

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special homeowners meeting was held and called to order on Tuesday, January 2, 2024 at 7:13pm 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 Rhonda Hollander and Matt Goode of Hollander, Goode, Lopez, PLLC, Levi Horvath and Dorian Frai of Austro Construction.

None were absent.

Proxies received to date are:

Phase 1 – 19

Phase 2 – 16

Phase 3 – 15

Phase 4 – 24

The homeowners present, by a show of hands, voted to postpone the meeting, date to be determined after coordinating with all board members.

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 7:33pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special homeowners meeting was held and called to order on Tuesday, January 2, 2024 at 7:10pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates and Blaire Lapidés. Liz Martinez, representing Sunrise Management, was in attendance.

Eric Richards was absent.

Proxies received thus far were sixteen (16) from phase 1; nine (9) from phase 2; eleven (11) from phase 3 and twelve (12) from phase 4. Phase 1, 2, and 3 need 24 proxies returned with options selected and Phase 3 needs 25 proxies returned with options selected.

As not enough proxies were received to allow material alterations or paint choices for the restoration construction, Patty Sabates explained the meeting could be postponed allowing for proxies to be mailed out again. The homeowners present, by a show of hands, voted to postpone the meeting, date to be determined after coordinating with all board members.

The owners attending the meeting were asked to speak to their neighbors and encourage the return of the proxy. An email blast will also be sent to the owners.

Since each phase stands alone, Patty explained some phases could get enough proxies returned to choose paint colors and removal or retention of decorative trim, trellises and beams.

Patty motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 7:23pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Board of Directors meeting was held and called to order on Tuesday, January 30, 2024 at 7:34 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 Rhonda Hollander and Matt Goode of Hollander, Goode, Lopez, PLLC, Levi Horvath and Dorian Frai of Austro Construction.

None were absent.

Approval of Meeting Minutes:

As the board reviewed the minutes of the October 24, 2023 budget meeting and October 24, 2023 loan 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.

Update and Overview From Association Law Firm Regarding the 40-Year Certification/Status:

Matt Goode explained the history of the 40-year certification process which is only in Miami-Dade and Broward counties. The 40-year certification has been reduced to 25 years going forward. The certification includes electrical and structural elements of the buildings and a report must be submitted to the City of Plantation. The Association bid out the project and after reviewing several proposals, chose Austro Construction based on their bid, references, and interviews with their staff. When the work is completed on the buildings, an engineering report will be forwarded to the city at which time the City will approve and close out the permits.

The City holds hearings for each building until the 40-year certification is complete. The 40-year starts based on the original date on the Certificate of Occupancy issued when the building was completed. Fines can be levied for each day after the 40-year anniversary until the final report is submitted and the Association will petition the City to reduce the fines at that time. The City has a worksheet to assist with determining fines.

For the past ten (10) years, Omega has had a small monthly special assessment in anticipation of the 40-year certification. This has paid for the electrical component of the project. Since the owners have always waived reserves, there has not been any money saved for the project. Other historical issues that have impacted the project is owner delinquencies, insurance increases, Champlain Tower collapse, and hurricanes in Florida.

Patty Sabates noted that is no guarantee that the fines can be reduced to what owners can afford.

Roofs in phase 1 and phase 2 are tied into the structure and permits have not yet been issued.

Cheryl Fox, owner, suggested that the Association use students studying engineering to save money. Farrukh Sayeed explained the work must be done under his auspices and by the professional engineers employed by his company. The Association hired S&D after reviewing their credentials and receiving a bid including all professional licenses and insurance.

Farrukh said the windows are not part of the 40-year certification process but if broken, water can penetrate causing structural compromise with the studs and framing. The City may require an upgrade. The ground level windows can have shutters, but the upper lever windows must be impact windows.

Austro will visit the units in the 4 buildings in phase 3 and phase 4 that are scheduled first.

The owners have an option to take a personal loan to pay the assessment for the restoration. An individual loan might be less interest.

Open Forum:

The residents asked numerous questions about removal, replacement, and new windows.

Patty Sabates motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 8:16pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A special homeowners meeting was held and called to order on Tuesday, February 20, 2024 at 7:52pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapidès and Eric Richards. Representing Hollander, Goode & Lopez, PLLC was Matt Goode.

None were absent.

Enough proxies were received for each phase. The results are:

Phase 1	Gray Matters	Remove Trim	Remove Trellises
Phase 2	Keep existing color	Keep Trim	Keep Trellises
Phase 3	Keep existing color	Remove Trim	Remove Trellises
Phase 4	Java	Remove Trim	Remove Trellises

Patty Sabates made a motion to adopt the vote for the material alterations; Eric Richards seconded the motion; all were in favor.

Sal Pecora at Pecora Pest Management will be connected to Daniel Frai to coordinate termite treatment during the roofing and construction.

Blaire Lapidès motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:06pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, February 27, 2024 at 7:04 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 were Levy Horvath and Dorian Frai of Austro, and Daniel McGrady of S & D Engineering

None were absent.

As the board reviewed the minutes of the numerous 2023 and 2024 meetings 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.

Update and Overview of Construction Regarding the 40-Year Certification Status:

Levy Horvath reported the roofs on four (4) buildings will be complete by the end of the week. The inspection for those flat roofs is tomorrow. The next five (5) are scheduled to be completed by the end of next week. In four (4) buildings, 680 sheets of plywood have been replaced. Due to rotted plywood on building 23, a worker partially fell through the roof. Levy found problems with roof singles and TPO (flat) roofs from previous replacement or repairs. Roof and structural permits are still pending for all buildings in phase 1 and phase 2.

Problems have been encountered by vehicles not being moved from the front of the buildings being worked on and items in the front and back, including screens, have not been moved five (5) feet from the buildings, as required in the notices sent out. Trees in some yards need to be trimmed to facilitate roof work.

The roofs over the patios do not have any plywood, only T1-11 under the roof. Austro will replace with plywood, but the nails will show through until the structural component is done. At that time, the ceiling of the overhang on the patio will be finished with Hardie board.

Per code, the downspouts cannot go over the fence outside the property. The buildings backing to the streets surrounding the community will need to be rerouted.

All of the wood being used will be treated with anti-termite formulas.

Levy was asked to ensure the workers move the electrical cords to the unit they are working on, so a unit is not incurring the cost of electricity for another unit's repairs.

Patty Sabates will keep the insurance agent informed of the progress of the roof replacements.

Jay Pietrafetta said the invoice from Austro has been sent to Daniel McGrady and Farrukh Sayeed for review who will hold the invoices until the city inspectors approve the work. The inspectors are due tomorrow. The bank requires closed permits before they will issue any money.

Roof leaks are reported in unit 1749, phase 2 and 1708, phase 1.

Tarps that were applied on the partially completed roof in advance of anticipated rainstorms did not protect the units from water intrusion.

Removed wood and other construction materials that have been placed on the tennis courts need to be removed as soon as possible. That area can become a breeding ground for vermin and the spread of termites.

Eric Richards will update the website for moving vehicles, removing screens and other personal items and trimming trees.

Phase 2 Proxy for Material Alteration Mail Out:

Jay provided an update on the proxies received to date after four (4) mailings:

Phase 1 – 26. The vote was to change the paint colors to gray and remove the trim/banding and trellises.

Phase 2 – 21. Not enough proxies were received to change the color or remove the trim/banding and trellises. Adding the trim/banding and trellises will add to the cost of the project for Phase 2 and to the amount owed for the special assessment to repay the bank loan.

