

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Monday, January 13, 2014 at 7:33 pm at the Omega Villas Recreation Center.

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

None were absent.

Norma Aker made a motion to reinstate the Board Members to the same positions as previously held; Patty Sabates seconded the motion; all were in favor.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 7:35 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Annual meeting of the membership was held and called to order on Monday, January 13, 2014 at 7:30pm at the Omega Villas Recreation Center.

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

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

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 7:32 pm.

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

BOARD OF DIRECTORS MEETING

SCHEDULED FOR

MONDAY, JANUARY 20, 2014

7:30 PM

AT

COMMUNITY CLUBHOUSE

IS CANCELLED

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, FEBRUARY 17, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 - A. MANAGEMENT UPDATES
 - POOL UPDATE
 - ROTTED FENCE REMOVAL UPDATE
 - B. CLUBHOUSE ENTRY KEYPAD – LocksPlus estimate
7. NEW BUSINESS
 - a) Discussion of money transfer to restoration project from operating budget
 - b) Insurance coverage
 - c) Purchase of computer
 - d) Discussion of implementing work form, ACC form, Incident form, Residential form
8. ADJOURNMENT

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, MARCH 17, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 - A. MANAGEMENT UPDATES
 - POOL / SPA UPDATE
 - ROTTED FENCE REMOVAL UPDATE
 - CLUBHOUSE ENTRY KEYPAD COMPUTER
 - B. MONEY TRANSFER
7. NEW BUSINESS
 - A. PLANT/HEDGE DISCUSSION
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, March 17, 2014 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.

None were absent.

As the board reviewed the minutes of the February 17, 2014 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 Aker noted that several budget lines were over including water, electricity, and termite tenting, as expected. Overall expenditures are under budget.

Open Forum:

- Unit 1744, phase 4 – reported fascia board.
- Unit 1716, phase 1 – “For Sale” signs in window.
- Unit 1709, phase 4 – requested status of white fly treatment for front and back yard.

Old Business:

A. Management Update

- Pool/Spa Update – Inspection was passed
- Rotted Fence Removal – Painting to be done in Phase 2 before moving to other phases. SMI indicated that another employee would be needed when painting on the roofs. Research by SMI revealed that permits were not needed to replace/repair the boxes surrounding the electrical boxes. Orlando, maintenance staff, will be able to suggest designs for electrical boxes. The Board suggested that the priorities should be replace/repair of the electrical boxes, then removal of rotted fencing in phase 1 and phase 3, and finally painting and pressure cleaning.
- Clubhouse Entry Keypad – a date will be set to load software onto the laptops.

B. Money Transfer

- Patty Sabates will contact Carol Eskew of Goldman, Juda, Eskew to move the funds.

New Business:

Plant/Hedges – Three types of plants as temporary replacement for the removed front fences were presented. Norma made a motion to use these plants, Patty seconded the motion; all were in

favor. SMI will obtain pricing for the three types of plants and put a letter on the homeowners' front doors with pictures.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:19 pm.

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
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**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, APRIL 21, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 - A. MANAGEMENT UPDATES
 - A/C PROPOSALS
 - ROTTED FENCE REMOVAL UPDATE
 - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
 - LAWN ISSUES
 - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
7. NEW BUSINESS
 - LAWN FERTILIZATION
 - TREE TRIMMING BEFORE HURRICANE SEASON
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, April 21, 2014 at 7:31 pm at the Omega Villas Recreation Center.

Present were Norma Aker, and Blaire Lapidés.

Patty Sabates was absent. Sunrise Management, Inc. (SMI) was not represented at the meeting.

As the board reviewed the minutes of the March 17, 2014 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Norma Aker, seconded by Blaire Lapidés, all were in favor.

Officer's Reports:

Treasurer's report was provided by Norma Aker. Although some line items such as termite extermination, security, pool and spa, irrigation and water were over budget, the month still came in under budget by about \$5,000. Eight units are in legal status and Norma will be meeting with Lloyd Procton, association attorney, on April 25, 2014 to review the status of each unit.

Secretary's report was presented by Blaire Lapidés. She reported the sale of 2 units; one in phase 1 for \$74,000 and one in phase 3 for \$66,675.

Open Forum:

- Unit 1764, phase 4 – reported receiving late notices for the special assessment payment when the monies were misapplied by Goldman, Juda, Eskew to the regular maintenance. This caused the regular maintenance to appear to be overpaid and the special assessment to be not paid and incurring late fees. Norma will contact the accounting firm to advise them of the homeowners concerns. Also reported needing a copy of the wind mitigation report and contacted SMI who did not have it. Norma will contact the insurance agent to obtain a copy. Homeowner also needs a new parking decal and will provide the necessary information to Norma. Homeowner also reports the only gate in the row of units backing onto 70th avenue has the gate rotting and separating from the cinderblock fence.
- Unit 1716, phase 4 – Reposts wood from fences piling up long before the bulk pickup date, causing area to become a dumping ground for trash. Also reports flat times from nails in fences that have been removed. Homeowner trimmed the hedges because not handled by the lawn maintenance company even though SMI was notified twice.

