Treasurer, Financial Report**
- 3. Open Forum**
- 4. Unfinished Business**
  - A. Prior Meetings checklist**
  - B. Status of Video Camera/ Fixed IP Proposals**
  - C. Status of leak repairs**
  - D. II-1725 – II-1741**
- 5. New Business**
- 6. Adjournment**

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

Board of Directors meeting was held and called to order on Monday, September 24, 2012 at 7:31pm at the Omega Villas Recreation Center.

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

Patsy Cates was absent.

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

**Officer's Reports:**

**Treasurer:** Patty Sabates reported that some budget lines, including water and sewer, pool maintenance and repair, exterminating, general repairs and plumbing and electrical, were over budget as expected, however month to date expenses were under by about \$10,000. The mortgage holder has taken over unit 1741, phase 1.

**Open Forum:**

- Hot tub jets were reported as not working. AFMS will look into it and arrange for repairs, if needed.
- Unit 1716, phase 1 – Reports that leaks have damaged the wallboard, caused mold and rotted the studs in the unit. AFMS was directed to have the roof repaired immediately and to have a general contractor assess the problem and provide a report to the Board. All verbal or written communication from the homeowner to AFMS is to be provided to the Board.
- Unit 1749, phase 4 – Reports of vehicle repairs in the parking lot. AFMS will send a letter to the homeowner and renters to cease.
- Unit 1717, phase 1 – Homeowner is replacing laundry room doors and will contact AFMS to have Gregorio paint.
- Unit 1756, phase 1 – New roommate has moved in. AFMS will send letter to obtain application for screening. Vehicle will be stickered for towing if non-compliance.
- Unit 170, phase 1 – Residents have not complied with request for screening. AFMS will sticker vehicles for towing.
- Unit 1716, phase 2 – Homeowner will organize an association-wide clean up day for residents.
- Unit 1728, phase 3 – Occupant in unit 1720, phase 3 is hitting the fence of 1728, phase 3 when backing out of parking spot. AFMS will send a letter.
- AFMS was reminded to regularly look in the front and back yards to make sure trash/garbage is not accumulating and areas are not overgrown and to send violation letters, both certified and regular mail in cases of violations.



**Unfinished Business:****A. Prior Meetings Checklist**

June 5<sup>th</sup> meeting:

- Rat problem in Phase 2 – JRE proposed sealing all openings in building housing units 1725 through 1741 for \$2,500. AFMS was directed to contact the City of Plantation of obtain names of general contractors to get bids from.

July 16<sup>th</sup> meeting:

- Rotted wood on Unit 1732, phase 3 and Unit 1701 – Recommendations for repairs still not received from AFMS
- Removal of rotted fence boards in all phases – Removal not done.

August 20<sup>th</sup> meeting:

- Spa/hot tub pump – AFMS will notify pool repair service
- Unit 1717, phase 1 – AFMS will contact All Points Pest Control to get unit on Saturday service list
- Unit 1717, phase 1 – AFMS will check electrical box/meter to ensure it is securely attached
- Signs at entrances – AFMS will obtain and install "No Trespassing" and "No Solicitation" signs for all entrances

**B. Status of Video Camera / fixed IP proposals** – Norma made a motion to accept the proposal from Comcast for the internet connection and fixed IP address, modified to specify a completion date; Blaire seconded; all were in favor.

**C. Status of leak repairs** – AFMS reports that three (3) have been completed. Additionally, one (1) leak has reported as being repaired but AFMS has not inspected yet; the deposit has been paid on another leak and work should start shortly, and AFMS reports no familiarity with another leak.

**D. Units 1725 thru 1741, Phase 2** – Refer to June 5<sup>th</sup> update above.

**New Business:**

None

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

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

c/o All Florida Management Services, Inc.  
P.O. Box 668367 Pompano Beach, FL 33066  
Phone: 954-917-4441 Fax: 954-917-4401  
Email: [info@allflamgmt.com](mailto:info@allflamgmt.com)

# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, OCTOBER 15<sup>TH</sup>, 2012 AT 7:30 PM IN  
THE OMEGA VILLAS CLUBHOUSE.