Phase 3 – 25. The vote was to keep the existing paint colors and remove the trim/banding and trellises.

Phase 4 – 27. The vote was to change the paint colors to Java and remove the trim/banding and trellises.

Patty explained that 75% of the unit owner's votes are needed to make any changes and reiterated that Phase 2 failed to have enough proxies returned within the 90-day time limit imposed by Florida statutes. It is estimated that it will take 30 days to get the permits for Phase 2. Eric Richards made a motion to re-mail the proxy to Phase 2 owners and allow an additional 30 days to receive the returned proxies otherwise the owners will be assessed for the extra money to install the trim/banding and trellises. Patty Sabates seconded the motion. All were in favor.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:21 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, April 2, 2024, at 7:05 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidès, Elizabeth Palen, Maritza Wilhelm, Maude Bruce, Marjorie Thomas, Miriam Tirado, and Shawn Martin. Jay Pietrafetta, representing Sunrise Management, was also present.

None were absent.

Guests in attendance were Levy Horvath and Dorin Frai of Austro Construction and Daniel McGrady, Maged Naggar of S & D Engineering.

Officer's Reports:

Treasurer – The February financials have not yet been received from Juda Eskew.

Secretary – The minutes from March 19, 2024 meeting was reviewed and found to need corrections. Patty Sabates made a motion to approve the minutes with the correction; Maude Bruce seconded the motion. All were in favor of the motion. Blaire Lapidès will make the corrections and forward them to Eric Richards for posting to the website. Patty suggested tabling the minutes of the meeting from February 27, 2024.

President – Patty Sabates explained what the purpose of mitigation reports are and what it could do for reducing the insurance premium. Three (3) bids were received and reviewed by the Board, McFadden Inspections, Prestar, and Don Mayler Inspections. Blaire Lapidès made a motion to accept the bid from McFadden, Maude Bruce seconded the motion. All were in favor.

Jay Pietrafetta will check with McFadden to get information about reinspection of the property. A letter will be sent to the owners of the nine (9) buildings to ask for a volunteer from each building to allow the inspector access inside the unit.

Patty Sabates reviewed legal fees to the Association.

Website Updates – Eric Richards will design a class on the website. He will get phone numbers and email addresses from Juda Eskew to send out communication of the class.

Project Updates:

Dorin Frai reported that nine (9) buildings in Phase 3 and Phase 4 were getting finishing touches on the stucco and fascia. Maged Naggar noted that the buildings have been marked with spray paint to identify areas that need repair. Jatin Handa said they are waiting for approved permits from the city of Plantation to begin the repairs.

Three buildings in Phase 4, building 21, building 22, and building 23, have foundation issues affecting the units. Unit 1764, Phase 4 also has foundation issues from invasive roots from a tree on the outside of the Association property.

Dorin Frai will be meeting with the city officials concerning the windows and doors, specifically if the upper story jalousie windows need to be removed.

Levy Horvath indicated that lower floor windows can be reinstalled if they are not damaged when/if removed but the owner will have to hire a separate contractor to install and seal the windows.

Eric Richards asked Austro to provide a mock-up of the window and frame to illustrate the potential issues.

Several units in Phase 4 had to have the hurricane shutters removed as they were attached to the wood window trim that is being eliminated.

New Business:

Corporate Resolution for Communication – Patty Sabates read the document to the Board and residents in attendance.

The complete document is shown below:

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
CORPORATE RESOLUTION FOR COMMUNICATIONS**

WHEREAS the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for how all unit owners and Vendors shall communicate to the Board for the Association in order to avoid any miscommunication, abuse or tortious interference with their business relations; and

WHEREAS the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for how Board Members shall communicate with all unit owners of the Association and with vendors of the Association; and

WHEREAS, the Association's management company is Sunrise Management and will provide management services to the Association and other vendors for the restoration/40-year certification project. The Manager and President are in charge of all daily events with Management and Vendors. From time to time, the Board may appoint another Board Member to serve as the liaison. All other Board Members are required to seek any information through the liaison(s).

WHEREAS, the Board has hired the Firm of Juda Eskew, to provide all accounting services to the Association. The Manager and Treasurer are in charge of all Accounts Receivable and Accounts Payable with Management and Vendors and shall be the only liaisons for the Board. From time to time, the Board may appoint another Board Member to serve as the liaison. All other Board Members are required to seek any information through the liaison(s).

WHEREAS the Board has retained Hollander, Goode & Lopez PLLC to provide legal services for the Association and the Board appointed the President at a duly noticed meeting to be the liaison for the Board along with the Manager. From time to time, the Board may appoint another Board Member to serve as the liaison. All other Board Members are required to seek any information through the liaison(s).

WHEREAS the Board is using Hector Medina from Loomis for their insurance needs and the Board appointed the President and the Manager to be their liaison for the Board.

BE IT RESOLVED THAT:

All unit owners of the Association who wish to convey any information, issue a complaint, or request information from the Association regarding Community issues, (regardless of the type of information that is being conveyed including but not limited to: notice of violations, request for information, or assistance regarding maintenance or other issues related to the common elements) shall PUT ALL COMMUNICATIONS IN WRITING AND SEND by certified mail to Sunrise Management, 8181 W. Broward Blvd., Suite 380, Plantation, FL 33324 or to such other management company that the Association shall from time to time designate. Upon receipt of the written correspondence, Management will convey the complaint to the President who shall determine whether to provide a response or shall forward same to the lawyer if appropriate and advise the unit owner when to expect a response to the written request.

All unit owners of the Association, who wish to convey any information, issue a complaint, or request information from the Association regarding ACCOUNTING ISSUES, (regardless of the type of information that is being conveyed including but not limited to: a change of address, requests for information on ledgers, special assessments, or other Association financial issues) shall PUT ALL COMMUNICATIONS IN WRITING AND SEND by certified mail to Juda Eskew and Associates, PA, 8211 W. Broward Blvd, Suite PH1, Plantation, Florida 33324 with a copy to the Treasurer at Sunrise Management, 8181 W. Broward Blvd., Suite 380, Plantation, FL 33324 or to such other accountant that the Association shall from time to time designate. Upon receipt of the written correspondence, the accountant will provide a response or shall forward same to the lawyer if appropriate and advise the unit owner when to expect a response on the written request.

Under no circumstances are any unit owner(s) or Board Members allowed to communicate directly with the Vendors of the association unless it is part of their official duties of the Association, and they are designated as the liaison for that purpose. Any communications directly to the Vendors without Board approval shall be deemed to tortious interference with the Board's ability to conduct Association business as the Board is attempting to control costs for the Vendors and maintain consistency with the liaison and the Vendor.

Unit Owners shall not directly communicate with only a Board Member and expect any results from oral communications made to any Board Member while they are on the property. Nor does any single Board Member have the authority to provide or agree to perform maintenance, repairs, or replacements at the expense of the Association. All actions taken by the Board must be performed with Board approval by a majority of the Board at a duly noticed meeting.

Should any unit owner or Board Member wish to have their issues heard by the Board, a written request may be made to management so that the issue may be placed on the agenda for the next Board meeting.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all unit owners at their last known addresses.

Blaire Lapidès made a motion to accept the Resolution as written, Eric Richards seconded the motion. Patty Sabates, Eric Richards, Blaire Lapidès, Elizabeth Palen, Maritza Wilhelm, Marjorie Thomas and Maude Bruce voted to accept the Resolution. Shawn Martin and Miriam Tirado voted to deny the approval.

Board Meeting and Board Member Decorum – Patty Sabates again read the document to the Board and the attendees.

