

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors annual meeting was held and called to order on Wednesday, February 7, 2018 at 7:22 pm at the Omega Villas Recreation Center.

Present were Blaire Lapidès and Chris Trapani, and representing Sunrise Management (SM), Jay Pietrafetta.

Patty Sabates was absent.

A quorum of the Board of Directors was present but not a quorum of the homeowners. Chris Trapani made a motion to close the annual meeting; Blaire Lapidès seconded the motion; all were in favor.

The meeting was adjourned at 7:24 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Wednesday, February 7, 2018 at 7:24pm at the Omega Villas Recreation Center.

Present were Board Members Chris Trapani and Blaire Lapidès, and representing Sunrise Management (SM), Jay Pietrafetta.

Patty Sabates was absent.

As the board reviewed the minutes of the October 9, 2017 budget workshop and regular board meetings and November 29, 2017 budget and regular board meetings in advance of this meeting, a motion to waive the reading of and accept the minutes (with correction of the spelling of Chris Trapani's name on the October 18, 2017 budget workshop and the date on November 29, 2017 budget meeting) was made by Chris Trapani, seconded by Blaire Lapidès; all were in favor.

Management Updates:

Jay Pietrafetta reported that renewal of the insurance policies resulted in approximately \$13,000 savings, mainly due to a lower premium on hurricane coverage. Also lower for 2018 was the reduction from 3% deductible on hurricane losses to 2% deductible. Blaire Lapidès made a motion to accept the insurance policies suggested by Smith Watson Parker Insurance brokers; Chris Trapani seconded the motion; all were in favor.

Open Forum:

Home owner in phase 4 reported that the trash and papers blown in were not being picked up by the association handy man.

Blaire Lapidès motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 7:58 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, February 19, 2018 at 7:34 pm at the Omega Villas Recreation Center.

Present were Board Members Chris Trapani and Blaire Lapides and representing Sunrise Management (SM), Jay Pietrafetta.

Patty Sabates was absent.

As the board reviewed the minutes of the February 7, 2018 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Chris Trapani, seconded by Blaire Lapides; all were in favor.

Officer's Reports:

Blaire Lapides presented the Treasurer's report with updates on the recent sales and rentals in the community:

- 1704, phase 4 rental (2 bedroom) \$1500 monthly
- 1748, phase 1 sale (2 bedroom) \$133,500

She also reported the cash on hand, which includes operating accounts, reserve accounts and special assessment payments as of December 31, 2017, was \$1,138,352. At the end of 2016, the total balance was \$1,058,600; for 2015 it was \$884,447; for 2014 it was \$773,153.

The past due maintenance payments as of December 31, 2017 were \$3,695.00. At the end of 2016, the past due was \$9,728.35; for 2015 it was \$33,404.24.

The past due special assessment payments as of December 31, 2017 were \$2,997.00. At the end of 2016, the past due was \$9,728.35; for 2015 it was \$9,844.00.

Management Updates:

Jay Pietrafetta reported a car accident the totally damaged the back fence at 1756, phase 1. He has the insurance information for the driver and will be filing a claim for expenses incurred to replace the fence.

Stump grinding has been halted due to electrical wires in the stump roots. Grinding will resume when the electrician corrects the situation.

SM will inform the units that need to have private trees inside the fences trimmed.

Unfinished Business:

Rules and Regulations – Blaire Lapides informed the residents of the proposed changes. Chris Trapani made a motion to accept the changes; Blaire Lapides seconded the motion; all were in favor. The draft will be forwarded to the attorney, Lloyd Procton, for final review.

Open Forum:

- 1760, phase 4 – reports were made that the resident is feeding ducks who are causing a mess on the sidewalks and yard. SM will send a letter and possibly remove the food bowls.
- 1745, phase 2 – reports water still pooling outside the unit
- 1740, phase 1 – blue tarp is still covering the upper windows

Blaire Lapidès motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 8:13 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, April 18, 2018 at 7:37 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the February 19, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Chris Trapani; all were in favor.

Officer's Reports:

Blair Lapides reported the January financials show an increase in the cash on hand over the previous month. Water and Sewer and Irrigation lines reflect more expenses than the monthly budget amount.

Management Updates:

Jay Pietrafetta reported the following:

- Florida Leak Locator has provided a letter to the City of Plantation verifying the leak at the pool for the last three (3) months. SM has asked the city to refund sewer charges.
- Letters were sent to nine (9) homeowners about tree trimming non-compliance for trees inside the fence lines in the front or back yards. ProScapes completed tree trimming in all phases
- SM has hired a Director of Maintenance, Edwin Padilla, who will inspect the property on a monthly basis and work with Orlando. Mr. Padilla has the experience to be the project manager for the 40-year certification.
- Orlando has started working on replacement of fence boards on the condos backing to the pool area. SM may bring Juan in to assist Orlando
- SM will obtain bids for replacing/repairing the asphalt where the parking lot meets the sidewalks.

