

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special Board of Directors closed meeting was held and called to order on Wednesday, January 9, 2013, at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patsy Cates, and Blaire Lapidés.

Patty Sabates was absent.

The board met with Greg Reardigan of Sunrise Management, Inc. and discussed many aspects of his company's management experience with condominiums and boards. The board asked Mr. Reardigan about the types of associations and board his company worked with, different types of problems and how Sunrise handled them, issues he expected to encounter and how he would resolve them if Sunrise was hired, etc.

Patsy Cates made a motion that Sunrise Management, Inc. be hired and replace All Florida Management Services, pending review and approval of the contract by Lloyd Procton. Blaire Lapidés seconded the motion, all voted in favor.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:30 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 21, 2013 at 7:02pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapidès. Patsy Cates was absent.

Officer's Reports:

Secretary, Disposition of Unapproved Minutes:

A motion to waive the reading of the minutes for the December 17, 2012 meeting as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patty Sabates all were in favor. A motion to waive the reading of the minutes for the January 9, 2013 meeting as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Blaire Lapidès all were in favor.

Treasurer, Financial Report:

Balance on hand in the operating account, petty cash, security account, debit account, special assessment, and cash reserves at year end was \$365,303. The budget for 2012 was \$594,567, but \$403,579 was actually spent due to the board's tight control on expenses.

New Business:

2013-2014 Insurance Renewal:

Larry Vaught of Smith, Watson, Parker Insurance presented options for insurance coverage. The board discussed the various options. Patty Sabates made a motion to keep the insurance with the same companies and at the same deductible levels for the buildings, increasing the coverage of the clubhouse contents to \$30,000 and increasing the community crime coverage to \$400,000 as well as obtaining coverage on unit 1708 NW 72nd Avenue that the Association has title to. Nora Aker seconded the motion; all were in favor.

Open Forum:

- Street light out on pole #2 and #21 in phase 1. Norma will ask Gregorio to replace the bulbs
- Unit 1709, phase 4 – the roof is settling and has cracked the drywall. A bid for repair/replacement was presented and the contractor will be asked to forward proof of insurance coverage, licensing, etc. to Norma Aker.
- Unit 1764, phase 4 – The outside wall on the north side of the unit has a patch that is crumbling. Patch was due to water intrusion in the closet.

Unfinished Business:

No discussion was conducted by the Board as All Florida Management Service was not present.

Blairé motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 8:15pm.

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, April 15, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
 - A. Management updates
 1. pool repairs
 2. pressure cleaning
 3. general repairs
6. OPEN FORUM
7. NEW BUSINESS
 - A. Pool contract
 - B. Insurance letter
 - C. Date of scheduled walk through with a Board member
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, February 18, 2013, at 7:34pm at the Omega Villas Recreation Center.

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

None were absent.

As the board reviewed the minutes of the January 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Patty Sabates; all were in favor.

Officer's Reports:

Treasurer's report presented by Patty Sabates:

2012 ended with the Association's balance sheet in good shape. With the services of the Association attorney, Lloyd Procton, overdue maintenance and special assessments continue to be aggressively pursued, putting the Association in a better financial position in advance of the major upcoming repairs to the buildings.

Election of Officers:

Blaire Lapides nominated Norma Aker to retain the position of President; Patty Sabates seconded the motion; all were in favor.

Norma Aker nominated Patty Sabates to retain the position of Treasurer; Blaire Lapides seconded the motion; all were in favor.

Norma Aker nominated Blaire Lapides to retain the position of Secretary; Patty Sabates seconded the motion; all were in favor.

Unfinished Business:

- Per Joel Gould, the sewer backup in unit 1713, phase 1 may be due to tree roots in the common line. Pelican Plumbing will be looking into it.
- Per Joel Gould, Tony at Russell Pool is performing a leak check on the pool due to high water bills for the last two months. Joel will advise Norma Aker where the leak is when information is received from Russell Pools. Norma will contact the City of Plantation to ask about the possibility of receiving some financial relief on the bill.