The complete document is shown below:

**Omega Villas Condominium Association, Inc.
Condominium Board Meeting Code of Conduct, Ethics and Decorum**

Association Board meetings are defined as any gathering for the purpose of conducting Association business by the Members of the Board of Directors at which a quorum is present. Notice of Board meetings will be posted within the community and the Association website 48 hours (about two [2] days) in advance of the meeting. However, in certain circumstances (such as the adoption of assessments or some types of rules), written notice must be posted and provided to Members at least fourteen (14) days (about two [2] weeks) in advance of the Board meeting.

In accordance with Florida Law, an item of business that is not noticed may only be addressed on an emergency basis, such as situations involving sudden damage to a building, natural disasters, and similar events. Emergency actions must be ratified or approved at the Board's next properly noticed Board meeting at which a quorum of Directors is attained.

All Members of the Condominium Association Board have legal duties. These duties include a fiduciary duty of care and duty of loyalty to act in the Association's best interest.

When Directors join the Board, they are expected to read the governing documents.

This Association code of conduct is a document that outlines Board Members' legal, ethical, and behavioral responsibilities. In addition, includes meeting attendees' decorum during Board meetings.

1. Compliance with (and enforcement of) the Association's Governing documents

Enforcement of the Condominium Association bylaws and governing documents can present a variety of legal and practical challenges. But enforcement can become even more challenging when (i) the unit owner who is noncompliant is a Board Member, or (ii) the Board Members who are seeking to enforce other unit owners' obligations are not subjecting themselves to the same standards.

The Condominium Association Boards' Code of Conduct Includes the Following:

- Requires all Board Members to be less than ninety (90) days delinquent on their assessment and other obligations as unit owners.
- Requires all Board Members to consistently enforce unit owners' obligations regardless of an individual unit owner's identity or relationship to a Member of the Board and,

- Require Board Members to voluntarily resign if they fail to remedy a continuing violation of the Association's governing documents in a timely manner.

2. Confidentiality of Non-Public Association Matters:

Board Members should have a general obligation to maintain confidentiality with respect to all non-public Association matters. As unit owners, Board Members will receive questions from their neighbors regarding matters to which they have become privy in their official capacity. Discussing options that are on the table before a final decision is made, discussing matters that pertain to individual unit owners, and discussing other matters that have a potential legal implication can all lead to unnecessary issues for the Association.

3. Self-dealing and Other Conflict of Interest:

Board Members' duty of care and duty of loyalty requires that they make decisions in the Association's best interest when acting in their official capacity. While self-dealing and engaging in other conflicts of interest are prohibited regardless of whether the Association has incorporated in the code of Conduct.

The Condominium Association awards contracts through a competitive bid process and awards are based on the Association's best interest rather than the interest of any individual Board Member.

Exercising Due Care in All Association Matters:

All Board Members are required to exercise due care in connection with all Association matters. As Board Members are volunteers, it is important to acknowledge the importance and implications of their responsibilities.

- **Regular Attendance and Good-Faith Participation at Board Meetings:** Board Members are expected to regularly attend all meetings, whether in person or remotely. As Board Members you have an obligation to participate in all meetings in good faith.
- **Decisions that Impact the Association:** Board Members are required to exercise due care when making decisions that impact the Association.
- **Decisions that Impact Unit Owners:** The same obligation applies to all decisions that have a direct impact on unit owners. These decisions are among the most likely to lead to disputes and litigation. Dues increases, special assessments, changes to maintenance schedules, rules and regulations, improvement to common areas must be addressed carefully to protect the Association's best interests.
- **Financial Management and Accounting:** All Board Members are obligated to exercise due care in managing the Association finances and handling accounting matters.
- **Engaging outside Professionals:** From time to time, the Board may engage outside professionals when necessary. This may mean engaging accountants, lawyers, engineers, consultants, or other professionals depending on the specific issues under consideration. While Board Members should be capable of handling the day-to-day responsibilities independently, the Board should also make the right decision to seek outside help when matters exceed their knowledge or capabilities.

Board Of Directors Meeting Decorum

Condominium Board meetings decorum requires that participants know, understand, and comply with the rules. Decorum is the behavior considered to be correct, polite, and respectable. The Chairperson of the meeting is charged with enforcing the meeting decorum rules.

Consensus: The place for debate is inside the Board meeting. Once a vote is taken, Directors should not express dissenting views after the meeting. Decisions of the Board shall stand.

Digital Distractions: Maintain focus at meetings by turning off phones and other electronic devices that cause distractions. If access to messages is a priority, turn them to vibrate. Obviously, phones, computers and other devices may need to be used to show or look up information, but all Board Members can exert some self-control and give the agenda items their undivided attention. This will allow for the effectiveness of the meetings. Texting others in the meeting is discouraged. Take emergency calls outside of the meeting room.

Involvement: Board Members should remain engaged in between meetings. This includes preparing for the next meeting by reading and asking questions in advance.

Timeliness: To respect the time of all Board Members and unit owners in attendance, a quorum of the Board is necessary to conduct business. Be on time or arrive early. During meetings it helps avoid wasting time with questions that might be irrelevant or better addressed before or after the meeting. If you are going to be absent from a Board meeting, please email all Board Members so no one is waiting to start the meeting.

Adhere to the Time Restriction: All Board Members will have a speaking time limit of three (3) minutes, depending on the amount of business to be conducted and the overall time allotted for the meeting. Each Board Member should be respectful of other Members and plan their remarks to fit within the allotted time frame. If the chairman believes the speaker should have another minute or two, he or she may ask the Board if there is any objection to allow the speaker another two (2) minutes.

Be Recognized: The meeting chair has a responsibility to complete the agenda. If you have something to add to the discussion, ask to be recognized. This includes unit owners in attendance. All unit owners will be provided with the floor for three (3) minutes. No unit owner will be given another opportunity to speak until all unit owners present have had an opportunity to speak on the agenda being discussed at least once. Unit owners provided the floor a second time will be provided an additional one and a half (1.5) minutes to speak on the agenda item. Raise your hand or ask for the floor. Sidebar conversations are a distraction and rude to the person that has the floor. When Board Members or unit owners call out or interrupt, it is not only disrespectful, but it also slows things down.

Stay on the Topic: The Board Members will adhere to the agenda; it serves as a road map for the meeting. Frequent distractions at the meeting will not be tolerated. Be mindful of phrases and language.

Confidentiality: Information shared in a Board meeting may be sensitive, for instance grievances, contracts, or finances. Follow lines of communication for announcing Board news. Treat discussions and documents confidentially. Beware of posting Board news to social media.

Prepare: Preparations is a fiduciary duty. If there are any materials that need to be reviewed before the Board meeting, take the time to review them. This can include meeting agendas, financials, reports to name a few. Think about your input beforehand and compose any questions or concerns you may have. Many questions can be answered beforehand. Not coming prepared to Board meetings results in wasted time and repeated conversations from previous meetings.

Be sure the official governing documents are read and understood at the start of a term.

Culture of Respect: In a meeting, there will be different people with different opinions, and they all need to be listened to and respected. This means that all Board Members should avoid rolling their eyes, laughing or doing anything disrespectful to anyone. If a Board Member disagrees with someone's points, respond to them calmly and politely.

Be respectful and avoid being judgmental. Plan to listen more than you speak. The Board/unit owners' relationship should be appreciated to maximize organizations effectiveness.

All Board Members must refrain from attacking another Member or his/her motive. Board Members must avoid personalities, and under no circumstance can he or she attack or question the motives of another Member or call another Member a derogatory name. The issue, not the Member, is the subject of debate. The moment one Member begins to attack another Member, the Chairperson (President) will act immediately and decisively to stop the Member and prevent any recurrence.

