

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Monday, January 20, 2023, at 7:02 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also present was Hector Medina from The Loomis Company who is the insurance underwriter.

None were absent.

As the board reviewed the minutes of the December 6, 2022 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Renata Bukharayeva; all were in favor.

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

As the November and December reports had not yet been received from Juda Eskew, no financial information was given at the meeting.

Juda Eskew asked if the Board of Directors wished to waive late fees for residents since the coupon books may have been sent out late. The Board spoke to the resident present at the meeting as well as among themselves and it was determined that the coupon books had been received on a timely basis. Blaire Lapides will inform Juda Eskew not to waive the late fees.

Blaire Lapides reported that two (2) units had been approved for lease:

1753, Phase 3 2 bedroom	\$2100 monthly
1712, Phase 1 2 bedroom	\$2350 monthly

### **Update on Electrical Work:**

Jay Pietrafetta met with Chris Cavaliere and Joe Borrelli, Cavaliere Electric & Sons, on the previous Thursday. He reported that Phase 1, Phase 2 and Phase 3 have been completed and Phase 4 is about half completed. Patty Sabates asked for copies of the closed permits for the files and indicated that payment would be held until the closed permits were received.

### **General Liability Insurance Renewal:**

Hector Medina asked numerous insurance companies to submit bid for the insurance coverage. He submitted the best policies and costs and explained all the policies. The policies do not include the property insurance as that policy does not renew until June 1. The floor was opened to the residents and Hector answered their questions. Blaire Lapides made a motion to accept the insurance companies and policies as presented by Loomis, Eric Richards seconded the motion; all were in favor.

Mr. Medina explained that it is better to complete reroofing in each phase before moving on to the next phase for insurance purposes.

A resident had brought to the Board's attention that his mortgage lender indicated at least one (1) building in Phase 3 is designated as in a flood zone. Mr. Medina said a survey would have to be done to confirm that information. Blaire Lapidès made a motion to have a survey done, Patty Sabates seconded the motion; all were in favor.

### **Roof/Structural Work Repairs:**

Patty Sabates asked for a contract that included more detail for the scope of work for the roof repairs and approval from the Association attorney prior to signing it.

### **General Business:**

A. Pool Resurfacing Bids: This was tabled until complete bids are provided.

B. New Items:

- Ducks are again becoming a nuisance. Jay Pietrafetta was asked to contact a humane animal removal company.
- Residents reported commercial trucks parking in phase 3 and phase 4. Jay Pietrafetta will contact the owner to have removed and send a non-renewal of lease letter.
- Jay Pietrafetta was asked about the removal of approximately nine (9) trees that are causing intrusion into the foundations. He will get bids from ProScapes and other arborists as well as providing the Board with a list of the trees.
- Jay Pietrafetta said Carol Eskew of Juda Eskew asked for a breakdown of roofing costs by phase. Farrukh Sayeed, S&D Engineering and Construction, and Levy Horvath, Austro Construction, prepared the scope of work and forwarded it to Juda Eskew.

### **Open Forum:**

- A resident reported a black pickup truck in front of 1704, Phase 1 that never moves
- Questions were asked about the special assessment and increase when the loan is obtained
- A question was asked about the percent of renters to owners
- A question was asked about fence replacement
- A resident reported that avocados that drop to the ground are not being picked up by the lawn service
- Questions were asked about the tennis court being locked. The padlock will be removed for children to ride bikes.

Patty Sabates motioned for adjournment; Renata Bukharayeva seconded; all were in favor. The meeting was adjourned at 8:57 pm.

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Tuesday, February 21, 2023, at 7:08 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidès, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance was Farrukh Sayeed, S&D Engineering, and Levy Horvath, Austro Construction.

None were absent.

The minutes of the previous meeting had not been submitted to the Board for review.

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

Blaire Lapidès reported as of December 31, 2022, \$646,070 in the operating account, \$59,596 in the reserve account, \$11,116 in the security account and \$709,846 in the special assessment account for a total of \$1,426,628 cash on hand. Due to a large increase in the insurance premium, that budget line was more than originally budgeted. Also over budget were water and sewer, electricity, pest and critter services, electrical repairs and legal accounts.