Unfinished Business:

- A. Air Conditioning Proposals – One of the two units at the clubhouse is not operational. One bid received for \$4286. More bids will be secured.
- B. Rotted Fence Removal – Orlando, maintenance man, is working on building boxes to enclose the electrical meters before completing the rotted fence removal.

- C. Notices to Homeowners Regarding Planting of Hedges – Status is unknown as SMI was not in attendance.
- D. Lawn Issues – Status is unknown of weeding beds, white fly treatment, leaf blowing, palm and lawn fertilization, and tree trimming as SMI was not in attendance.
- E. Garbage Inside Fences and Outside of Homeowners Units – Status is unknown. SMI will need to conduct a walk through and post notices.

New Business:

- A. Lawn Fertilization – Status is unknown of palm and lawn fertilization as SMI was not in attendance.
- B. Tree Trimming Before Hurricane Season – SMI advised Norma that tree trimming would take place the end of May and into early June.

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

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, MAY 19, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 - A. MANAGEMENT UPDATES
 - A/C PROPOSALS
 - ROTTED FENCE REMOVAL UPDATE
 - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
 - LAWN ISSUES - tree trimming, lawn fertilization
 - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
7. NEW BUSINESS
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, May 19, 2014 at 7:31pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, and Blaire Lapidès, and representing Sunrise Management, Inc. (SMI), Richard Grzegorzczak.

None were absent.

As the board reviewed the minutes of the April 21, 2014 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:

President's report presented by Norma Aker – Norma reported that unit 1708, phase 3 was sold and we have received payment for portion of past due maintenance fees. Two checks were also received from other homeowners who were in arrears. Currently, five units are in foreclosure by the mortgage holder, but the homeowners are paying maintenance fees. One unit is in bankruptcy and is not making any maintenance payments. Omega Villas holds title to two other units, one in phase 1 and one in phase 2, that have court dates coming soon for the mortgage holders.

On a surprise inspection, both the pool and spa passed inspection.

Treasurer's report presented by Patty Sabates – Patty reported that expenses in April were positive and year to date expenses are under budget also. A few budget lines were over budget as expected including water and sewer, electric, and pool maintenance. The pool heater has been turned off for the summer which will reduce the electricity bill.

Open Forum:

- Unit 1764, phase 4 – reported visiting Goldman, Juda, Eskew and got the maintenance payments corrected so that both the regular and special assessment show current. Also reported that beige paint being applied to the cinderblock wall has blown on brown hurricane shutters at the unit. SMI will investigate. Homeowner also saw an unknown male (5'8", Caucasian, gray hair, black Ford SUV) driving around Phase 4 before walking into Phase 3. Homeowner reported to the police. Homeowner's insurance carrier has requested flood insurance for the association.
- Several homeowners discussed the white fly treatment that presumable was applied to all plantings in backyards, noting that they were home all day and never saw anyone enter their back yard. The board concluded that many backyards were missed or not done properly. SMI will contact vendor and resolve with supervision of additional treatments.

- Unit 1709, phase 4 – oak tree facing the unit is in need of trimming because it is overgrowing palms and Unit 1731, phase 1 – tree in backyard is very overgrown. SMI advised that tree trimming would begin the second week of June. SMI will get cost and post on mailboxes for homeowners who choose to have the trees inside their property trimmed.
- Unit 1713, phase 4 – backyard very overgrown. SMI will notify homeowner to correct.
- 1744, phase 4 – homeowner had questions about the planting of hedges until such time that the front fence is replaced during the restoration project and was provided with a list of approved plants. Gutter is broken.
- Unit 1740 and 1761, phase 1 – dogs outside off leach. SMI will send letter to the homeowners.
- SMI was requested to obtain a proposal to replace the poles on park area between phase 1 and 2 with hedge plants.

Unfinished Business:

- A. Air Conditioning Proposals – The Board requested that SMI obtain proposals from other companies.
- B. Rotted Fence Removal Update – SMI reported that phase 4 is complete. Norma reminded SMI that a board member must see the area being removed and that SMI must specifically provide the homeowner with notification prior to any removal being done.
- C. Notices to Homeowners Regarding Planting of Hedges until such time that the front fence is replaced during the restoration project – SMI will provide specific information about which homeowners were notified.
- D. Lawn Issues – Lawn was fertilized and the board noted that there were many brown or burn areas. Permits will need to be pulled for the tree trimming that will take place the second to third week of June.
- E. Garbage Inside Fences and Outside of Homeowners Units – The board has requested that SMI conduct a walk-thru to identify units that need to be cleaned by homeowners.