Remain Calm: A Board Member may not always agree with what others have to say and that is okay. All Board Members are expected to find ways to voice their opinion without an outburst or putting others down. Everyone is entitled to their own opinion. If you disagree, go through the proper channels to share your concern and insight.

Contribute: There are many ways to contribute. Board Members bring knowledge and resources to the table. Exercise diplomacy and tact to make sure that everyone can contribute.

Don't Interrupt: Every speaker has the right to use his or her time to speak without interruption. All Board Members are expected to give each speaker the courtesy and respect to finish their sentence or train of thought, even if you're ready to move the conversation along. While you don't want to interrupt, it is important to stay on schedule and stick to the agenda. The agenda will help the Board stay on schedule with the meeting and allow the Board to prevent thoughts and conversations from dragging on longer than necessary. Any Board Member that engages in disruptive or unruly behavior of any kind will be asked to leave the meeting. All Board Members will be provided with two warnings. A third warning will result in the Board Member being asked to leave the meeting for the Board to be able to continue conducting business. Trying to find out what Members have in common, rather than what divides them, is important in finding a resolution.

Be Concise: All Board Members are expected not to deviate from the main topic and stick to the agenda. This is important as it keeps the discussion on track and allows it to be more productive and effective.

Be Clear: When a Board Member speaks, they need to be clear. Project your voice so that everyone in attendance can understand you properly. By doing this, a Board Member will avoid people from asking you to repeat what you have said and delaying the meeting.

Motions, Seconds and Voting: As per Robert’s Rules of Order, a second must follow a motion. If no one seconds an option, the motion dies. The Chair will not permit any side discussions to avoid deviating from the topic at hand. Following the Board discussion, the Chair can then call for a Board vote.

Open Forum: The Board will allow during a unit owner “open forum” at the end of the meeting. Any unit owner may speak once provided the floor for three (3) minutes. No owner will be permitted to speak again until all owners have been provided with the opportunity to speak once. Once a unit owner is provided with a second chance to speak, they will be provided with an additional one and a half (1.5) minutes on the floor.

The Chair has full discretion in closing all discussions. He/she can close the discussion if they feel the speaker is over their time limit, being repetitive, combative, or using inappropriate language.

The Board is not obliged to address items that are not on the meeting agenda. Instead, they can be included in an upcoming meeting.

Meeting Minutes: The Board Secretary is responsible for taking the minutes at each meeting and reading the minutes from the previous session as part of the proceedings. Meeting minutes serve as an official record of meetings for the Association. Minutes summarize motions made and actions taken, not a verbatim transcript of everything said during the meeting.

Celebrate: There will be successes and milestones to celebrate along the way. Recognize the good work of committees, Officers, and fellow Directors.

Any variations/changes/alterations of the above rules/decorum will require a majority vote of the Board.

Patty Sabates made a motion to accept the document as written, Eric Richards seconded the motion. Patty Sabates, Eric Richards, Blaire Lapidés, Elizabeth Palen, Maritza Wilhelm, Marjorie Thomas and Maude Bruce voted to accept the Resolution. Shawn Martin and Miriam Tirado voted to deny the approval.

Corporate Resolution for Records Review – Patty Sabates again read the whole document to the Board and attendees.

The complete document is shown below:

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
CORPORATE RESOLUTION FOR RECORDS INSPECTIONS
AND CERTIFIED INQUIRIES**

WHEREAS the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for records inspections and certified inquiries. For purposes of the Rules pertaining to records and inquiries, the use of the term Owner includes the Owner’s authorized representative and any person authorized to inspect and/or obtain copies of the Association’s official records as set forth in the Florida’s Condominium Act; and

BE IT RESOLVED THAT:

1. The official records of the Association are open to inspection by any owner or the authorized representative of the said owner at all reasonable times. The right to inspect the records includes the right to make or obtain copies, at a reasonable expense, if any, to the owner after an inspection of the records occurs. The Association is permitted to adopt reasonable rules regarding the frequency, time, location, notice and manner of record inspections and copying. The Rules are as follows:
 - a. Any owner who wishes to review the official records of the Association pursuant to the Florida Condominium Act shall be entitled to review all official records that are specifically identified which are not otherwise protected from inspection as set forth in §718.111(12), Florida Statutes; however, an owner may not request to review these same official records again during the next twelve (12) calendar months following the initial review of the records.
 - b. The Association is only obligated to accept and respond to the first two (2) records inspection requests within any thirty (30) day period. Submitted in the manner as set forth herein. Any additional records inspection requests will not be accepted or responded to until they are properly resubmitted and so long as they (along with any new records inspections requests) do not exceed two (2) requests within any thirty (30) day period.
 - c. If the Association does not have the records requested or the request is for records not considered official records of the Association, the Association will not be required to fulfill the request.
 - d. The request to inspect official records must be submitted in writing via U.S. Mail certified return receipt to the Board, care of its Management Office. Requests by facsimile or electronic mail (e-mail) are not deemed proper written requests for inspection of official records. The official records will be made available for inspection within ten (10) working days after receipt of the written request. For purposes herein, "working days" means Monday through Friday, not including Legal Holidays. The location for the inspection is at the location that shall be designated by the Management Office in accordance with the condominium act.
 - e. The official records of the Association will be available for inspection for no more than two (2) hours per inspection on any day designated or agreed to by the parties. The Owner is not permitted to remove the official records from the inspection location nor is the Owner permitted to alter or destroy said records. A fee of \$0.25 cents per page will be charged should copies be requested and shall be paid before the records are copied. This will be done AFTER the records inspection takes place and not during the records inspection. The records may be photographed at the time of the inspection by the unit owner only or their designated representative on their phone or ipad or photocopied if the unit owner brings their own copier or scanner.
 - f. In order to confirm that someone has been authorized by the record title holder of the unit to make a records inspection request, the record title holder must advise the Association in writing that the person is authorized to make such request and have their

signature notarized to authenticate the owner's signature. Persons not authorized, will not be permitted to inspect Association records even if the person is an occupant of the Association. Tenants shall only be entitled to review those documents permitted by the Florida Statutes.

- g. At no time during the inspection is the manager or Association representative obligated to sit down and hand pick the documents or explain the documentation. Records inspections are for inspection of records only and if there are any questions relating to the documents, unit owners must provide a written inquiry as set forth below. Demanding copies without an inspection is not provided per the statute and will not be provided by the Association.

2. When an Owner files a written inquiry:

- a. A unit owner certified inquiry must be sent certified mail return receipt requested to the Board care of the Management Office.
- b. The Association is only obligated to respond to one written inquiry per unit in any given thirty (30) day period. In such a case, any additional inquiry or inquiries must be responded to in the subsequent thirty (30) day period, or periods, as applicable.
- c. The Board shall respond in writing to the Owner within thirty (30) days after receipt of the inquiry. The Board's response shall either give a substantive response to the inquirer, notify the inquirer that a legal opinion has been requested, or notify the inquirer that advice has been requested from the Department of Business & Professional Regulations (DBPR). If the Board requests advice from the DBPR, the Board shall, within ten (10) days of its receipt of the advice, provide in writing a substantive response to the inquirer. If a legal opinion is requested, the Board shall, within sixty (60) days after the receipt of the inquiry, provide in writing a substantive response to the inquiry.