New Business:

- Unit 1764, phase 4 reported that the patch done on the North wall of the building was done very professionally.

- Unit 1741, phase 4 reported a leak on the patio that was investigated a year ago by Alabama Roofing and has still not been repaired. Joel Gould will look into it and advise Norma Aker.
- Unit 1705, phase 2 – reports of sheets inside the windows and windows boarded up. Joel Gould will determine if a letter can be sent to the homeowner and renter if appearance is unsightly.
- AFMS will investigate the possible installation of speed bumps.
- Reports of dogs continuously barking unit 1736 and unit 1744, phase 3. Police have been called in the past. Norma Aker will check with Lloyd Procton about sending letters to home owners.
- Unit 1745, phase 3 reports the depression where the dumpster used to be needs to be filled in to avoid standing water. Norma Aker will contact Elsworth at Landscape Nutrition.
- Maude Bruce, unit 1764 phase 4 and Sharon Rennhack, unit 1700 phase 1, volunteered to serve on the Fining Committee.

Norma Aker motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 8:28 pm.

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.

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, MARCH 18, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
6. OPEN FORUM
7. NEW BUSINESS
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, March 18, 2013, at 7:30 pm at the Omega Villas Recreation Center.

Present were Norma Aker, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro. Lloyd Procton, Association attorney, was also present.

Patty Sabates was absent.

As the board reviewed the minutes of the Annual Membership meeting and Board of Directors held on February 18, 2013, meeting in advance of this meeting, a motion to waive the reading of the both sets of minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:

Treasurer's report presented by Norma noted that water was over due to leaks in the sprinklers and the pool. Most of the other lines were under budget as was the month.

Open Forum:

- Unit 1717, phase 2 was reported to have the front and back yards overgrown. SMI will send a letter to the homeowner.
- Unit 1713, phase 2 reports hearing critters in the ceiling. SMI will set bait stations.
- Homeowners reported that the special assessment and regular maintenance payments have been mis-posted by Goldman, Juda, Eskew which has caused them to receive late notices and be billed for late fees.
- Lightposts #1 and #2 in phase 1 have burned out bulbs.
- Unit 1720, phase 2 has 'For Lease' sign in the window. SMI will send letter to homeowner.
- Unit 1745, phase 1 has an unapproved occupant. SMI will send letter to homeowner.
- Unit 1736, phase 1 has an electrical wire strung by FPL across 6 units. SMI will contact FLP.
- Unit 1708, phase 1 has unapproved occupant. SMI will send letter to the bank.

Unfinished Business:

Unfinished business was tabled to allow the new management company, SMI, the opportunity to review and become familiar with the open issues.

New Business:

Greg Reardigan will meet with the landscaper to discuss the cleanup of the yard.

Parking lot bumpers will be repainted.

Sidewalks and curbs are being pressure cleaned.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:07pm.

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, April 15, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
 - A. Management updates
 1. pool repairs
 2. pressure cleaning
 3. general repairs
6. OPEN FORUM
7. NEW BUSINESS
 - A. Pool contract
 - B. Insurance letter
 - C. Date of scheduled walk through with a Board member
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, April 15, 2013, at 7:34 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Antoinette De Caro.

As the board reviewed the minutes of the Board of Directors meeting held on March 18, 2013, meeting in advance of this meeting, a motion to waive the reading of both sets of minutes was made by Norma Aker, second by Blaire Lapides; all were in favor.

Officer's Reports:

Treasurer's report presented by Norma noted that most budget lines were under or close to budget with the exception of water, due to leaks in the pool. The pool was repaired last month so the water budget line should be closer to projected. Six homeowners in legal status are being actively pursued by Lloyd Procton, attorney. \$2073 and \$433 was received last month for past due/delinquent homeowners. Patty Sabates and Norma will ask Carol Eskew to look into options for loans for the major repair project.