New Business:

No new business was discussed.

Norma motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 8:49pm.

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, JUNE 16, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
 - A. MANAGEMENT UPDATES
 - A/C PROPOSALS
 - ROTTED FENCE REMOVAL UPDATE
 - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
 - LAWN ISSUES
 - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
7. NEW BUSINESS
8. ADJOURNMENT

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, June 16, 2014 at 7:34 pm at the Omega Villas Recreation Center.

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

Patty Sabates was absent.

As the board reviewed the minutes of the May 14, 2014 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:

Treasurer's Report presented by Norma – Several lines were over budget as expected however the monthly expenses were under budget.

Open Forum:

- Car accident on 70th Avenue damaged the back wall of a unit in phase 4. Driver has State Farm Insurance and SMI will direct our insurance company to work with State Farm to get repairs and painting done.
- Unit 1764, phase 4 – Home owner reported that maintenance man, Orlando, knocked on her door and denied he was responsible for the beige paint splatter on the brown hurricane shutters. SMI will address and ensure splatters removed.

Unfinished Business:

- A. Air Conditioning proposals – Paradise Air repaired the 2nd unit. Still waiting for additional proposals on the other, non-functioning unit.
- B. Rotted Fence Removal Update – SMI will need to confirm that homeowner has been notified of removal before proceeding.
- C. Notices to Home Owners re: Planting of Hedges – Discussion of the plant options presented to home owners for the temporary replacement of the removed fences until such time that the front fence is replaced during the restoration project.
- D. Lawn Issues – Tree trimming is scheduled in July. SMI will arrange for trimmers to offer to trim trees that are responsibility of home owners (in front and back yards) at the home owner's expense while on the property. The information and contact process will be posted on the mailboxes.
- E. Garbage Inside Fences and Outside Units – SMI reports that letters were sent to seven (7) units/home owners.

New Business:

- A. SMI will research and provide bid for annual pest control
- B. Two (2) unit report cracks in the foundation (unit 1712, phase 4 and unit 1757, phase 1). SMI will inspect and advise.
- C. Inspection of two (2) units Association has title to to determine advisability of offering as rentals
Unit 1729, phase 2 – needs refrigerator and stove, has been freshly painted.
Unit 1709, phase 1 – food, furniture, electronics in unit. Unit also has leaks. SMI will investigate and advise of needed repairs.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 8:23 pm.

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, JULY 14, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
7. MANAGEMENT UPDATES
 - A/C PROPOSALS
 - ROTTED FENCE REMOVAL UPDATE
 - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
 - LAWN ISSUES
 - CLUBHOUSE LOCK
 - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
8. NEW BUSINESS
 - F & S ENTERPRISES IRRIGATION PROPOSAL FOR VALVES
 - WALKING OF PETS ON COMMON GROUND
 - HOMEOWNERS THROWING GARBAGE AND LAWN DEBRIS OVER FENCES
 - PARKING DECALS UNAUTHORIZED INDIVIDUALS
9. ADJOURNMENT

SUNRISE MANAGEMENT, INC.

8400 North University Drive, Suite 113
Tamarac, FL 33321



**OMEGA VILLAS CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, JULY 14, 2014
7:30 PM
AT
COMMUNITY CLUBHOUSE
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE MINUTES OF PREVIOUS MEETING(S)
4. OFFICERS REPORTS
5. OPEN FORUM
6. OLD BUSINESS
7. MANAGEMENT UPDATES
 - A/C PROPOSALS
 - ROTTED FENCE REMOVAL UPDATE
 - NOTICES TO HOMEOWNERS REGARDING PLANTING OF HEDGES
 - LAWN ISSUES
 - CLUBHOUSE LOCK
 - GARBAGE INSIDE FENCES AND OUTSIDE OF HOMEOWNERS UNITS
8. NEW BUSINESS
 - F & S ENTERPRISES IRRIGATION PROPOSAL FOR VALVES
 - WALKING OF PETS ON COMMON GROUND
 - HOMEOWNERS THROWING GARBAGE AND LAWN DEBRIS OVER FENCES
 - PARKING DECALS UNAUTHORIZED INDIVIDUALS
9. ADJOURNMENT

Ω Omega Villas Condominium Association, Incorporated

To All Homeowners

Please be advised the monthly Board of Directors meeting has been changed to Monday, July 14, 2014.