Blaire Lapides made a motion to accept the document as written, Maritza Wilhelm seconded the motion. Patty Sabates, Eric Richards, Blaire Lapides, Elizabeth Palen, Maritza Wilhelm, Marjorie Thomas and Maude Bruce voted to accept the Resolution. Shawn Martin and Miriam Tirado voted to deny the approval.

Open Forum:

Eric Richards made a motion to create a Legal Committee consisting of no less than three (3) and not more than five (5) Board Members to review insurance claims among other issues; Patty Sabates seconded the motion. Suggested members include Patty Sabates, Maude Bruce, Eric Richards and Blaire Lapides. **DID THIS GET VOTED ON?**

Blaire Lapides motioned for adjournment; Elizabeth Palen seconded; all were in favor. The meeting was adjourned at 9:45pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

The Board of Directors meeting was held and called to order on Tuesday, April 23, 2024, at 7:03 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, Elizabeth Palen, Maritza Wilhelm, Maude Bruce, Shawn Martin, Marjorie Thomas, and Miriam Tirado. Jay Pietrafetta of Sunrise Management was also in attendance.

Eric Richards was absent.

Guests were Farrukh Sayeed, Maged Naggar and Jatin Handa of S&D Engineering and Dorin Frai of Austro Construction.

Officer's Reports:

Treasurer:

Blaire Lapides reported that past due maintenance as of February 29, 2024 for Phase 1 was \$2,235, Phase 2 was \$25.00, Phase 3 was \$14,282.00 with three (3) units in legal, and Phase 4 was \$8,074.00 with one (1) unit in legal for a total of \$24,616.00 in past due maintenance fees. The special assessment for the restoration project had \$1,007.00 past due from two (2) units that are in legal. For the insurance increase special assessment that was due from September 2023 through December 2023, Phase 1 past due is \$2,158.00, Phase 2 \$3,817.00, Phase 3 \$4,832.00, and Phase 4 \$1,766.00 for a total of \$12,573.00. Three (3) of these units are in legal. A total of \$215,281.00 has been received in advance of the special assessment for the 40-year restoration project.

Total cash in the bank is \$245,159 in Operating, \$137,119 in Reserves, \$13,516 in Security and \$399,458 in Special Assessment, for a total of \$795,252.

Update on Communication Project:

Elizabeth Palen presented an idea to create a communication process for the community to include WhatsApp and a newsletter. Marjorie Thomas and Maritza Wilhelm are assisting with the projects. They hope to have a Spanish translation of the communications.

The newsletter will be reviewed by the Board for accuracy prior to release.

Eric Richards will design and conduct a class on the website.

Update on Mitigation Inspection for Completed Roofs:

Patty Sabates explained the process and the need for the mitigation report to the Association's insurance company to possibly reduce the cost of the policy. Jay Pietrafetta will contact the owners of the nine (9) buildings with completed roofs to identify which units would be available for a mitigation inspector to review the work.

Project Updates:

Dorin Frai reported that two (2) buildings in phase 4 were almost finished with the painting. Building 22 soffit screens have started to be changed. Building 20, 21, and 22 will need foundation testing. Farrukh Sayeed has rejected one proposal because the company required eleven (11) helical pillars to be

installed. Buildings 20 and 22 will have water intrusion testing before repairs. It was suggested that the sprinklers be capped.

Dorin identified some issues with the windows in Phase 4, explaining the builder inserted wood headers and/or shims to make them level.

The project is delayed because of the upper windows in Phase 1, Phase 2, and part of Phase 3. An outside contractor will need to be hired by each owner to coordinate removal of the windows before Austro can replace the roofs. Farrukh provided a complete explanation of why the upper windows need to be removed prior to the roofing.

Patty Sabates asked Dorin to knock on all units to explain about the windows. Farrukh suggested setting up a date/time at the clubhouse to discuss the windows with the owners. Dorin will post a notice on the units' doors with a date for daytime and evening options.

New Business:

A review of the extended opportunity for Phase 2 to vote again on the color and removal or retention of the trellises, banding and other cosmetic wood was completed. The final votes included 26 votes to remove the trellises, banding, and other cosmetic wood. Of the 26 votes received for the color choice, eleven (11) voted for Java, nine (9) voted for Gray and six (6) voted to keep the existing colors. A majority of 75% of the owners (24 votes) are needed to make any changes as included Florida statutes. The colors for Phase 2 will remain as they currently are.

Blaire Lapides made a motion to accept the Phase 2 votes to remove the decorative trim/banding/trellises and for the color to remain the same. Maritza Wilhelm seconded the motion. Patty Sabates abstained. All other Board Members approved the motion.

Patty mentioned that Medallion Paint has the paint colors specifications.

Open Forum:

Unit 1745, Phase 2 – reports a leak

Building 9 – reports leaves being blown into the area instead of being swept away

Update on New Management Company Search:

Patty relayed her frustration with the lack of response and the way things are being done by the current management company. A meeting is scheduled tomorrow to interview Your Management Services company as a possibility to replace Sunrise Management. All owners are invited to attend. Other management companies will be scheduled in the future.

Blaire Lapides motioned for adjournment; Maritza Wilhelm seconded the motion; all were in favor. The meeting was adjourned at 8:48pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, May 14, 2024, at 7:03 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, Elizabeth Palen (via phone), Maritza Wilhelm, Maude Bruce, and Miriam Tirado.

Eric Richards, Shawn Martin, and Marjorie Thomas were absent.

The main purpose of the meeting was to meet and interview Kim and Mark from Next Generation Management & Accounting (NGMA).

They provided an overview of the company that is 14 years old with about 50 employees managing approximately 7000 doors. They view their strengths as financial management and technology. Their website can be linked to Omega's website.

NGMA would provide one point of contact person (property manager) with on-site weekly visits who would email on a weekly basis of items tracked/handled/actions done. It is anticipated that the property manager (PM) will have to devote extra hours to the community during the first 3 months. The PM might have 3 to 4 properties, depending on the size of the properties. The Board Members would have the PM's and Mark's personal cell numbers for emergencies. NGMA has a call center for off-hours situations. If it is an emergency, the call center would notify NGMA employee ASAP.

The negative reviews posted online are mostly from people who didn't comply with the rules.

NGMA would create minimum standards for property and community appearance. They would obtain bids for any needs or work to be done outside of the existing vendors.

They qualify potential vendors based on recommendations and maintain a list of licensed and insured vendors in all areas.

A maintenance person would be employed for Omega at an anticipated cost of \$18.00 to \$21.00 per hour with an additional 29% charge for taxes, Social Security, etc. That person's actions and to-do list would be tracked and before and after pictures are required.

As required by Florida statutes, they will maintain 7 years of records.

NGMA has an application team that processes all renter and buyer paperwork which is located on their website. The completed package is provided to the board or designated individual(s) with credit, criminal and eviction searches. Other searches can be done at the board's request for all applicants. NGMA uses Brown's Background checks. Patty Sabates discussed the need for criminal checks to be done on a county basis, not nationally, due to many jurisdictions not providing data to state or national databases.

Patty indicated her frustration with the current management company was due to the lack of response and problems with the maintenance person.

NGMA said that grants may be available through the state for 40-year certification construction and window replacement with impact windows.

Open Forum:

NGMA answered the questions asked by the board and the residents in attendance.

New Business:

The Board reviewed the bids from Alpha Foundations and from Solid Foundations for repairs to sinking building foundation. Both were recommended by Farrukh Sayeed of S&D Engineering. Alpha Foundation would install 7 piers for \$24,812.30; Solid Foundation would install 10 piers for \$20,700.00. Blaire Lapidès made a motion to accept the proposal from Solid Foundation; Patty Sabates seconded the motion. All were in favor.

