

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

## **MINUTES**

Board of Directors meeting was held and called to order on Monday, January 20, 2020 at 7:43 pm at the Omega Villas Recreation Center.

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

Cindy White was absent.

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

Blaire Lapides presented information from the November 2019 reports as the December reports had not yet been received from Juda Eskew. The information follows:

Past Due	Maintenance	Special Assessment
Phase 1	\$0.00	\$0.00
Phase 2	\$1,590.00	\$967.00
Phase 3	\$433.81	\$33.00
<u>Phase 4</u>	<u>\$5,094.00</u>	<u>\$1,775.00</u>
Total Past Due	\$7,117.81	\$2,775.00

The total cash on hand is \$1,357,772 which includes the Operating account of \$657,357, Reserves account of \$59,213, Security account of \$2,950 and Special Assessment account of \$638,252.

Most of the expenditures were in line with the budget, but a few lines exceeded the monthly budget. Those are tree pruning, general repairs and maintenance, roof repairs, and legal. However, the year to date expenditures (\$360,727) were under budget (\$394,703) by \$33,976.

Blaire also reported the following units had applications for renters or purchase:

Unit 1756, phase 1 (2 bedroom) sale price \$159,000

Unit 1728, phase 3 (2 bedroom) lease price \$1,450.00 monthly

Unit 1712, phase 4 (2 bedroom) sale price \$184,000

Unit 1744, phase 4 (2 bedroom) sale price \$175,000

Jay Pietrafetta reported about Fanny Mae not approving home loans when the association's bank statements are not provided. Juda Eskew is very concerned about providing that information due to possible fraud. Chris Trapani will contact Carol Eskew or Travis Ouimet to discuss possible options.

### **Old Business:**

40-year Certification/Update – Jay met with Farrukah Saveed and a roofing contractor for to inspect Phase 2. Phase 1 will be using the architectural drawings already completed and Jay will meet with Farrukh to determine the next steps. Phase 3 engineering report was sent to the City of Plantation last week with the fee of \$275.00

A revised contract as per the November 2019 meeting will be needed before moving forward with him.

Off-Duty Detail Schedule/Security – Jay informed the board that Plantation police has a volunteer that can work on Sunday, Wednesday and/or Friday from midnight to 4am or from 2am to 5am at cost of \$43.25 per hour (\$61.25 per hour on holidays). It was agreed to hire an off-duty Plantation police officer for a minimum of two (2) weeks from midnight to 4am. Jay will work with the City to set the dates and times.

2020 Maintenance Projects – Patty Sabates and Jay will conduct a walk thru on January 27, 2020 to create a list of projects.

Jay presented photos of parking bumpers that are broken or in need of repainting. Approximately 12 bumpers need to be replaced. Chris asked Jay to obtain bids for the replacement. Orlando can paint and stencil “OWNER” or “GUEST” on the new bumpers and those that need repainting.

Jay was asked to have the carpet cleaned and the linoleum stripped, cleaned and resealed.

Proposals for Repair Items – Jay presented photos of four (4) sidewalk areas that present possible trip hazards with bids from three (3) vendors. The Board discussed the bids. Chris made a motion to accept the bid from Concrete Solutions and charge it to the General Repairs budget line; Eric Richards seconded the motion; all were in favor.

**Open Forum:**

Unit 1701, phase 4 – reports of dog poop not being picked up. Jay will send a letter.

Unit 1731, phase 2 – reports of dog walking inside the property and not always picking up dog poop. Jay will send a letter.

Unit 1761, phase 2 – reports of possible extra people living in the unit. Jay will investigate.

Unit 1757, phase 2 – reports of termite dust. Jay will call exterminator.

Reports of a 4-door sedan with an expired tag using the pool. Jay will check the security system. Signage needed for mailbox in phase 2 “Do Not Feed Ducks”

Eric volunteered to post minutes and meeting dates on the website.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:24pm.

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

### ***MINUTES***

A special Board of Directors meeting was held and called to order on Monday, January 27, 2020 at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta. Camille Vaught of Hub International Florida was also in attendance.

Chris Trapani was absent.

Camille Vaught presented the commercial insurance proposal for the association. She provided an explanation of the different types of insurance and the bid process used to obtain policy information and quotes. She also explained that she has seen an increase of up to 25% for premiums this year.

The board reviewed each type of insurance, costs, and policy limits/terms and conditions.

Blaire Lapides made a motion to accept the insurance package as presented with an increase to \$1,400,000 coverage for employee theft on the crime insurance from Travelers Property Casualty Insurance Company; Patty Sabates seconded the motion; all were in favor.