Past due maintenance for phase 1 was \$845.00, for phase 2 \$468.00, for phase 3 \$1,716.81, for phase 4 \$1017.50, for a total of \$4047.31. Past due special assessment for phase 1 was \$73.00, for phase 2 \$45.00, for phase 3 \$169.00, for phase 4 \$150.00, for a total of \$737.00.

### **Roof/Structural Work Repairs:**

Levy Horvath of Austro Construction presented samples and colors of roofing materials. He informed the Board that the tiles were a product of Owens Corning and were an asphalt/fiberglass composite with a wind rating of 130 MPH. Austro will provide a labor warranty for 2 years and Owens Corning warranty for the product is 18 years. Patty Sabates made a motion to use Dessert Rose color for the shingles, Blaire Lapidès seconded; all were in favor. This color is close to the current brown shade of roofing tiles. During the reroofing, Austro would remove all the shingles (rather than roofing over), repair/replace any areas of rot, slope the flat roof ¼" per four (4) feet to drain toward the gutters, and prime and paint the upper levels of the units. Mr. Horvath also stated Austro would include maintenance for the first year. After that, a maintenance contract could be negotiated with Austro which could include repair of flat and shingled roofs and cleaning gutters during the twice a year inspection. Mr. Horvath also said the windows on the upper story would need to be replaced with hurricane impact windows or have hurricane shutters if they are removed due to rotted areas that need replacing. This is required by the City of Plantation. He has negotiated a price of \$1200.00 per impact window.

Mr. Horvath was asked to bring the window manufacturer to the next meeting with samples of the window options for the Board to decide on a uniform look.

A discussion about stucco or Hardie for the siding concluded with Farrukh Sayeed saying he preferred Hardie board since the stucco lathe could corrode over time. Mr. Horvath said the cost

of installing stucco or Hardie board is the same. Jay Pietrafetta will contact the association attorney to determine if Hardie board constitutes a material change that requires a vote of the homeowners.

The Board asked for modifications to the roofing contract to include 25 year warranty on the product and a secondary barrier at no additional cost on the flat roofs. A separate contract for the rest of the structure was requested.

**Update on Electrical Work:**

Jay Pietrafetta provided an update on the electrical work. All electrical work must be completed and closed permits received prior to final payment.

**General Business:**

- A. Pool Resurfacing Bids – the Board reviewed the submitted bids from Hixon Pool Repair and Supply, Inc. and Sublime Pools & Spas. Since there were still areas of concern, the Board requested the companies attend the next meeting to clarify their bids.
- B. Tree Removal Bids – the Board reviewed bids from ProScapes and Supreme. Jay Pietrafetta was asked to obtain a bid for another tree to be included in the removal.

**Open Forum:**

- A resident informed the Board that renters at 1749, phase 4 were leaving beer bottles outside and burning trash in the back yard.
- Boards need replacing in the fence in phase 4.
- Unit 1749, phase 3 has trash piling up outside.
- A resident asked when mulching and lawn fertilization would be done. Mulch will be done by the maintenance person after the construction is completed. The fertilization will be done by the lawn maintenance crew in May.
- The sidewalks need to be pressure cleaned. It was recommended that a company come out to do the work instead of using the maintenance personnel.

Patty Sabates motioned for adjournment; Blaire Lapidès seconded; all were in favor. The meeting was adjourned at 9:21 pm.

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Tuesday, March 7, 2023 at 7:08 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapidès. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance was Farrukh Sayeed, S&D Engineering, and Levy Horvath, Austro Construction.

Renata Bukharayeva was absent.

As the Board reviewed the minutes of the January 20, 2023 and February 21, 2023 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

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

As the January financial reports had not yet been received from Juda Eskew, no report was made.

### **Pool Resurfacing Bids:**

The Board reviewed the bids received from Subline Pools and Hixon Pools. Presentations were made by John, Operations Manager – Sublime Pools, and Clifford Hixon, Owner – Hixon Pools and the Board asked questions about the possible additional charges. The Board asked Mr. Hixon to prepare a more detailed proposal with current pricing and submit it to the Board.