Blaire Lapidès motioned for adjournment; Patty Sabates seconded, all were in favor. The meeting was adjourned at 9:05pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A closed Board of Directors meeting was held on Wednesday, May 29, 2024, at 8:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapidés, Elizabeth Palen, Maritza Wilhelm, Maude Bruce, Marjorie Thomas, Shawn Martin and Miriam Tirado. Representing Sunrise Management was Jay Pietrafetta.

Eric Richards was absent.

Jay Pietrafetta introduced Mike Rafidi, LCAM, to the Board and provided a copy of his CV. Jay suggested that Mike take over the day-to-day business with Omega Villas for Sunrise Management.

Patty Sabates noted frustrations due to the lack of response, that the maintenance person needs to be managed and owners need to be respected and responded to.

The Board asked questions about Mike's experience and how he would operate. He said he has experience with the Association's website host, PayHOA, and answered all the board's questions. In addition, he said understands the frustrations and obstacles for the construction project and the windows.

The meeting ended at 9:56pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Board of Directors meeting was held and called to order on Wednesday, May 29, 2024, at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, Elizabeth Palen, Maritza Wilhelm, Maude Bruce, Marjorie Thomas, Shawn Martin and Miriam Tirado. Representing Sunrise Management was Jay Pietrafetta. Also present was Hector Molina and Alex Molina from The Loomis Company.

Eric Richards was absent.

New Business: Insurance Renewal Overview

Hector Molina provided a detailed explanation of the property insurance premium quote for the policy effective June 5, 2024. He asked for bids from twenty-five (25) insurers and received the best quote from Lloyd's of London which has an A-, XIII rating.

He explained the significant reduction (from \$1,287,106.00 for 2023-2024 to \$484,851.00 for 2024-2025) in the premium was due to the restoration project commencing. Hector said this was the most extreme premium reduction he has seen this year. Once the construction is completed, more reduction is possible next renewal even further, assuming the hurricane season does not impact the cost.

Blaire Lapides made a motion to accept the policy, Maude Bruce seconded the motion. All were in favor of the motion.

Jay Pietrafetta said a 14-day notice to the owners is required for a meeting to pass an amended budget with the reduced insurance policy cost. Juda Eskew will rework the budget and mail out 14-day notices.

Mitigation reports could assist the owners in getting their personal property insurance reduced.

Open Forum:

- Some owners expressed displeasure with Sunrise Management's response or lack of response to their concerns
- Patty Sabates talked about the three (3) management companies that have been interviewed, comparing their strengths and weaknesses
- An owner suggested looking into J&L Property Management
- Blaire Lapides read the following to the Board and the owners:
The Board of Directors recently received an email from one of the Board Members.

The email of May 23, 2024 at 7:57am said, and I quote:

"And the situation occurred because Blaire took it upon herself to try to change the renter credit score requirement from 650 to 700 which makes it harder for people to find suitable

renters for their units. And when I said "why are we looking into this?" she told me to F-Off. Yep, all on video. I just finally gave it back to her..."

Firstly, let me apologize to the Board and the residents of Omega for my use of offensive language. Actually, I never told anyone to "F-off". What I said was "Shut the F-up" after one of the board members repeatedly kept screaming when others were talking, which was incredibly rude.

Secondly, since this incorrect information is in an email to the Board, I believe that it is also being communicated to the residents.

I have never made any changes to anything on my own. This is a democracy with the Board majority making the decisions. I do not know where the information came from that I made the changes by myself. To correct the misinformation, our current Rules and Regulations do not have any stipulations for a minimum credit score for a buyer or a renter.

I would like this to be placed in the record and minutes for this meeting to correct the inaccurate information that is being reported by a Board Member.

Thank you.

- Blaire also said there has never been a credit score for renters since the Owner is responsible for maintenance and special assessment payments.
- Jay Pietrafetta said his statement at the last Board meeting was what was considered a "Best Practice", not what this Association was using.
- Patty Sabates explained the history of the Rules and Regulations and how the Association Board amends them.
- Shawn Martin said he thinks Austro is doing shoddy roof work and not removing the old fence posts. He wants to get a new contractor.
- Questions were asked about the timing of the restoration work as well as the upper windows.
- An owner asked what will happen if the upper windows must be replaced in a unit and the owner cannot afford it. The owner was advised that was a question for the Association attorney.
- Paint colors for Phase 2 were discussed again. The paint colors will be the existing colors as there were not enough proxy votes to change it.
- Unit 1741, Phase 2 reports a roof leak.

Blaire Lapides motioned for adjournment; Elizabeth Palen seconded, all were in favor. The meeting was adjourned at 8:52pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Board of Directors meeting was held and called to order on Wednesday, May 29, 2024, at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, Elizabeth Palen, Maritza Wilhelm, Maude Bruce, Marjorie Thomas, Shawn Martin and Miriam Tirado. Representing Sunrise Management was Jay Pietrafetta. Also present was Hector Molina and Alex Molina from The Loomis Company.

Eric Richards was absent.

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Mitigation reports could assist the owners in getting their personal property insurance reduced.

Open Forum:

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- Questions were asked about the timing of the restoration work as well as the upper windows.
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- Paint colors for Phase 2 were discussed again. The paint colors will be the existing colors as there were not enough proxy votes to change it.
- Unit 1741, Phase 2 reports a roof leak.

Blaire Lapides motioned for adjournment; Elizabeth Palen seconded, all were in favor. The meeting was adjourned at 8:52pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors budget workshop was held and called to order on Tuesday, June 4, 2024, at 7:03 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidés, Elizabeth Palen, Maritza Wilhelm, Maude Bruce, and Marjorie Thomas, Representing Sunrise Management was Jay Pietrafetta. Carol Eskew of Juda Eskew Associates was also present.

Shawn Martin and Miriam Tirado were absent.

Carol Eskew inserted the new, reduced premium into the budget spreadsheet. The reduction of the premium meant that the maintenance would be reduced by about half.

An appraisal of the property will be conducted as required every three (3) years. It is anticipated that the appraisal could show an increase of approximately 15% percent over the previous appraisal. The budget spreadsheet was adjusted to account for this increase. ***

Carol Eskew responded to questions about the construction loan of \$4,600,000 at 7.4%, special assessment and draw down. The loan can be re-amortized once a year. The monthly repayment of the loan is:

	2 bedroom	3 bedroom
Phase 1	\$321.00	\$380.00
Phase 2	\$295.00	\$354.00
Phase 3	\$261.00	\$313.00
Phase 4	\$219.00	

Blaire Lapidés motioned for adjournment; Elizabeth Palen seconded, all were in favor. The meeting was adjourned at 8:15afpm.

***The appraisal was received after the meeting and did not show an increase in the property values.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors budget workshop was held and called to order on Tuesday, June 4, 2024, at 7:03 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidés, Elizabeth Palen, Maritza Wilhelm, Maude Bruce, and Marjorie Thomas, Representing Sunrise Management was Jay Pietrafetta. Carol Eskew of Juda Eskew Associates was also present.

Shawn Martin and Miriam Tirado were absent.

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Phase 4	\$219.00	

Blaire Lapidés motioned for adjournment; Elizabeth Palen seconded, all were in favor. The meeting was adjourned at 8:15afpm.

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OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, June 25, 2024, at 8:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapidès, Elizabeth Palen, Maritza Wilhelm, Maude King-Bruce, Shawn Martin, Miriam Tirado, Marjorie Thomas, and Eric Richards. None were absent.