Old Business:

- A. Pool repairs – Norma made a motion to accept the bid for pool maintenance from Commercial Pool, Patty seconded the motion; all were in favor. Antoinette will check with Greg Reardigan, SMI, to determine if any monies could be recovered to compensate for the damage to the filter, pump, etc. as a result of what appears to be neglect in cleaning by the previous company.
- B. Pressure Cleaning – Phase 1, 2, and 3 are complete. Phase 4 will be started next week.
- C. General Repairs – SMI is making repairs to the fences and roof leaks.

Open Forum:

- A unit owner questioned if high impact/hurricane resistant glass could reduce cell phone reception.
- Norma will scan and email the parking violation sticker that the Board prefers using.
- Unit 1737, phase 1 has aluminum foil in the master bedroom sliding glass door. SMI will contact and ask for it to be removed.
- Unit 1705, phase 2 has wood covering the window. SMI will contact and ask for it to be removed.
- Unit 1736, phase 1 – SMI will contact FPL to remove the hanging wires.

New Business:

- A. Pool Contract – see Old Business, point A
- B. Insurance Letter – Repairs are needed in Phase 3, units 1717 to 1741 to be able to renew the insurance.
- C. Date of schedule walk through with a Board Member – Antoinette will set up a schedule by next week.

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

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, MAY 20, 2013**

7:30PM

AT

COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
 - A. Management updates
 1. pool repairs
 2. pressure cleaning
 3. general repairs
6. OPEN FORUM
7. NEW BUSINESS
 - A. FDIC Insured and our options, speakers Carol Eskew from Goldman, Juda & Eskew and Ms. Nuez from our bank, Popular Community.
 - B. Discussion of updating Rules and Regulations
 - C. Trees hitting roofs, gutters - owners and common ground
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, May 20, 2013 at 7:32 pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapides, and Antoinette De Caro, representing Sunrise Management, Inc. Guests were Carol Eskew of Goldman Juda & Eskew, PA and John Marcelin of Popular Association Banking.

Patty Sabates was absent.

As the board reviewed the minutes of the April, 15 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:

Treasurer's report was presented by Norma. Although the total year to date expenditures were under the budgeted amount, several lines continue to be over budget. These include water, due to leaks, the sprinkler running, and the pool, and pool and spa maintenance/repairs. The past due maintenance amounts are dropping due to the mortgage/lien holders taking title to the properties. Secretary's report was presented by Blaire. Two units were approved for purchase.

Old Business:

1. Pool repairs –Maintenance personnel is working correcting the sinking pavers, removing the gazebo. Information and estimates are being gathered to repair the strapping on the chairs and chaises at the pool. The tree near the shower outside the pool enclosure will need to be removed due to invasive roots in the pool/spa area. Once that has been completed, a border or retaining system will be installed to keep the dirt and debris from being washed into the spa and pool area.
2. Pressure cleaning –Maintenance personnel is working on pressure cleaning and sealing the pool area and pressure cleaning the tennis courts. Pressure cleaning of the sidewalks in all phases has been completed.
3. General repairs – Maintenance personnel has painted the sidewalks in the clubhouse area. A surge protector has been purchased and installed on the video cameras/security system. An electrician will install a light switch for the light posts so that the maintenance personnel can turn on to ensure all are working.

Open Forum:

- Unit 1744, Phase 4 – two trucks up on jacks and repairs made
- Unit 1740, Phase 1 – dog going outside without leash
- Phase 4 – glass by mailbox from bulk pickup
- Between units 1736 and 1740, phase 1 – large and growing pile of plant clippings

New Business:

- A. FDIC options –With the change in FDIC insurance rules, the maximum amount the government will guarantee in case of a bank's failure is \$250,000 for the total of all the accounts for a single person/business. Omega Villas currently has three accounts at Popular Bank with approximately \$325,000 in the operating account, \$62,000 in the reserves account, and \$60,000 in the special assessment account.