### **Roof/Structural Work Repairs:**

Luis Ramos, Territory Manager for Mule-Hide Products, presented brochures and samples of the overlay products for the TPO (flat) roofs. He stated the Austro Construction is certified by his company to install the product. The product carries a 20-year 'no dollar limit' (NDL) warranty with proper maintenance which can be provided through Austro. Mr. Sayeed asked many questions about the product, installation and maintenance. Mr. Horvath showed a representation of the roof layers:

Plywood as the base layer

Poly-ISO (foam that will create a slope to run water off the roof)

DensDeck (fire barrier)

Fasteners and metal edging

Water barrier

Mule-Hide TPO

Flashing

These layers will provide additional "R" value to the roof.

### **General Business:**

- A. Tree Removal – The Board reviewed proposals from ProScapes, JLS Tree Service and Supreme Landscaping. This was tabled until bids from JLS and Supreme could be

received that listed the location and type of tree to be removed. Also needed is copies of licenses and insurance.

- B. Meeting Process – The next meeting was set for March 14, 2023. The Annual meeting is scheduled for March 21, 2023.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 9:22 pm.

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

A Board of Directors annual meeting was held and called to order on Tuesday, March 21, 2023 at 7:03 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidés, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

A quorum of the Board Members was present but not of the homeowners.

Jay Pietrafetta reported that since only four (4) applications were received for service on the Board of Directors, no vote was required. The current Board Members, Patty Sabates, Eric Richards, Blaire Lapidés, and Renata Bukharayeva were the only applications received.

Eric Richards made a motion for the current position to be retained by the previous Board Members. All agreed to accept the positions. Renata Bukharayeva seconded the motion; all were in favor.

Patty Sabates will continue as President. Eric Richards will continue as Vice President. Blaire Lapidés will continue as Secretary/Treasurer.

Blaire Lapidés motioned for adjournment; Renata Bukharayeva seconded; all were in favor. The meeting was adjourned at 7:08 pm.

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

## ***MINUTES***

Board of Directors meeting was held and called to order on Tuesday, March 21, 2023, at 7:10pm.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidés, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance were Farrukh Sayeed, S&D Engineering and Construction, and Levy Horvath, Austro Construction.

None were absent.

As the board reviewed the minutes of the March 7, 2023 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Renata Bukharayeva; all were in favor.

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

Both Patty Sabates and Blaire Lapidés reported communication with Juda Eskew about not having the January or February financials. This was due to a system upgrade/conversion that has not gone as smoothly as promised by the vendor.

### **Roof/Structural Work Repairs:**

Levy Horvath brought a sample of how the outer walls would be constructed with Tyvek, plywood, 30# roofing material (for additional waterproofing), and Hardie board. This would exceed the requirements of the City of Plantation, Broward County, and Florida codes.

Items that may need the unit owners votes to make a material change include:

- Trellises – remove or replace and with what material, or eliminate
- Window/door banding – remove or replace with stucco or replace with Hardie board, or eliminate
- T1-11 – replace with Hardie board, stucco or T1-11

Costs for each option will need to be included in the communication to the unit owners.

To that end and to supply the financial institution with exact costs, a meeting is closed scheduled for March 28, 2023 at 7:00pm at the clubhouse. The Board of Directors, Jay Pietrafetta, Farrukh Sayeed, Levy Horvath, and a representative for Juda Eskew.

Mr. Sayeed will need to review the contract prior to the Association's attorney's review to ensure that the scope of the contract matches the scope of work from the engineering report.

Mr. Horvath will provide pricing on the impact windows available for the homeowner to purchase which may be required by the City of Plantation.



**Pool Resurfacing Bids:**

The Board discussed the bids from two (2) companies. Patty Sabates made a motion to accept the bid from Sublime Pools & Spas contingent on receipt of all licenses and proof of insurance coverage; Blaire Lapidès seconded the motion; all were in favor.