- 1. Call to Order**
- 2. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary, Disposition of Unapproved Minutes**
  - D. Treasurer, Financial Report**
- 3. Open Forum**
- 4. Unfinished Business**
  - A. Prior Meetings checklist**
  - B. Status of Video Camera Installation**
  - C. Rodent Contract, Date & Letter**
  - D. Water Intrusion Updates**
- 5. New Business**
  - A. Audit**
- 6. Adjournment**

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, October 15, 2012 at 7:32pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

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

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

**Treasurer:** As Patty Sabates was not present, Norma reported that some budget lines, such as water and sewer, exterminating, tree pruning, building and roof repairs and electrical, were over budget as expected. A unit in phase 2 that was in foreclosure was sold and a large portion of the past due balance has been paid.

### **Open Forum:**

- Unit 1716, phase 1 – Bid received from Solid Gold general contractors to repair the unit
- Unit 1717, phase 1 – Still has not been able to get All Points Pest Control to respond to requests to be on Saturday schedule. Blaire Lapides will contact them.
- Unit 1744, phase 3 – Neighbors continue to complain of being disturbed by barking dogs and dog waste in the back yard. AFMS will send a letter to the homeowners.
- Unit 1740, phase 1 – Reports of unapproved occupants. AFMS will sticker vehicles and send letter to approved renter and homeowner.
- Unit 1708, phase 4 – Reports on vehicle (dented grey/green car with donut tire) without parking decal on property for two weeks. AFMS will follow up.
- Reflectors at west entrance to Phase 1 are unsightly. AFMS will direct Gregorio to sink them further into the ground.
- Several units reported attempted break-ins or vandalism in the last month. All occupants are asked to be vigilant and contact police to report suspicious persons.

### **Unfinished Business:**

#### **A. Prior Meetings Checklist**

June 5<sup>th</sup> meeting:

- Rat problem in Phase 2 – refer to information in Section C below.

July 16<sup>th</sup> meeting:

- Rotted wood on Unit 1732, phase 3 and Unit 1701 – Recommendations for repairs still not received from AFMS
- Removal of rotted fence boards in all phases – Removal not done.

August 20<sup>th</sup> meeting:

- Spa/hot tub pump – AFMS will notify pool repair service
- Unit 1717, phase 1 – AFMS claims All Points Pest Control did not respond to his phone messages. See second bullet in the Open Forum section above.
- Unit 1717, phase 1 – AFMS has obtained a bid for \$1275 per box and was directed by the board to gather more bids.
- Signs at entrances – AFMS will check to insure that all entrances have all signs including “No Trespassing” and “No Solicitation”

September 24<sup>th</sup> meeting:

- AFMS will look into it and arrange for repairs, if needed, for hot tub jets – Homeowner said the jets still not working
- AFMS will send a letter to the homeowner and renters to cease vehicle repairs in the parking lot at Unit 1749, phase 4 – AFMS has not sent.
- Gregorio to paint laundry room doors when replaced by homeowner at Unit 1717, phase 1 – Homeowner has not purchased the doors.
- AFMS to send a letter Occupant in unit 1720, phase 3 who is hitting and damaging fence of 1728, phase 3 when backing out of parking spot – AFMS has not sent.
- AFMS reminded to regularly look in the front and back yards to make sure trash/garbage is not accumulating and areas are not overgrown and to send violation letters, both certified and regular mail in cases of violations.

**B. Status of Video Camera Installation** – AFMS reported that installation by Comcast today; CrossPoint will complete the camera and hardware installation by the end of next week.

**C. Rodent Contract, Date & Letter** – Norma made a motion to accept the proposal from Advanced Wild Life Trappers to repair openings/gaps/holes in building 10 in phase 2, Patsy Cates seconded the motion; all were in favor.

**D. Water Intrusion Updates** – The following is status as reported by AFMS:

- Unit 1705, phase 2 – Resolved
- Unit 1701, phase 4 – Resolved
- Unit 1717, phase 3 – Resolved
- Unit 1737, phase 3 – Unknown
- Unit 1745, phase 1 – Resolved
- Unit 1760, phase 2 – Not resolved
- Unit 1741, phase 4 – Not resolved

**New Business:**

**A. Audit** – Norma made a motion to accept the proposal from Guy Strum CPA to audit Omega Villas Condominium Association financial records, Patsy seconded, all were in favor.