Old Business:

- 40-Year Certification – The board reviewed the proposals for the 40-year certification. Chris Trapani made a motion to accept S&D Engineering and Construction, Inc.; Patty Sabates seconded the motion; all were in favor.
- Management Contract Update – Jay Pietrafetta notified the board that the property management contract has been updated to reflect the legal name of Sunrise Management. The contract now shows Bigham d/b/a Sunrise Management. The terms of the contract have not changed.

- Project Update –
 - a. Pool Furniture Straps – The board reviewed three (3) bids. Blaire Lapides made a motion to have the repairs done by Doctor Strap, Patty Sabates seconded the motion; all were in favor.
 - b. TruGreen services have been suspended by SM due to minimal improvement in reducing weeds. ProScapes was asked to submit a bid.
 - c. Pressure Wash Sidewalks – The board reviewed four (4) bids. Patty Sabates made a motion to accept the bid from BBM Services; Chris Trapani seconded the motion; all were in favor.

New Business:

- Pool Updates/Repairs/Service Contract – The board discussed three (3) bids. Chris Trapani made a motion to accept the bid from Wade Pool Service; Patty Sabates seconded the motion; all were in favor. SM reported the Health Department did an inspection and found low waterflow in the shower. Wade will replace the valve and install a temporary chemical feeder, replace the thermometer and address the flow meters in the pool.

Open Forum:

- Vehicles without parking decals were reported. Unit 1740, phase 3 has a commercial truck which may indicate the presence of an unauthorized individual. SM will research who is authorized to be in the unit, either as homeowner or approved renter.
- Blaire Lapides and Jay Pietrafetta will schedule a date to place towing stickers on vehicles without parking decals.
- The security cameras and access to view, in real time, was discussed. Jay Pietrafetta will try to get access for board members and residents.
- Unit 1757, phase 4 was broken into.
- Homeowner reported seeing Orlando making rounds as expected.

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

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, June 27, 2018 at 7:40pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapidès, and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the April 18, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Trapani; all were in favor.

Officer's Reports:

- Blaire Lapidès reported the total cash on hand was \$1,215,158. Over budget was Water and Sewer due to leaks, General Maintenance and Repairs due to ongoing fence repairs, and Audit and Tax due to annual audit being paid in a lump sum while the cost is spread evenly over the year. Past due maintenance fees were \$5,087.00 and past due special assessment was \$1,439.30.
- Patty Sabates reported that during a walk-thru with SM, the pool and patio would have some small changes and updates and sections of some buildings and walls would be pressure painted and repainted.

Old Business:

40 Year Certification for Phase 1 is underway. Assessments will be done on the structures and electrical. The report is expected in July, after which the scope of work will be established and put out for bid.

Ratify June Contracts

- Wade Pool – Blaire Lapidès made a motion to accept the contract for pool maintenance to replace Florida Sun Pools; Patty Sabates seconded the motion; all were in favor
- Ray's Paving – Patty Sabates made a motion to accept the bid for filling the areas between the sidewalk and the paving; Blaire Lapidès seconded the motion; all were in favor
- ProScapes – Chris Trapani made a motion to accept the contract for lawn fertilization; Blaire Lapidès seconded the motion; all were in favor.

Rules and Regulations – Chris Trapani made a motion to accept the changes to the rules and regulations; Patty Sabates seconded the motion; all were in favor. Blaire Lapidès will forward the proposed Rules and Regulations to Lloyd Procton for legal review.

Project Updates:

- SM purchased a pressure cleaner, it has been used on the pool deck
- Toilets in the pool restrooms have been replaced with low flow toilets

- Vanity and faucet has been replaced in the men's restroom at the pool
- Pavers have been re-sanded around the spa; the pool deck will be re-sanded and repaired; clubhouse will be repainted
- Two non-structural beams on the pool overhang will be replaced with furring strips to connect to hurricane clips
- Cement pilings will be chiseled out and repaired due to cracking
- New trash containers for the pool area have been ordered
- Three additional chaise lounges have been re-strapped
- Clubhouse carpet has been cleaned
- Pool fence needs to be replaced; SM will put out for bids
- New mats for outside the clubhouse door will be ordered
- Vertical blinds in the clubhouse will be repaired
- SM will investigate putting a USB port outside the clubhouse on the pool deck
- SM will investigate getting hurricane shutters for the sliding glass doors for the clubhouse
- SM is compiling a schedule for preventative maintenance for all items
- Video camera will be installed over maintenance area and tennis courts

Open Forum:

1720, phase 1 – reports of 2 dogs and 4 cats using back patio waste/dropping not being removed. SM will investigate and send letter if needed.