Patty asked that Sublime also present a proposal for the pool maintenance contract and attend the next meeting. The contract needs to be forwarded to the Association attorney for review prior to signing. Sublime will need to present a timeline of the project.

**Tree Removal Bids:**

The Board discussed the bids from two (2) companies. Blaire Lapidès made a motion to accept the bid from ProScapes contingent on adding root removal for the Java Plum and other invasive roots as well as defining “flush cut” terminology used in the bid; Patty Sabates seconded the motion; all were in favor. Jay Pietrafetta will ask ProScapes to remove roots in backyards that are interfering with foundations.

The contract needs to be forwarded to the Association attorney for review prior to signing. Unit owners will need to be notified in advance of the work.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:44 pm.

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

## ***MINUTES***

A Board of Directors meeting was held and called to order on Tuesday, July 18, 2023 at 7:06 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance was Jackeline Ortiz from the Loomis Company and Levy Horvath of Austro Construction. Matthew Goode of Hollander, Goode & Lopez LLP.

None were absent.

As the board reviewed the minutes of the March 21, 2023 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

### **Financial Report:**

Blaire Lapides reported that cash in the bank as of May 31, 2023 was \$1,419,563. Individual budget lines that were over include Water and Sewer, Insurance, and Legal. The total Maintenance that is past due are \$5,897.00 while \$17,740.73 were prepaid. Past due Special Assessments total \$1,818.00 with \$3,098.50 prepaid.

### **Owner Updates:**

#### **A. Finalization of Construction Costs for Roof/Structural Work Repairs**

A contract has been agreed to with Austro Construction and approved by the Association attorney. The attorney is awaiting final exhibits from the engineer, Farrukh Sayeed of S&D Engineering and Construction, Inc. before submitting to the bank as required for the loan.

### **Motion:**

Patty Sabates made a motion to accept the construction contract from Austro Construction as presented by the Association council; Eric Richards seconded the motion; all were in favor.

#### **B. Insurance Coverage Increases**

Patty Sabates explained that the Association's property insurance coverage had increased significantly. She gave premium amounts for the last several years (2020 - \$110,000, 2021 - \$120,000, 2022 - \$172,000, 2023 - \$400,000). The premium for the 2023-2024 renewal will be \$1,288,208.50. This will necessitate a Special Assessment to be levied for the balance of the calendar year. The Board agreed to discontinue the current Special Assessment for the 40-year restoration project that has been in effect for numerous years.

Patty reported that Juda Eskew, the Association's accounting firm, provided the monthly amount for each unit to be paid during the last four (4) months of 2023. The Special Assessment will be:

Phase 1	2 bedroom - \$251.00 per month	3 bedroom - \$302.00 per month
Phase 2	2 bedroom - \$237.00 per month	3 bedroom - \$285.00 per month
Phase 3	2 bedroom - \$249.00 per month	3 bedroom - \$299.00 per month
Phase 4	2 bedroom - \$261.00 per month	

Goldman Juda will be forwarding information to all homeowners shortly.

The increase for 2024 will be included in the budget and will not require a special assessment.

### **Insurance Q & A:**

Jackeline Ortiz, The Loomis Company, reported that they have seen premiums increase three (3) to five (5) times for condominium and homeowner associations. The increase has been caused by hurricanes in recent years and the collapse of Champlain Towers in Surfside, FL. In the last few years, seven insurance companies became insolvent, fifteen (15) stopped writing new policies and five (5) have pulled out of the state. An additional eighteen (18) companies are on the state watch list due to financial concerns.

Jackie said the Association could experience a 20% to 30% decrease in the premium once the restoration project is completed. She reported that the state is trying to entice other companies to come into the state as well as the legislature addressing the issue.

She responded to the questions posed by the attendees.

### **Loan Discussion Update:**

Patty gave a brief overview of the \$4,600,000 loan agreement from Popular Association Banking. This includes \$3,500.00 loan fees and \$3,450.00 bank out-of-pocket fees for a total of \$6,950.00 to be paid at closing. The terms of the loan are 24 months line of credit at 6.75% and 240 months at 7.46%.