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

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

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P.O. Box 668367 Pompano Beach, FL 33066  
Phone: 954-917-4441 Fax: 954-917-4401  
Email: [info@allflamgmt.com](mailto:info@allflamgmt.com)

# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, OCTOBER 29<sup>TH</sup>, 2012 AT 7:00 PM AT  
THE OFFICES OF GOLDMAN, JUDA & ESKEW, 8211 W.  
BROWARD BLVD, PENTHOUSE 1, PLANTATION, FL 33324

- 1. Call to Order**
- 2. Discussion of anticipated expenses and draft of the Fiscal Year 2013 operating budget.**
- 3. Adjournment**

**THIS IS A BUDGET WORKSHOP ONLY, HOWEVER, ALL OWNERS ARE ENCOURAGED TO ATTEND SO AS THE BUDGET, ONCE COMPLETED AND PROPERLY APPROVED, WILL BE THE BASIS FOR YOUR 2013 MAINTENANCE ASSESSMENTS.**

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

***Minutes***

Board of Directors budget workshop was held and called to order on Monday, October 29, 2012, 7:00PM at the offices of Goldman, Juda & Eskew, 8211 W. Broward Blvd., PH1, Plantation, FL 33324.

Present were Norma Aker, Patty Sabates, and Patsy Cates. Also present was Carol Eskew of Goldman, Juda & Eskew.

Absent were Blaire Lapides, Board of Director, and Joel Gould from All Florida Management Service.

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

A draft of the 2013 budget will be prepared by Goldman, Juda & Eskew and forwarded to the board prior to the next meeting.

The Budget Meeting was set for Monday, December 3, 2012, at 7:00 PM

A discussion occurred regarding the continuance of the special assessment. A date was set for Monday, December 3, 2012, for a Special Assessment Meeting immediately following the Budget Meeting.

The workshop was adjourned at approximately 9pm.

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

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Email: [info@allflamgmt.com](mailto:info@allflamgmt.com)

# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, NOVEMBER 19<sup>TH</sup>, 2012 AT 7:30 PM IN  
THE OMEGA VILLAS CLUBHOUSE.

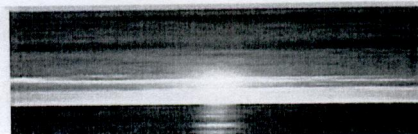
- 1. Call to Order**
- 2. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary, Disposition of Unapproved Minutes**
  - D. Treasurer, Financial Report**
- 3. Open Forum**
- 4. Unfinished Business**
  - A. Prior Meetings checklist**
  - B. Status of Video Camera Installation**
  - C. Spa Status**
  - D. Letters to Home Owners**
- 5. New Business**
  - A. Discussion of one year rental lease**
  - B. Cross Point Security Door Alarm**
  - C. Mulching and plants**
- 6. Adjournment**



# SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113  
Tamarac, FL 33321

(954) 695 9200



November 14, 2013

## FIRST NOTICE OF ANNUAL MEETING AND BOARD ELECTION OF OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. AND PROCEDURE FOR QUALIFYING FOR THE BOARD

On January 13, 2014 at 7:30 PM at the **Main Clubhouse, 1713 NW 72 Avenue, Plantation, FL 33324** the Annual Meeting of the Association will be held for electing the Directors and such other business that may be lawfully conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" which will specify the agenda and advise of other information concerning the Annual Meeting.

The purpose of the Notice is to advise you the date, time, and place of the Annual Meeting and Election, and to inform you of the process for qualifying for the Board.

### QUALIFYING FOR THE BOARD

If you desire to run for the Board, you must, on or before December 04, 2013, give written notice, either by mail or in person, to the Secretary of the Association, c/o Sunrise Management, Inc., 8201 Peters Road, Suite 1000, Plantation, FL 33324. Refer to the reverse side of this letter for the "Notice of Intent to be a Candidate for the Board" which may be used for this purpose.

If you intend to run for the Board, you may submit an Information Sheet, no larger than an 8 1/2" x 11", containing your qualifications and/or platform for the office. **This information sheet must be received by the Association at the above mentioned address on or before December 09, 2013 before 5:00 PM.**

The Information Sheet and ballots will be mailed to voting members at least fourteen (14) days prior to the date of the Annual Meeting.