Blaire Lapidès motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 8:56 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, July 25, 2018 at 7:29 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates and Blaire Lapidès, and representing Sunrise Management (SM), Jay Pietrafetta.

Chris Trapani was absent.

As the board reviewed the minutes of the June 27, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Blaire Lapidès; all were in favor.

Officer's Reports:

Blaire Lapidès reported the expenditures were in line with the budgeted amounts with the exception of water and sewer line due to leaks. Jay Pietrafetta has contacted the sprinkler maintenance and pool maintenance companies to investigate as well as contacting the City of Plantation to pursue a partial refund. She also reported the approved sale of unit 1704, phase 1 for \$102,000.

Old Business:

40-year Certification of Phase 1 – Farrukh Saveed of S&D Engineering and Construction, Inc. presented the preliminary report of his required assessment to comply with the 40-year certification process.

Electrical:

- Outside electrical meters, wires and circuit boards need to be replaced
- Homeowners should replace/upgrade the inside panels
- Safety switch for air conditioner needs replacement
- Grounding for the electrical needs to be replaced

Structural:

- Buildings have not been maintained
- Flat roof is bad with broken gutters
- T-111 is rotted and structure behind is probably also rotted
- Joists/beams that are cracked need to be sister or replaces
- Fasteners on sliding glass doors need replacing
- Fences need replacing
- Cracked stucco need repair
- Concrete pads and wood spacers need repair/replacement
- Windows need caulking

Mr. Saveed estimated the electrical would cost approximately \$25,000 per building and the structural would be between \$75,000 to \$100,000 per building.

The board discussed replacing the roof at the same time and asked Mr. Saveed to explore other options to replace the T-111.

The report does not address replacing the front or laundry room doors, windows, sliding glass doors or the pitched roof.

Project Update - Jay Pietrafetta presented a list of projects and updated the board on the progress. Completed items are:

- Purchase of 3 new trash receptacle for the pool area
- Pressure wash the pool deck
- Re-sand the pool deck pavers
- Repair the pool boarder Repaint the pool boarder
- Spray pool deck with weed control
- Replace broken bathroom vanity
- Replace men's room toilets
- Install concrete bases surrounding support beams on pool deck

In process are:

- Re-strap pool chairs – expected to be completed next week
- Paint light poles – pool area is complete; phases will be done
- Re-tile the outdoor pool shower – bids will be solicited
- Replace aluminum fence in pool area – bids received and will be forwarded to board members
- Hurricane shutters for clubhouse sliding glass doors – The board reviewed the bids. Blaire Lapides made a motion to accept the bid from Shutter Depot for \$2870 for bronze performance 2 shutters; Patty Sabates seconded the motion; all were in favor. The bid does not include the permit fee.
- Clean clubhouse carpet – Stanley Steemer is scheduled
- Replace rotted beam on north end of clubhouse – bids have been solicited
- Slab patch for vertical blinds in clubhouse – in process

Open Forum:

Unit 1764, phase 4 reported the decorative wood molding on the windows facing Sunrise Blvd. needs replacement

Unit 1721, phase 3 reported sand in the pool

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 9:08 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors met on Monday, August 13, 2018 at 6:30 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates, Chris Trapani and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Carol Eskew and Carla Marsten represented Juda Eskew.

Carol Eskew explained the process of securing a loan for the upcoming 40 year certification/restoration project. Three financial institutions expressed interest in being the lender of record with differences in the loan amounts and terms. Two of the institutions have potential to supply the necessary amount and terms. Chris Trapani suggested that he could bring some people to the table and he was given the approval to reach out to them.

Jay Pietrafetta will use the engineering report submitted by Farrukh Saveed, S & D Engineering and Construction, Inc., to create a project plan. Juda Eskew will submit the project plan to the financial institutions.

Additional steps include a meeting with Steve Weinberg and a meeting with Phase 1 homeowners.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A budget workshop was held on Wednesday, September 26, 2018 at 7:00 pm at the offices of Juda Eskew Associates, accountants for the condominium association.

Present were Patty Sabates, Blaire Lapidès, Chris Trapani, Jay Pietrafetta representing Sunrise Management, and Carol Eskew and Carla Marsten representing Juda Eskew.

None was absent.

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

The renovation project was also discussed and Carol Eskew advised of the results of soliciting loans from area banks.