The meeting was adjourned at 8:05 pm.

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

## **MINUTES**

Board of Directors annual meeting was held and called to order on Wednesday, February 12, 2020 at 7:30 pm at the Omega Villas Recreation Center.

Present were Patty Sabates, Chris Trapani, Blaire Lepides and Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Jay Pietrafetta indicated since four (4) applications were received for service on the Board of Directors, no vote was required. All four (4) were automatically appointed to the Board.

The meeting was adjourned at 7:33 pm.

After the completion of the Annual Meeting, information was informally presented about the restoration project by Farrukah Saveed of S&D Engineering and Constructions, Inc. Also present from S&D was Sofia Arguibau.

Farrukah said the architectural drawings have been completed for phase 1, 2, and 3. All the materials will be the same with only the quantities changing due to the size of each building. Farrukah made the following suggestions:

- Use DensGlass as a base for stucco instead of plywood which will reduce the possibility of rotting. The cost is almost the same for plywood vs. DensGlass
- Windows not replaced due to costs but will be resealed and caulked with composite trim instead of wood trim.
- Loose fence boards will be repaired; missing fences will be replaced as will the trellises.
- All roofs will be replaced including flashing, gutters and downspouts with shingles on pitched roof and TPO on flat roofs.

Work will be top down, starting with the roofs.

Jay Pietrafetta and Farrukah Saveed will do a walk-through of the property to finalize the changes so it can be forwarded to Carol Eskew at Juda Eskew for loan financing.

Homeowners will need to be informed to make sure they have permits for any work done they have done on their units.

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

A budget workshop was held on Wednesday, September 30, 2020 at 4:35pm by Zoom due to the coronavirus pandemic.

Present were Patty Sabates, Chris Trapani, Blaire Lepides, Eric Richards, Jay Pietrafetta representing Sunrise Management, and Thomas Angelos representing Juda Eskew. Carol Eskew was in attendance for the first 30 minutes.

No board members were absent.

Carol Eskew provided an update on the status of the association's income through maintenance and special assessment payments. She also indicated that institutions have money to lend at favorable interest rates for the 40-year certification and restoration project.

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

The meeting ended at 6:22 pm.

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

## **MINUTES**

Board of Directors meeting was held and called to order on Tuesday, October 6, 2020 at 7:32pm via GoToMeeting due to coronavirus.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lepides, and Eric Richards. Representing Sunrise Management (SM) was Jay Pietrafetta. Also, in attendance during a portion of the meeting was Farrukh Saveed of S & D Engineering and Construction, Inc.

None were absent.

Since the board reviewed the minutes of the September 18, 2019, October 1, 2019, October 23, 2019, October 30, 2019, December 30, 2019, January 20, 2020, January 27, 2020, February 12, 2020 and September 30, 2020 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Eric Richards, seconded by Patty Sabates; all were in favor.

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

Blaire Lepides presented the Treasurer's Report with a comparison of the maintenance, special assessment balances and cash on hand comparing December 31, 2019 to August 31, 2020 to determine the impact, if any, on the Association's financial health:

Maintenance Past Due	December 2019	August 2020
Phase 1	\$246.00	\$2386.00
Phase 2	\$1908.00	\$284.00
Phase 3	\$975.81	\$1986.00
Phase 4	\$4982.00	\$1410.00
Total Past Due Maintenance	\$8111.81	\$6066.00

Special Assess. Past Due	December 2019	August 2020
Phase 1	\$189.00	\$240.00
Phase 2	\$907.00	\$275.00
Phase 3	\$117.55	\$1056.55
Phase 4	\$1975.00	\$1100.00
Total Past Due Spec. Assess.	\$3188.55	\$2671.55

Total combined past due was \$11,300.36 in December 2019 and \$8737.55 in August 2020.

Assets	December 2019	August 2020
Cash - Operating	\$651,691	\$681,459
Cash - Reserves	\$59,234	\$59,323
Cash - Security	\$2,950	\$3,750
Cash - Special Assess.	\$644,622	\$650,759
Total Cash on hand	\$1,358,497	\$1,395,291

Blaire also reported on the sales and lease application that have been received during the coronavirus:

Rentals:

1704, phase 4	\$1500 month	2 bed unit
1756, phase 1	\$1650 month	2 bed unit
1728, phase 4	\$1400 month	2 bed unit
1756, phase 1	\$1600 month	2 bed unit
1737, phase 2	\$1600 month	2 bed unit
1721, phase 4	\$1600 month	2 bed unit
1752, phase 4	\$1600 month	2 bed unit

The first application for unit 1756, phase 1 was declined. The second application was approved.