Carol Eskew and John Marcelin presented information about sweep accounts which would protect the Association from loss in the case of a bank's failure and also provide some income through interest. All institutions that are participating in the recommended program are insured through the FDIC. Mr. Marcelin provided printed materials for the Board Members.

- B. Rules and Regulations update – Blaire will email the draft to Norma who will have Lloyd Procton, Attorney, review them.
- C. Trees hitting roofs and gutters – SMI will look closely at the property to determine which trees, if any, need to be trimmed. Provided to the Board will include information on if it is a homeowner's responsibility or the Association's.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:13pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, June 17, 2013, at 7:34 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. Greg Reardigan and Antoinette De Caro.

None were absent.

As the board reviewed the minutes of the May 20, 2013, meeting in advance, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:

President – Norma Aker advised she is meeting with Lloyd Procton, attorney, on a regular basis concerning foreclosures and units in legal status. Mr. Procton is actively pursuing all legal avenues to collect. Norma also advised the water bills from the City of Plantation would be increasing for the association as well as the homeowners.

Treasurer – Patty Sabates reported May expenditures were under budget overall although the pool maintenance and pool and spa repair lines were over budget. Year to date expenditures are approximately \$5,000 under what was budgeted.

Open Forum:

- Unit 1760, phase 4 – tree planted by homeowner within last six months is tied to neighbor's fence
- Phase 1, 17th street – sprinklers are on during the day
- Unit 1745, phase 3 – inquiry on status of tenting for termites. Bid will be forthcoming from Dead Bug Edwards
- Phase 4 – street lights are out in the corner

Unfinished Business:

A. Management Update

- Pool Repairs – Light has been repaired, still working on other repairs, shower and signs
- Trees hitting roofs, gutters – Orlando is trimming trees
- Loose fences – Orlando is removing rotted fences
- Status on backyard letters – Sunrise Management sent letters out to four homeowners
- Dates for tenting in phase 1 – No date has been received; Sunrise Management will follow up

B. FDIC Insured

After review and approval by Lloyd Procton of the Insured Cash Sweep Depository Placement Agreement with Popular Association Banking, Norma Aker made a motion to move forward with the program. Blaire Lapidès seconded the motion; all were in favor.

C. Rules and Regulations

Norma Aker made a motion to accept the changes to the Rules and Regulations, pending final wording from Mr. Procton on late fees for special assessments; Patty Sabates seconded the motion; all were in favor.

Goldman Juda Eskew will mail the new Rules and Regulations to all homeowners and include the Pet Form. Sunrise Management will track the return of the forms.

New Business:

- A. Lawn Service – Blaire Lapidès made a motion to review the bid from Cheetah Properties for lawn maintenance and to conduct a vote of the Board by email; Patty Sabates seconded the motion; all were in favor.

Norma Aker motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:30 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was not held during the month of July, 2013.

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, AUGUST 19, 2013
7:30PM
AT
COMMUNITY CLUBHOUSE**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
6. MANAGEMENT REPORT
 - POOL AND SPA REPAIRS
 - PRESSURE CLEANING
 - FENCE, WOOD REMOVAL
 - GENERAL REPAIRS
7. NEW BUSINESS
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, August 19, 2013 at 7:35 pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro.

Patty Sabates was absent.

As the board reviewed the minutes of the June 17, 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:

Treasurer's Report – presented by Norma Aker. Pool, spa, irrigation and roof repairs continue to be over budget as expected however year to date expenditures are \$11,253 under budget. Norma reported recently meeting with Lloyd Procton, attorney, to discuss the progress and action on the delinquent homeowners.

Secretary's Report – Presented by Blaire Lapides. A renter was approved for a unit in pahse 3.

Open Forum:

- Unit 1709, phase 3 – homeowners were not advised that the fence was being removed. SMI advised to notify homeowners in advance for future removals.
- Unit 1729, phase 4 – rotted wood was partially removed, Still has splintered, rotted wood on fence.