Thank you for your time and attention to this matter.

Sincerely,

Sunrise Management, Inc.  
As agent for Sunrise Lakes, Phase IV, Inc. II  
Condominium Association, Inc.

Richard Grzegorzczak  
Community Association Manager

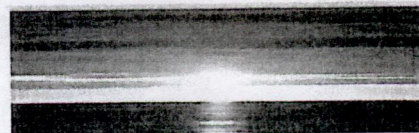
SEE REVERSE OF 'NOTICE OF INTENT'



# SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113  
Tamarac, FL 33321

(954) 695 9200



November 14, 2013

## OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD

I, (print name) \_\_\_\_\_  
Hereby place my name in nomination as a candidate for the Board of Directors, as below indicated for one of the available positions. I (circle one) AM / AM NOT enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. By my signature, I also attest that I am the unit owner.

LOCAL ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE & ZIP: \_\_\_\_\_

THIS FORM MUST BE RECEIVED BY THE ASSOCIATION BY NO LATER THAN 5:00 PM ON December 04, 2013 AT THE ADDRESS LISTED BELOW IN ORDER TO HAVE YOUR NAME PLACED ON THIS YEAR'S BALLOT.

\_\_\_\_\_  
CANDIDATE SIGNATURE

\_\_\_\_\_  
PLEASE PRINT NAME

Please return this form to:

Sunrise Management, Inc.  
8400 North University Drive, Suite 113  
Tamarac, FL 33321

Attention: OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

c/o All Florida Management Services, Inc.  
P.O. Box 668367 Pompano Beach, FL 33066  
Phone: 954-917-4441 Fax: 954-917-4401  
Toll Free 1-877-498-3080  
Email: [info@allflamgmt.com](mailto:info@allflamgmt.com)

***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING FOR THE PURPOSES OF APPROVING A SPECIAL ASSESSMENT OF \$76,800.00 FOR THE PURPOSE OF BUILDING UP FUNDS TOWARDS THE UPCOMING RESTORATION PROJECT TO BE HELD ON MONDAY, DECEMBER 3<sup>rd</sup>, 2012 AT 7:30 PM OR IMMEDIATELY FOLLOWING THE FY 2013 BUDGET MEETING AT THE OMEGA VILLAS CLUBHOUSE.

- 1. Call to Order**
- 2. Discussion and Approval of the special assessment to be collected during FY 2013.**
- 3. Adjournment**

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

Board of Directors meeting was held and called to order on Monday, December 3, 2012 at 7:03pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapidés. Also present were Joel Gould, representing All Florida Management Service, and Carol Eskew, representing Goldman, Juda, and Eskew.

None were absent.

Norma Aker made a motion to adopt the proposed fiscal year 2013 budget, Patsy Cates seconded the motion.

The Board of Directors discussed the budget and answered the homeowners questions. Norma called for a vote on the motion; all were in favor.

As some of the phases did not have enough proxies returned to constitute a majority, Carol Eskew will email Norma the list of units that did not vote. Several homeowners volunteered to contact their neighbors to obtain the proxy.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 7:31 pm.

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

Board of Directors meeting was held and called to order on Monday, December 3, 2012 at 7:31pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, Patty Sabates, and Blaire Lapidés. Also present were Joel Gould, representing All Florida Management Service, and Carol Eskew, representing Goldman, Juda, and Eskew.

None were absent.

Blaire Lapidés made a motion to collect \$76,900 in twelve (12) payments due on the 15th of each month during 2013 for the purposes of building up funds toward the upcoming restoration project, Patsy Cates seconded the motion.

The Board of Directors discussed the special assessment and answered the homeowners questions. Norma called for a vote on the motion; all were in favor.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 7:50 pm.



**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

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Email: [info@allflamgmt.com](mailto:info@allflamgmt.com)

# ***AGENDA***

THERE WILL BE A BOARD OF DIRECTORS MEETING  
HELD ON MONDAY, DECEMBER 17<sup>TH</sup>, 2012 AT 7:30 PM IN  
THE OMEGA VILLAS CLUBHOUSE.