### **Motion:**

Patty Sabates made a motion to accept the terms of the loan from Popular; Blaire Lapides seconded the motion; all were in favor.

### **Open Forum:**

- Tree removal is still pending receipt of the permit from the City of Plantation. Notices will be posted on the front doors of the units that are affected when work begins.
- A homeowner reported tree roots in the pipe when a toilet was replaced. Jay will visit the unit after the meeting.
- Trees on Sunrise Blvd. that are encroaching are the responsibility of the City of Plantation. The homeowner was asked to contact the City.
- Permits for the pool work are being pulled. Repairs should begin within the month.
- Levy Horvath explained the process of having four (4) teams so that each phase will begin at the same time. An extended discussion was held about the impact windows that homeowners could purchase directly from Austro Construction.

Blaire Lapidès motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 8:42 pm.

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

A budget workshop was held on Tuesday, September 19, 2023 at 7:15 pm at the offices of Juda Eskew.

Present were Board Members Eric Richards and Blaire Lapidès. Representing Sunrise Management (SM) was Jay Pietrafetta. Carol Eskew represented Juda Eskew.

Patty Sabates was absent.

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

Carol Eskew informed the Board that, per current state law, reserves will have to be funded in 2025.

The board requested that Hector Medina attend the budget meeting to provide the homeowners with information on the large insurance increase and possibilities for reduction in the future.

Carol provided estimates of repayment amount for the \$4.6 million restoration loan, not including the interest:

	2 bedroom	3 bedroom
Phase 1	\$40,007	\$48,244
Phase 2	\$36,851	\$44,221
Phase 3	\$32,659	\$39,100
Phase 4	\$27,449	

These amounts are based on the proposal from Austro Construction for the cost of each phase.

Carol suggested starting the special assessment repayments in June 2024 with a vote by the Board to require the special assessment be paid in full if the unit is sold or transferred.

The workshop was adjourned at 8:20pm.

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

A special Board of Directors meeting was held and called to order on Tuesday, October 24, 2023 at 8:24 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapidès. None were absent.

Representing Sunrise Management (SM) was Jay Pietrafetta. Representing Juda Eskew was Carol Eskew. Representing The Loomis Company was Hector Medina and Alexander Medina.

Patty Sabates provided an overview of the restoration project including it taking six (6) years for Omega to obtain a loan to finance the project.

The loan is a line of credit for a maximum of 24 months at 6.75% interest followed by a term loan for 20 years (240 months) at 7.46% interest. The line of credit will be drawn down to finance the construction. Homeowners will not pay until the construction is completed.

There was a discussion of fines levied by the city for failure to complete items from the 40-year certification. Unfortunately, due to the homeowners waiving the reserves every year which causing no monies to finance the project coupled with the delinquencies of maintenance fees, banks would not approve a loan to Omega until recently. This impacted the ability to start the 40-year restoration and subsequently caused the fines to be levied. Omega has not paid any fines and will not until the restoration project is completed. At that time, Omega will petition for the fines to be eliminated or reduced.

Patty Sabates made a motion to accept the loan package for Popular Bank; Blaire Lapidès seconded the motion; all were in favor. The amount of the loan by phase, based on the construction to be done, is:

Phase 1	\$1,294,486
Phase 2	\$1,297,154
Phase 3	\$1,129,990
Phase 4	\$ 878,370

Eric Richards made a motion to allow the homeowners the option to pay in full within six (6) months (by June 30, 2024) without any interest; Patty Sabates seconded the motion; all were in favor.

Patty Sabates made a motion to require any balance on the homeowner's unit to be paid in full at closing should the unit be sold; Eric Richards seconded the motion; all were in favor.

Through out the meeting, homeowners were able to ask questions and obtain answers and clarification from Ms. Eskew.

Patty motioned for adjournment; Eric seconded; all were in favor. The meeting was adjourned at 9:18 pm.

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

## ***MINUTES***

A special Board of Directors meeting was held and called to order on Tuesday, October 24, 2023 at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapidés. None were absent.