Unfinished Business/Management Report:

- Pool and Spa Repairs – SMI will meet with Mike from the pool company again to review the repairs needed to the spa. Spa repairs should be completed within a couple of months.
- Pressure Cleaning – Exterior still in process of being done and should be completed within two weeks
- Fence, Wood Removal – SMI will repair fences when possible. If not easily repaired, fence will be removed.
- General Repairs – Dead landscaping will be removed and painting may need to be done after removal. Where necessary, walls will be pressure cleaned and painted, if needed.

New Business:

Meeting dates – through December 2013, the monthly board meetings will be changed from the third Monday to the third Wednesday of the month.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:12 pm.

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 25, 2013**

7:30PM

AT

COMMUNITY CLUBHOUSE

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OLD BUSINESS
 - Pool/spa updates on repairs and payment
 - Updates on what Maintenance man is currently working on
 - Pressure cleaning, continue the rest of sidewalk?
 - Clubhouse entry keypad, status
6. MANAGEMENT REPORT
7. NEW BUSINESS
 - Proposals for webbing of patio chairs, status
 - White Fly Treatment
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, September 25, 2013, at 7:33 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapidès, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro.

None were absent.

As the board reviewed the minutes of the August 19, 2013, in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapidès; all were in favor.

Officer's Reports:

Secretary's Report presented by Blaire Lapidès. In Phase 1, a foreclosed unit was sold for \$57,500 and another foreclosed unit's sale will probably be completed shortly for \$70,050. Both are two (2) bedroom units.

Treasurer's Report presented by Patty Sabates. As of August 31, 2013, Omega Villas had \$512,384 on hand. A few lines, such as lawn maintenance, termite treatments, and pool/spa repairs, were over budget as expected however the year to date balance is \$113,000 under budget.

Open Forum:

- Unit 1764, phase 4 – cracks and holes in the stucco where the fence was removed. SMI will follow up.
- Several unit owners complained that their fence was removed without any notice. SMI will put a flyer in the unit's door at least a week in advance when removing the fence or doing other work on the outside of a unit.
- Unit 1716, phase 4 – rain gutter is sticking out and not secure since removal of fence. SMI will follow up.
- SMI will look into obtaining surge protectors for all Association owned meters.
- Unit 1737, phase 4 – found large cracks in the foundation when the carpet was removed. SMI will have tree roots removed on the outside of the unit and stop additional intrusion. SMI will also remove roots where the sidewalk is being lifted.
- Unit 1701, phase 4 – termite infestation confirmed by Dead Bug Edwards, but owners have not heard anything. Norma received a proposal for extermination.
- Grassy area between phase 1 and 2 – cars are driving on the grass. SMI will investigate type of barriers to be installed.
- Outside lights in the pool and spa area are not working.

Old Business:

- A. Pool/spa updates on repairs and payment – The spa floor, seat, concrete and steel repairs, bubble jet pipe issues and diamond brite have been completed. Heat pump shut off and flow switch still need to be completed.
- B. Updates on what maintenance man is working on – Orlando is still removing rotted fencing in phase 4. SMI will keep Norma informed so she can update the website.
- C. Pressure cleaning – Norma made a motion to continue the pressure cleaning of the sidewalks on Sunrise Boulevard, Patty seconded, all were in favor.
- D. Clubhouse entry key pad status – SMI will have a vendor come in for the lock.

Management Report:

- Norma made a motion to accept Michael Werkman's bid to repair cracks at Unit 1741, phase 4, Patty seconded, all were in favor.
- SMI will mail to all units information about tankless water heaters and electrical requirements.

New Business:

- A. SMI contacted several vendors to provide bids for restrapping the chairs on the patio. Blaire made a motion to accept Sunniland Patio's proposal, Norma seconded the motion, all were in favor.
- B. SMI has only received one bid for white fly treatment and will obtain other bids. SMI will also discuss removal of dead plants with the lawn maintenance company.