Sales:

1712, phase 4	\$185,000	2 bed unit
1744, phase 4	\$170,000	2 bed unit
1744, phase 4	\$165,000	2 bed unit
1736, phase 2	\$138,000	2 bed unit
1712, phase 3	\$149,900	2 bed unit
1753, phase 3	\$162,000	2 bed unit
1736, phase 3	\$137,500	2 bed unit

The first application for unit 1744, phase 4 was declined. The second application was approved.

Blaire updated the board on the status of collections for the unit in phase 4 that has been in legal. A contract has been in place between Lloyd Procton, Association attorney, and the homeowners since May 2020 with an agreed upon payment schedule. The payments in June, July, and August have been a few days late, but monies have been paid as agreed. The September payment was made in three (3) smaller payments, one as late as the end of the month instead of the agreed upon date of September 1. Lloyd has a calendar hearing schedule for October 29, 2020 to petition the court for a summary judgement if the agreed payments of \$2,000 due October 1 and \$701.59 due October 12 are not received.

### **Management Updates:**

#### **Old Business:**

40-Year Certification/Update and Engineering Report on Bids:

#### **New Business:**

#### **Open Forum:**

<> motioned for adjournment; <> seconded; all were in favor. The meeting was adjourned at <> pm.

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

## **MINUTES**

A virtual Board of Directors meeting was held and called to order on Wednesday, November 18, 2020 at 7:05pm via GoToMeeting due to coronavirus.

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

Eric Richards was absent.

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

Blaire Lapides indicated that the September financial reports had not been received yet. She also reported the applications had been received for the following sales:

Unit 1705, phase 1	\$130,000	2 bedroom
Unit 1740, phase 3	\$170,000	2 bedroom
Unit 1720, phase 4	\$178,000	2 bedroom

### **Management Updates:**

Jay Pietrafetta reported that Carol Eskew is soliciting retainer agreements from attorneys to replace Lloyd Procton, who has retired. Jay will ask Carol for a list of the attorneys she has reached out to. Chris Trapani explained the legal process that needs to be followed for delinquency leading up to foreclosure. Blaire will obtain copies of the delinquency letters for Juda Eskew.

Jay also reported that tree trimming permits were issued a month ago and two (2) days of trimming already took place. Trimming will continue after Thanksgiving. Patty Sabates requested the company provide a list of backyard trees that need to be trimmed.

Unit 1738, phase 4 has reported water intrusion in the unit. Jay has asked Farrukh Saveed to look at the unit and provide an assessment of the issue. Jay will also contact Camille Vaught At Hub Insurance about the liability for the leak.

Other items reported by Jay:

Several light posts were replaced or repaired due to massive rains

Inspections done for pool and spa

Fire inspection completed

### **Old Business:**

#### 40-Year Certification/Update:

Receipt of the 40-year certification report for phase 4

#### Engineering Bids:

Patty requested Jay research litigation, license and insurance for each company that a RFP has been sent to for the 40-year restoration project. She also requested the insurance be rechecked just before any work start.

**New Business:**

Bonus payments to Sunrise Management staff for their work throughout the year was discussed.

**Open Forum:**

No homeowner offered any comments or questions.

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

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

## **MINUTES**

A special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:07pm via GoToMeeting.

Present were Patty Sabates, Blaire Lapidés and Eric Richards. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew was Thomas Angelos.

Chris Trapani was absent.

Patty Sabates made a motion to accept the budget as presented, Blaire Lapidés seconded the motion.

The floor was open for the homeowners to ask questions.

Two (2) Board Members were in favor of accepting the motion, one (1) Board Member was not in favor; the motion passed by a majority of the Board Members present.

Thomas Angelos provided information on the results of the proxies received to date:

	Required Number	Still Need
Phase 1	16	6
Phase 2	17	5
Phase 3	17	10
Phase 4	17	11

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 7:40 pm.

Immediately following the budget meeting, a special meeting of the Board of Directors was held and called to order on Friday, December 4, 2020 at 7:40 pm via GoToMeeting.

Patty Sabates made a motion to continue the special assessment for 2020 as follows:

Phase 1	2 bedroom	\$48.00	3 bedroom	\$58.00
Phase 2	2 bedroom	\$45.00	3 bedroom	\$55.00
Phase 3	2 bedroom	\$48.00	3 bedroom	\$57.00
Phase 4	2 bedroom	\$50.00		

Blaire Lapidés seconded the motion. All were in favor and the motion passed.

Patty Sabates motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 8:05 pm.

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