Guests: Sunrise Management was Michael Rafidi and Jay Pietrafetta.

Review of Prior Meetings Minutes: Blaire Lapidès to view previous meeting minutes for the dates of 2/27/24, 4/02/24, 4/16/24, 4/23/24, 5/14/24, 5/21/24. 5/29/24. 5/29/2024 CAM Interview, and 6/4/24.

Officer Reports:

Treasurer: Blaire Lapidès reported the following information from the May 31, 2024

Maintenance:

Phase 1: \$3,324 in arrears; 1 in legal
Phase 2: \$1,117 in arrears; 0 in legal
Phase 3: \$23,399 in arrears; 7 in legal
Phase 4: \$11,478 in arrears, 1 in legal
\$39,318 total in arrears

Special Assessment restoration: two people that have not paid in legal (SA2)

Insurance increase (SA3):

Phase 1: \$2,208 past due, 1 in legal
Phase 2: \$2,619 past due, 2 in legal
Phase 3: \$4,777 past due, 4 in legal
Phase 4: \$1,766 past due, 2 in legal

\$11,370 from insurance increase in arrears.

Restoration Project (SA4)- a total of \$240,163 has been paid in advance of the installments be.

Operations Account (Cash in the Bank): \$220,550, Reserve Account \$137,253, Security \$13,516

Special assessments 2 and 4: \$465,995

\$837,314 total

Budget Overages:

Water: \$6500

Tree Trimming: almost \$10,000

Legal: \$18,550

Postage and Mailings: \$3,600

Secretary/Communications: Newsletter to be sent out for the board to view within the next weeks.

Vice President: No new updates.

President: Discusses water intrusion and repairs for unit owners in Phase 4.

Motion to rectify and accept S&D May 2024 proposal to fix the structural issues in certain building of Phase 4 made by Patty Sabates and Second by Blaire Lapidés, all in favor except Shawn Martin

Motion to accept HI Safety Corporation proposal for mold inspection for unit in Phase 4 Patty Sabates, Maude King-Bruce second. All in favor.

Tabled agenda item for Austro due to Construction meeting being on Thursday, June 27, 2024.

Patty Sabates suggested that with a nine-member board the community should instill a board member as a liaison for each phase.

For transparency purposes it was mentioned that board member, Shawn Martin filed a complaint from DBPR.

The Following Unit Owners are Waiting for Larry to Follow Up:

Phase 1: Cindy, Unit 1748; Sharon, Unit 1700; Wayne, Unit 1709

Phase 2: Leo and Vanessa, Unit 1749

Phase 3: Ken, Unit 1700 and Maritza, Unit 1701

Patty Sabates requests a meeting for board to meet with new maintenance person.

Miriam Tirado and Shawn Martin to search for new management companies.

Rules and Regulation: Tabled to next board meeting where everyone is expected to provide input.

Open Forum:

Shirley, Phase 3, Unit 1705: Following up about the tree in the back of the fence that has roots in her yard.

- Jay P from Sunrise Management is to send someone by Thursday, June 27th, 2024.

Elizabeth Palen motioned to adjourn the meeting; seconded by Maritza Wilhelm; all were in favor. The meeting was adjourned at 9:35 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, July 23, 2024, at 7:01 pm at the Omega Villas Recreation Center.

Present were Board Members: Patty Sabates, Elizabeth Palen, Maude King-Bruce, Shawn Martin, Miriam Tirado, and Eric Richards.

Blaire Lapides, Maritza Wilhelm, and Marjorie Thomas were absent.

Guests: Michael Rafidi from Sunrise Management and Hector Medina from Loomis.

Patty Sabates opened the meeting by reviewing the Meeting Decorum policy that was previously adopted.

Officers Report:

Patty read for Treasurer:

Maintenance past due

Phase 1 \$5165 1 in legal

Phase 2 \$2184

Phase 3 \$33,325 5 in legal

Phase 4 \$11,503 1 in legal

Total past due \$52,177

Previous assessment of building restoration account.

Phase 3 \$357

Phase 4 \$650

Total past due \$1007

both in legal

Insurance Increase past due

Phase 1 \$2208 1 in legal

Phase 2 \$2619 2 in legal

Phase 3 \$4777 4 in legal

Phase 4 \$1766 2 in legal

Total past due \$11,370

Cash in bank

Operating \$250,395

Reserves \$137,373

Security \$13,516

Cash SA2/SA4 \$652,468 (previous assessment to build restoration account and current restoration assessment)

Total \$1,053,752

Water and Sewer over by \$14,062

Pool and Spa Repair over by \$2500

Maintenance Payroll & Related Costs over by \$3200

Management over by \$1500

Tree Trimming over by \$8500.

General Repairs, Maintenance & Supplies over by \$4300.

Repairs - Irrigation over by \$3605

Legal over by \$21,563

Postage, Printing, and Administration over by \$3370

Secretary: No new news.

President: New condo procedures and updates. A section for record keeping. Patty informed Attorney Rhonda Hollander to send over a list of things the board is required to revise such as board vacancies, conflicts of interests, probation against slap suits, and perspective purchasing. Patty recommends printing out the Statute 7 of Florida Laws to board members. Patty later recommended a workshop for the Board to get together on Thursday, August 1, 2024, at 7:00 PM.

Mike Rafidi volunteered to email the board members a webinar that is an hour and fourteen minutes to give all the information about the updated policies.

Patty referred to the condo docs and referred to bylaws section D5.

Board members were encouraged to start discussion about rules and regulations. To make notes and bring it to meeting.

VP: To make sure we are getting our docs in PDF form rather than JPEG.

Association Insurance Increase Claims Review: Hector Medina

We do not have any property claims. Property claim is a fire, or water damage something unexpected that happens in the community.

Directors of Officers is to protect board members past and present.

Hector Medina commended Patty Sabates and board for the reduction in insurance we had this year. It was mostly contributed to staying on top of things and making the argument that everything is being followed through with.

Losses: In the spirit of transparency Hector Medina is reported on claims.

Hector Medina explained that the more claims the community has, the higher the premium is. Despite if cases are fraudulent and/or real it will impact insurance. It was mentioned that one board member has various claims.

Customer Loss Detail: could be is someone slips and falls outside unit, or it can be if unit owner suffers water damage. This type of coverage is expensive, and we want to keep the costs down. Water damage is the primary reason for claims. Unknown Claimant is someone started a claim and it was no longer perused.

Elena Salazar in 2023 made a claim for water damage to unit.

Shawn Martin, Beth Haines, Miriam Tirado and Christopher Sitko made claims for 2024 due to water damage and mold that was in the amount of \$118,342.05.

The community is paying for general liability \$30,000 but it is recommended that we budget for about \$50,000 for next year due to the lawsuits.

Coverage is as followed:

Crime \$1200

Legal \$2500

DNO \$3000

Workers' comp \$509

Umbrella \$3500.

Loomis Insurance goes to market by the end of December but will have more information in the beginning of 2025. Our insurance renewal is in the beginning of July.

Previous Insurance company that covered Omega, Philadelphia dropped the policy due to liability increase and lawsuits.

New Business:

1. Update of vetting process for new management company

Miriam and Shawn found two companies to give proposals A Cam is expected to give a proposal by the end of this week, a member of their team has driven around the neighborhood. They are waiting for proposal from Elegant Homes Management Company.

M&M Property Management, First Service, JNL, and Campbell have been contacted and are still in process of sending information.

Miriam will email board members the proposals once received them.

If A Cam sends proposal by Friday tentative meeting Monday at 7:00 PM, July 29, 2024.