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

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BUDGET WORKSHOP MEETING
WEDNESDAY, OCTOBER 16, 2013**

7:00 PM

AT

**GOLDMAN, JUDA & ESKEW, PA
8211 W. BROWARD BLVD., PH 1
PLANTATION, FL 33324**

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors held a budget workshop on October 16, 2014, at the offices of Goldman, Juda, Eskew.

Present were Norma Aker, Patty Sabates, and Blaire Lapidès. Representing Sunrise Management, Inc. (SMI) was Greg Reardigan. Representing Goldman, Juda, Eskew were Mike Marcusky and Travis Beckley.

The Board of Directors discussed each budget line and estimates of expenditures for next year were made.

SUNRISE MANAGEMENT, INC.

8201 Peters Road, Suite 1000
Plantation, FL 33324



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 23, 2013**

7:30 PM

AT

**COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 - Pool/spa updates on repairs
 - Updates on what Maintenance man is currently working on
 - Clubhouse entry keypad, status
 - Repair of pool chairs, status
 - Barrier block to grassy area between Phase 1 and 2, status
 - Tree trimming, when are they going to be starting?
 - White Fly treatment update
7. MANAGEMENT REPORT
8. NEW BUSINESS
 - Back gates to pool area locks
 - Additional Parking Spaces
 - Request by homeowner for tree removal
 - Planting of Plants for where some fences where
9. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, October 23, 2013, at 7:30 pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapides, and representing Sunrise Management, Inc. (SMI) Greg Reardigan and Antoinette De Caro.

Patty Sabates was absent.

As the board reviewed the minutes of the September 25, 2013, meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapides; all were in favor.

Officer's Reports:

Treasurer's Report presented by Norma. Year to date expenses are doing very well at \$125,000 under budget. Some budget lines are over as expected including pool and spa, lawn maintenance, roof repairs, and termite tenting.

Open Forum:

- Unit 1720, phase 1 has rotted rafters on the back patio. On Time Roofing will replace for \$2800. SMI was asked to obtain a quote from On Time to extend the roof over the beams to reduce future rotting.
- Pressure cleaning of the sidewalk and concrete fence on Sunrise Blvd. will begin by Thanksgiving, probably by November 15, 2013.

Old Business:

- A. Pool/spa updates on repairs – SMI reported the electrician will be out on Thursday to install the timer on the jet, inspect voltage and the lines.
- B. Updates on Maintenance Man jobs – Removal of the rotted boards/fences will continue to the next phase and a notice will be posted on the unit door prior to removal. Removal could include the electrical box enclosures.
- C. Status on clubhouse entry keypad – SMI did not have any new information to report
- D. Status of pool chair repairs – Replacement of the strapping will have to be done off site and is expected to cost \$579.
- E. Status of barrier to block grassy area between phase 1 and phase 2 – SMI will continue to explore options.
- F. Beginning of tree trimming – SMI reported that trimming will start on September 25, 2013.
- G. White fly treatment – SMI reported receiving bids from Truly Nolan, Orkin and the landscape company. The bids ranged from \$8,000 to almost \$40,000. SMI will clarify bids and provide additional information.

New Business:

- A. Locks on back gates to pool area – SMI reported that installation of new Medco locks on the back gates would be \$265 plus \$3.00 per key. SMI was asked to obtain a price to change the front wood gate and the restroom doors as the same time as the back gates and have the locks all keyed the same.
- B. Additional parking spaces – Several homeowners would like there to be additional parking spaces designated in phase 4. SMI will investigate the area suggested by the homeowner and provide additional information to the Board.
- C. Request for removal of tree by homeowner – The City of Plantation is very strict about tree removal so SMI suggested making sure the landscapers trim the tree.
- D. Plants in lieu of fencing – SMI will present a proposal to the Board of where plantings could be done to provide some privacy and improve the look of the property without spending a lot of money.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:10 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors held a closed workshop to discuss the homeowners who are delinquent on their maintenance on Wednesday, October 23, 2013, after the regular meeting.