Representing Sunrise Management (SM) was Jay Pietrafetta. Representing Juda Eskew was Carol Eskew. Representing The Loomis Company was Hector Medina and Alexander Medina.

Patty Sabates called the meeting to order and presented the following information:  
“To ensure that our meeting is efficient, fair and orderly, we will be implementing some basic guidelines for tonight’s meeting using some guidelines from Robert’s Rules of Order.

I will chair the meeting to ensure all unit owners voice their opinions in an orderly manner to that everyone in the meeting can hear and be heard.

### **The following guidelines will be used to ensure a successful and productive meeting.**

- We will be speaking about agenda items only to keep the meeting flowing properly.
- We will control the flow of the meeting by recognizing unit owners who ask to speak.
- We will start from the back and work our way forward.
- Due to the turnout of the meeting, all unit owners will have the floor for 3 minutes.
- All unit owners will have the floor to speak once before allowing anyone to speak a second time.
- If discussions get off-track, I will intervene and get the group back on track with the agenda.
- We insist courtesy and respect shown to your fellow unit owners. We want to provide each speaker with our undivided attention.
- Please keep in mind that the unit owners have the right to assemble peacefully when conducting association business.

At this time, I would like to introduce our guests at the table that have joined us this evening.

Carol Eskew – Partner and Senior Vice President with Juda, Eskew and associates (sic) representing our accounting firm.

Hector Molina (sic) – Vice president/Senior Account Executive for the Loomis company (sic). The associations (sic) broker.

At this time, I would like to give the floor to Hector who will provide us an overview of the association insurance item on our budget.”



Hector Medina introduced himself and The Loomis Company as having been in Florida since 1982 and currently handling more than 350 associations. Factors that caused the premium increase this year include hurricanes and the age of the roofs. Only two companies, American Coastal and Heritage, are currently writing policies. The legislative changes helped the insurance companies make more money by reducing the length of time to file a claim from 3 years to 1 year and by not allowing claims to be assigned.

As Omega has the roofs done, we may be able to submit, by phase, for a reduction in the premium. When all the roofs are completely done, Omega could experience a 15% to 20% overall reduction in the premium. Unlike Home Owner Associations (HOA) who can insure each unit or home separately, Omega, as a Condominium Association, has to insure each phase in total. Shopping for another company and policy during the premium year would not result in credits from the current insurance company.

Carol Eskew explained that Popular Bank, who has the construction loan, is requiring the units be insured at full appraised coverage of \$21 million. Florida Statutes also require insurance coverage on the full appraised value.

She reviewed the proxies received for the 2024 reserves:

Phase	Received	Still Need
1	14	2
2	19	0
3	17	0
4	14	3

An error was found on the Phase 3 budget for the Management fee. Carol will remail the corrected budget to those homeowners.

Paty Sabates made a motion to accept the budget with the above correction to Phase 3; Blaire Lapides seconded the motion. Patty and Blaire were in favor of the motion; Eric Richards voted against accepting the budget.

Throughout the meeting, homeowners were able to ask questions and obtain answers and clarification from Mr. Medina and Ms. Eskew.

Patty motioned for adjournment; Eric seconded; all were in favor. The meeting was adjourned at 8:24 pm.

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

## ***MINUTES***

A Board of Directors meeting was held and called to order on Tuesday, November 7, 2023 at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. None were absent.

Also in attendance were Jay Pietrafetta of Sunrise Management (SM), Farrukh Saveed and Daniel McGrady of S & D Engineering and Construction, Inc., Levy Horvath of Austro Construction, Inc. and on-site manager Doran Frai.

Patty Sabates called the meeting to order and presented the following information:  
“To ensure that our meeting is efficient, fair and orderly, we will be implementing some basic guidelines for tonight’s meeting using some guidelines from Robert’s Rules of Order.

I will chair the meeting to ensure all unit owners voice their opinions in an orderly manner to that everyone in the meeting can hear and be heard.

The following guidelines will be used to ensure a successful and productive meeting.