The meeting ended at 9:13pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors met on Monday, October 22, 2018 at 3:30 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Carol Eskew and Carla Marsten represented Juda Eskew. Steve Weinberg, Esq. was also in attendance and will be assisting with the loan and contract process.

Chris Trapani was absent.

Carol Eskew provided copies of expression of interest letters from three financial institutions which were discussed at length. The Board directed Carol to contact two of the institutions to negotiate more favorable terms and loan amounts.

Steve Weinberg outlined the steps to commence the construction process, starting with a bid specification RFP. He also explained the attorney compliance letter that a lender would require.

Several construction companies were discussed as large and reputable enough to handle the scope of work Omega Villas requires. Bids will not be limited to those companies that were discussed.

Another workshop will be scheduled to review bids from construction companies.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special meeting of the Board of Directors was held and called to order on Wednesday, October 24, 2018 at 7:05 pm at the Omega Villas Recreation Center.

Present were Patty Sabates, Blaire Lapides and Chris Trapani. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew were Carol Eskewt and Carla Marsten.

Patty Sabates made a motion to accept the budget as presented, Blaire Lapides seconded the motion; all were in favor.

The floor was open for questions from those in attendance. Patty explained how the Board created the budget at a workshop meeting at Juda Eskew's offices.

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

Carla Marsten provided information on the results of the proxies received to date.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 7:14 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Thursday, November 29, 2018 at 7:31 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani attended by phone.

None were absent.

As the board reviewed the minutes of the July 25, 2018, August 31, 2018, September 26, 2018, October 24, 2018, and October 22, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Chris Trapani; all were in favor.

Officer's Reports:

Blaire Lapides reported the total cash in the bank as of October 31, 2018 was \$1,216,712.00. Year to date line items that were over budget were Water and Sewer, Video Cameras, Audit and Tax, Property Security Detail, Web Site Expense, General Repairs and Maintenance, and Roof Repairs. As a whole, the expenses are more than \$16,000 under budget.

Sales approved by the screening committee were unit 1704, phase 1 for \$165,000 (2 bedroom) and 1724, phase 3 for \$199,000 (2 bedroom).

Management Updates:

- Metal doors have been installed on the interior doors of the clubhouse
- Sliding glass doors are locked on the tracks
- Cell phone ports have been installed on the outside of the clubhouse on the pool deck. Signs have been ordered.
- Security cameras have been reconfigured for the clubhouse and recreation area. There is room to add one more camera.
- Cloud based storage for the security video and extended storage will be check for with WSE.
- Bids for replacing the pool fence were distributed to the board members. SM will obtain samples of materials and welds; Blaire suggested tabling until after the restoration project.
- Inside walkways and exteriors have been pressure washed.
- Fobs have been secured for the residents for access to the clubhouse. A motion was made by Blaire Lapides to provide two (2) to each unit, \$30.00 fee to replace the first time a fob is lost; \$50.00 the second time one is lost, damaged fobs will be replaced free but must be turned in to receive the replacement, Patty Sabates seconded the motion, all were in favor.

Unfinished Business:

40-year Certification/Restoration – The engineers report has been provided to the City of Plantation. Carol Eskew of Juda, Eskew has been in contact with three lenders about securing the loan. The roofs are at the end of their useful life and should be included in the restoration project. Weinberg suggested hiring an architect to do drawings on one building as a test to determine the underlying damage.

Architect Drawings – Bids were received and reviewed by the board. Blaire Lapides made a motion to accept the bid from Stanley N. Schachne Architect, P.A., Patty Sabates seconded the motion, all were in favor.

SM was directed to obtain impact window and hurricane shutter samples with potential costs for them as well as cost to change exteriors to stucco vs. replacing T-111.

Project Updates – addressed in Management Update section.

New Business:

Chris Trapani made a motion to appoint Eric Richards to the board; Patty Sabates seconded the motion; all were in favor.

Open Forum:

Resident complained about yellow convertible playing loud music. SM will send letter to homeowner.

Blaire Lapides motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 9:37 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Board of Directors meeting was held and called to order on Thursday, December 20, 2018 at 7:32 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapidés and Eric Richards, and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani attended by phone.

None were absent.

New Business:

The meeting was opened to discuss continuing the special assessment (SA) for 2019 as it has been in the past years.

Homeowners asked questions about the SA and the restoration project and received responses. Board members expressed their opinions about continuing the SA for 2019.

Blaire Lapidés made a motion to continue the SA as in the past years for 2019 or until the restoration loan repayments become due; Patty Sabates seconded the motion; three board members were in favor, one board member was not in favor. The motion passed by a majority of the board members.

Blaire Lapidés will notify Juda Eskew of the vote for them to mail out coupon payment books.

Chris Trapani motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 8:20 pm.