Present were Norma Aker and Blaire Lapides.

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

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS COMMUNITY
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
WEDNESDAY, NOVEMBER 20, 2013**

7:30 PM

AT

**COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 - Management Updates
 - Back gates to pool area locks
 - Clubhouse entry keypad, status
 - White Fly treatment update
 - Barrier block to grassy area between Phase 1 and 2
 - Pool/spa updates on repairs
7. NEW BUSINESS
 - Additional Parking Spaces
 - Request by homeowner for tree removal
 - Planting of Plants for where some fences where
9. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, November 20, 2013, at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapides, and representing Sunrise Management, Inc. (SMI), Greg Reardigan and Antoinette De Caro.

None were absent.

As the board reviewed the minutes of the October 23, 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Patty Sabates; all were in favor.

Officer's Reports:

Patty presented the Treasurer's report. She noted the month was under budget and the expenses were being controlled. Some lines were over budget as expected and the past due maintenance and special assessment were being reduced but are still a challenge.

Open Forum:

- Unit 1745, phase 3 – trash has accumulated in front of the unit including wood and mattresses causing difficulty selling it. Also reported water pooling on the drive in front of the unit.
- Unit 1753, phase 4 – water pooling on the drive in front of the unit. Also wants the minutes translated into Spanish and wants to be able to speak to someone on the board or at the management company in Spanish. SMI will investigate the possibility of having the minutes translated.
- Unit 1720, phase 1 – inquired as to when the roof repairs would begin on the unit. SMI reported that it should be by Thanksgiving.
- Unit 1756, phase 3 – reported the plumber cleared out tree roots twice, but a grinding may be necessary. Also reported the lawn maintenance company is blowing leaves against the wall.
- Unit 1705, phase 4 – reported hole previously patched in driveway has gotten bigger.
- Unit 1724, phase 3 – reported oak growing over roof in phase 4.

SMI will look into all reports.

Old Business:

A. Management Updates – SMI reported:

- Unit 1737, Phase 4 ficus hedge has been ground down, wall needs to be painted, wood on window frame need repair, section of concrete will be cut to get at the roots

- Phase 2 rotted fences are next for removal; notices will be placed on the unit door in advance of removal; some painting will need to be done after removal
- B. Locks on back gates in pool area - Locks Plus provided a bid for \$265 to change the both locks and rekey it to the existing keys.
- C. Status of clubhouse keypad – SMI will contact the manufacturer of the keypad lock for pricing to obtain disk of operating system and the minimum requirements needed on a computer to run the software.
- D. White fly treatment – Three bids were obtained. Orkin - \$34,400; A1 Superheroes Pest Control - \$34,460, Cheetah Landscaping - \$15,000. The Board discussed all the bids and what exactly would be treated under the contract. Norma made a motion to accept Cheetah's proposal with the stipulation that a payment plan can be agreed upon, the year and a half verbal warranty would be put in the contract, and the contract would stipulate that all trees, shrubbery and foliage in the units' back yards would be included. Patty seconded the motion; all were in favor.
- E. Barrier for grassy area between phase 1 and phase 2 – Maintenance man is putting in posts and chains. SMI will look into changing the color on the posts so they blend in with the surroundings better.
- F. Pool/spa repair update – The heater in the spa is now working. Repairs continue to locate and repair the broken main pipes. Maintenance man will look into changing the pitch of the hill outside the fence so the rainwater runoff will be diverted away from the pool area.

New Business:

- A. Additional parking spaces in phase 4 – SMI has determined there is not sufficient room to add more parking spaces. Vehicles not in designated parking spaces will be stickered.
- B. Request for tree removal – Tree will be trimmed, but cannot be removed without City approval and planting of 2 trees to replace it.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:50 pm.