- We will be speaking about agenda items only to keep the meeting flowing properly.
- We will control the flow of the meeting by recognizing unit owners who ask to speak.
- We will start from the back and work our way forward.
- Due to the turnout of the meeting, all unit owners will have the floor for 3 minutes.
- All unit owners will have the floor to speak once before allowing anyone to speak a second time.
- If discussions get off-track, I will intervene and get the group back on track with the agenda.
- We insist courtesy and respect shown to your fellow unit owners. We want to provide each speaker with our undivided attention.
- Please keep in mind that the unit owners have the right to assemble peacefully when conducting association business.

Farrukh Saveed reviewed the status of the project, noting that the electrical portion was complete. Daniel McGrady will inspect the construction and Farrukh will oversee it. Daniel walked the property last Friday to prepare for the start of work. Staging will be in front of the clubhouse and on the tennis court.

Levy Horvath showed samples of hurricane impact windows that the owners can purchase directly through him at a reduced price. He will visit each unit and contact the owner to discuss the impact windows. Austro will not be responsible for the breakage of existing windows. Levy asked that residents remove all personal items, including plants, from the fence and the walls prior to work beginning. Screening and framing may need to be removed. Hurricane shutters

may also need to be removed. When the roof is open, he will inspect the trusses for any damage. T1-11 will be removed and replaced with Hardie board and stucco will be repaired, if needed. Where possible, he will sister the studs if needed. Austro will not be doing any piling or foundation work. The electrical will need to be disconnected and the air conditioner disconnected and moved when work is being done on the area adjacent to it. This will mean the power will be off for that day. A generator will be provided if needed for medical reasons.

Levy reported the City has grandfathered in the skylights. He will need a fence survey for it to be replaced. A shadowbox design will be required by the City.

Austro has already obtained the roof materials and Hardie board. Impact windows will be ordered when the homeowner commits to purchasing from Austro. Lead time for window/door purchase is 4 to 6 weeks. Most of the workers are employees of the company, not subcontractors.

Flooring, pavers, patio, decks, etc. are the owner's responsibility. Austro will do their best to protect them from damage.

Levy will reach out to each homeowner prior to starting the project. Homeowners can also stop by Austro's office in front of the clubhouse during the day to discuss window and door options.

Farrukh said the work could take up to 10 to 12 weeks, depending on the repairs needed. If the structural support for the windows or doors must be repaired, the window or door will be removed. It will need to be brought up to code, which will require the homeowner to have impact rated windows and doors. Lead time for impact windows/doors is 4 to 5 weeks. For owners who wish to remove a sliding glass door and replace it with a wall, Farrukh can do an architectural drawing that the City will require. Omega Villas will also require an Architectural Modification form to be submitted and approved prior to any changes to the structure.

Daniel McGrady will be the contact person for the project.

Jay Pietrafetta explained the material alterations will be voted on by phase and need 75% of the owners to vote. Money can be saved by removing and not replacing the trellises, wood banding and decorative beams. Color preferences can also be voted on. If 75% response is not received, the paint colors will remain as they currently are and the trellises, banding and beams will be replaced at a cost of approximately an additional \$4400.00 per unit.

The attendees had an opportunity to ask questions and get answers and clarification.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:43 pm.

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

A special homeowners meeting was held and called to order on Tuesday, December 5, 2023 at 7:05pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapidés. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance were Matt Goode of Hollander Goode & Lopez, PLLC and Daniel McGrady from S&D Engineering and Construction, Inc.

None were absent.

Proxies received thus far were four (4) from phase 1; four (4) from phase 2; five (5) from phase 3 and five (5) from phase 4.

As not enough proxies were received to allow material alterations or paint choices for the restoration construction, Matt Goode explained the meeting could be postponed allowing for proxies to be mailed out again.

Patty Sabates made a motion to adjourn until January 2, 2024. The present homeowners, by a show of hands, voted to postpone the meeting until January.

Jay Pietrafetta explained the owner can sign over the proxy to another person, but that person must vote as the homeowner wishes.

Eric Richards motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 7:17pm.