- 1. Call to Order**
- 2. Officers' Reports**
  - A. President**
  - B. Vice President**
  - C. Secretary, Disposition of Unapproved Minutes**
  - D. Treasurer, Financial Report**
- 3. Open Forum**
- 4. Unfinished Business**
  - A. Prior Meetings checklist**
  - B. Status of Video Camera Installation**
  - C. Spa Status**
  - D. Letters to Home Owners**
  - E. Certification of Reserve Waiver Membership Vote.**
- 5. New Business**
  - A. Condominium I Rodent Issue**
  - B. Cross Point Security Door Alarm**
  - C. Mulching and plants**
- 6. Adjournment**

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, December 17, 2012, at 7:34pm at the Omega Villas Recreation Center.

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

None were absent.

A motion to waive the reading of the minutes as the board reviewed in advance of this meeting was made as follows:

|   |                 |                     |              |
|---|-----------------|---------------------|--------------|
| Minutes from October 15, 2012,                    | 1st: Norma Aker | 2nd: Blaire Lapidès | All in favor |
| Minutes from October 29, 2012,                    | 1st: Norma Aker | 2nd: Blaire Lapidès | All in favor |
| with change for typo error                        |                 |                     |              |
| Minutes from December 3, 2012, budget meeting     | 1st: Norma Aker | 2nd: Blaire Lapidès | All in favor |
| Minutes from December 3, 2012, special assessment | 1st: Norma Aker | 2nd: Blaire Lapidès | All in favor |

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

Patty Sabates, Treasurer, presented information about the financials. A few budget lines were over, as expected, but overall spending has been kept under the total budgeted amount YTD. Homeowners who are past due are still being actively handled by the Association attorney, Lloyd Procton. President, Norma Aker and Mr. Procton meet monthly to discuss outstanding maintenance fees and progress to collect. The mortgage holder took title of unit 1736, phase 3 and a demand letter has been sent for the outstanding monies. The Association owns the stove and refrigerator and the renter is past due. All Florida Management Association (AFMS) will send a letter advising the renter when the appliances will be removed and the total amount of rent that is still owed. AFMS will advise Norma who is removing the appliances and where they are being stored.

### **Open Forum:**

- Unit 1724, phase 4 - back yard overgrown. AFMS will send letter
- Unit 1724, phase 2 - Wood needs to be repaired properly from bee removal
- A red truck is being reported as parking illegally by the fire hydrant on the North end of phase 4
- A dog is reported as being allowed off a leash in phase 4
- Brush is reported overgrown in phase 3 by unit 1744
- Hot tub was reported left on during the 2pm to 6pm time frame today

AFMS will look into all issues.

**Unfinished Business:**

**A. Prior Meeting Checklist** - see attached

**B. Status of Video Camera Installation** - camera is installed and working

**C. Spa Status** - AFMS reports that the company that manufactured the heater for the hot tub is out of business. The pool heater is reported as not operating. AFMS will check with Russell Pool Company to see if the heater can be turned on. Bids were received from Russell Pool for the heaters (\$4200) and resurfacing the hot tub (\$1600). AFMS was asked to contact Mitchell at Pinch-A-Penny for bids as well as reaching out to other companies for bids and the possibility of repairing the hot tub heater.

**D. Letters to Home Owners** - AFMS not sure what letters have been sent out. AFMS will get bids for removal of trash at unit 1736, phase 2 and provide to home owner.

**E. Certification of Reserve Waiver Membership Vote** - Phase 1, 2 and 4 still need home owners to respond to waive reserves. Gina will collect from phase 1 and 2; Roger will collect from phase 4.

**New Business:**

A. Condominium 1 Rodent Issue - Torn screens on several soffits have been observed as well as no screens on vents. AFMS will obtain bids from wildlife trappers and arrange for screen repairs. AFMS will send a letter to the bank for unit 1732, phase 1 to trim the tree in the back yard.

B. Cross Point Security Door Alarm - AFMS presented a proposal and was directed by the board to obtain more information, such as who monitors the alarm, is there a silent alarm or loud alarm, would there be a discount on the insurance with an alarm installation, etc.

C. Mulching and Plants - Norma made motion to accept Landscape Nutritionist's proposal to mulch the entire property with red mulch where appropriate, all entrance ways, border areas, trees, at a cost of \$1,850.00; Patsy Cates seconded the motion; all voted in favor.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:00pm.