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**SPECIAL BOARD OF DIRECTORS MEETING
TUESDAY, DECEMBER 03, 2013
7:00 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS
 - Adoption of 2014 Budget
 - Special Assessment – Community Restoration Project
4. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special meeting of the Board of Directors was held and called to order on Tuesday, December 3, 2013, at 7:02 pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapidès. Representing Sunrise Management, Inc. (SMI) were Greg Reardigan and Antoinette De Caro. Carol Eskew and Travis Beckley represented Goldman Juda Eskew.

None were absent.

Norma Aker made a motion to discuss the budget, Patty Sabates seconded the motion; all were in favor. The Board discussed the budget and answered questions from the floor.

Norma made a motion to adopt the budget, Blaire Lapidès seconded the motion, all were in favor.

Blaire made a motion to discuss the special assessment, Norma seconded the motion, all were in favor. The Board discussed the special assessment and answered questions from the floor.

Norma made a motion to adopt the special assessment for January through December 2014, Patty seconded the motion, all were in favor.

Carol Eskew provided information about issuing coupon books, and what to do for an automatic payment system.

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

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
WEDNESDAY, DECEMBER 18, 2013
7:00 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETINGS
4. OFFICERS' REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 1. Management Updates:
 - Clubhouse entry keypad
 - White Fly treatment
 - Pool/spa updates on repairs, sewer line
 - Removal of Rotted Fences
 2. Barrier block to grassy area between Phase 1 and 2
7. NEW BUSINESS
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, December 18, 2013 at 7:00pm at the Omega Villas Recreation Center.

Present were Norma Aker and Blaire Lapidès, and representing Sunrise Management, Inc. (SMI) Greg Reardigan and Antoinette De Caro.

Patty Sabates was absent.

As the board reviewed the minutes of the November 20, 2013 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapidès; all were in favor.

Officer's Reports:

Norma reported the 2014 budget was adopted at the December 3, 2013 meeting. 2013 expenses are approximately \$108,000 under budget.

Units are being sold with one unit recently under contract for approximately \$100,000.

Open Forum:

Unit 1700, phase 3 – sprinklers not coming on

Unit 1757, phase 2 – fence was removed that owner claims was not rotted

Unfinished Business:

Clubhouse Entry Keypad – the manufacturer will only sell to retailer. Awaiting a proposal from a retailer. Back pool locks have been replaced

White Fly Treatment – treatment is being applied

Pool/Spa Updates on Repair – A motion was made by Blaire to accept the bid for replacing the heat pump by Sunshine Pools, Norma seconded; all were in favor. Sewer line repair/replacement bids are pending receipt.

Removal of Rotted Fences – SMI will notify the board and joint decisions will be made as to the removal.

Barrier Posts Blocking Grassy Area Between Phase 1 and 2 – SMI will explore ways to make the posts more secure and less intrusive in appearance.

New Business:

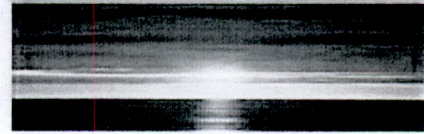
Unit 1756, phase 2 – toilets are backing up. Main line has been cleaned out 3 times. Cheetah Property Service will remove roots starting on Dec. 3, then Paradise Plumbing with replace or repair the main line.

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

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321

(954) 695 9200



December 30, 2013

SECOND NOTICE OF ANNUAL MEETING AND BOARD ELECTION FOR OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Dear Association Member:

Please be advised as no more than three (3) Association members volunteered to serve on the 2014 Board of Directors, there is no need for a formal election.

The Secretary of the Association shall announce the names of the Directors at the Annual Meeting scheduled for Monday, January 13, 2014 at 7:30 P.M. in the Community Clubhouse, 1713 NW 72 Avenue., Plantation, FL 33324. The Agenda for the Annual Meeting of the Association is as follows:

1. Verify a Quorum
2. Call the meeting to Order
3. Announce the Board of Directors 2014
4. Good & Welfare
5. Adjournment

A Board of Directors meeting shall immediately follow for the purpose of electing of Officers.

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.

Greg Reardigan
Community Association Manager