Shawn mentioned that new legislation needs to be attached to agenda after proposal is finalized.

Eric Richards asked how many companies will interview? Miriam said that she is going to investigate 4 companies and compare to the companies the companies we already reached out to.

Looking to have the meetings until September 15 to vote for a new management company.

2. Initial Discussion and review of Rules and Regulation for update.

Patty discussed the Rules and Regulations, it will not be voted on, but the discussion will be had.

Some important topics for unit owners to discuss with Jay and Mike:

- Bulk Pick Up- to put a sign that trash is to be put the night before.
- Parking on the grass, on side, and in no parking zones. Sprinklers have been broken due to parking on grass.

Shawn Martin suggested that each unit owner has 2 parking spots. Per Condo Docs 75% would need to change the procedure.

Eric Richards recommended to count all parking spots to see how many extra spots there will be if each unit owner gets two parking spots.

Patty Sabates to discussion first page of Rules and Regulations.

The following are the points noted to review, change, and/or discuss.

- 15th of the month for the late fees
- Sellers do not need approval to sell.
- Maude Bruce-King bought up that investors are buying and leasing unit processing. Discussion led to the mention of Unit 1744 in phase 4 being rented as an Air BnB.
- Shawn mentioned that it might be against the law to do a background check on an 18-year-old before moving in.

Open Forum:

Shirley, Phase 3, Unit 1709: Asked if a unit owner can write one check and insert two coupons for payment. It was recommended that maintenance and special assessment payments be paid separately.

Deborah, Phase 2, Unit 1721: Notified the community about trash in front of her unit that someone is leaving out. Mike to investigate if there is an address or name.

New Maintenance man named Pedro. Patty to have Mike make sure that Pedro picks up the trash.

Pool is open, spa is closed due to chemical peel. Department of Health closed pool due to lock not being fixed and for safety of children. Department of Health person is schedule to come back by the end of the month. Pool is technically closed due to lock but not chemicals in the water. Mike Rafidi was instructed to have landscapers clean out the weeds in pool area.

Shawn, Phase 2, Unit 1760: Jay took pictures while workers on roof fixing his roof. Mike Rafidi responded to Shawn by letting him know that the management company nor the board was informed that Shawn was having work done to his roof and that there was no paperwork turned in like licenses or work permits granted.

Patty Sabates made the motion to adjourn meeting, Elizabeth Palen second motion at 8:51 PM.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

A Board of Directors meeting was held and called to order on Tuesday, August 20, 2024, at 7:09 pm at the Omega Villas Recreation Center.

Present were Board Members: Patty Sabates, Eric Richards, Blaire Lapides, Elizabeth Palen, Maude King-Bruce, Shawn Martin, and Miriam Tirado.

Maritza Wilhelm and Marjorie Thomas were absent.

Guests: Michael Rafidi with Sunrise Management

Special Homeowners Meeting: To see if Phase 3 has 75% of the proxy vote to change exterior color.

Proof of Notice of Meeting:

Certifying of Proxies: of the 33 units, 25 units voted for Option 1 Divine White and Java, and 1 unit voted for Option 2 White and Gray.

Consideration and vote on the alteration to common elements- Phase 3 paint color.

Eric Richards motions to accept the results, and Elizabeth Palen to second the motion. All were in favor.

Patty Sabates motioned to adjourn the Special Homeowners Meeting, and Blaire Lapides to second the motions, all in favor.

Patty Sabates opened the meeting by reviewing the Meeting Decorum policy that was previously adopted.

Meeting minutes: Patty Sabates motioned to wave the reading of minutes from July 23, 2024, and Elizabeth Palen to second the motion, the majority was in favor.

Patty Sabates motioned to wave reading of the meeting minutes of June 25, 2024, and Eric Richards to second the motion, the majority in favor.

Budget meeting minutes, Patty Sabates made a motion to wave the reading of the meeting minutes, and Blaire Lapides seconded the motion, majority in favor.

Officer Reports:

Blaire, Treasurer: No new financial update they are the same from June. See June financials copied from previous Minutes.

Maintenance past due

Phase 1 \$5165 1 in legal
Phase 2 \$2184
Phase 3 \$33,325 5 in legal
Phase 4 \$11,503 1 in legal
Total past due \$52,177

Previous assessment of building restoration account.

Phase 3 \$357
Phase 4 \$650
Total past due \$1007
both in legal

Insurance Increase past due

Phase 1 \$2208 1 in legal
Phase 2 \$2619 2 in legal
Phase 3 \$4777 4 in legal
Phase 4 \$1766 2 in legal
Total past due \$11,370

Cash in bank

Operating \$250,395
Reserves \$137,373
Security \$13,516
Cash SA2/SA4 \$652,468 (previous assessment to build restoration account and current restoration assessment)
Total \$1,053,752

Water and Sewer over by \$14,062
Pool and Spa Repair over by \$2500
Maintenance Payroll & Related Costs over by \$3200
Management over by \$1500
Tree Trimming over by \$8500.
General Repairs, Maintenance & Supplies over by \$4300.
Repairs - Irrigation over by \$3605
Legal over by \$21,563
Postage, Printing, and Administration over by \$3370

Elizabeth, Secretary: No updates.

Eric, Vice President: No general updates.

Patty, President:

Management Company Search: Shawn Martin informed us that, First Service Residential and DST are supposed to provide a proposal. First Service Residential will provide a second proposal and it will include accounting.

Status of Phase 4 sloping: Mike Rafidi mentioned that Jared from Pro-Scapes came out today to inspect: building 23 on the west end, building 21 on both ends, building 20 north end, and building 19 south end. Building 19 on the hill is on hold and waiting for the City of Plantation to come out. Mike is to follow up with the City for the hill.

Patty: review and vote on Sublime Pool's proposal for a chemical feeder and filter pump. The chemical feeder's purpose is to feed both acid and chlorine in the pool slowly so that it is not dumped in the pool and chemicals are not in the pool all at once. The Health Department spotted that the lock was not available, they were not able to see that we do not have a chemical feeder. Code 64-E effective five years ago states that an electric feeder must be added for a pump. Mike read Sublime's email for a quote on the pump but will send quotes by email.

Shawn Martin asked Mike Rafidi if we are looking into other pool companies for possible quotes. Also, what is the problem with the chemicals since we have never had an issue before? Omega Villas spent \$65,000 last year (2023) to renovate the pool. Patty Sabates mentioned that the pool and spa are brand new. Shawn, Eric, and Elizabeth questioned Mike Rafidi why this repair wasn't made with the brand-new pool if the code was changed five years ago. Mike to have other companies give us quotes on the feeder and pump.

Construction items:

Shawn commented that the new laws provide more transparency effective July 1st. Will be actively investigating come January 2025. A list of financials including monthly items like construction costs need to be accessible to homeowners.

Construction cost and updates:

Eric Richards has uploaded many items to the website but is still missing some contracts. Budgets are up now but needs some investigation of what is needed to be uploaded. Patty suggested we create a record report checklist, have all financials, and a unit owner roster for the website. Management company to make sure we are all up to date with what is loaded on the website.

Patty informed all that the official Austro Construction contract is on the website and pulled the contract from 1/1/2024 to breakdown payments.

Austro at signing got 10% of the contract to purchase supplies. Their first check would be for buildings 16-24 once roofs are complete Austro is to get the amount of roofing costs of those buildings.

Over \$500,000 was collected from the special assessment. \$227,000 was spent on Cavaliere Electric to update outside electrical boxes for all units. It is in the contract that Cavaliere will come back to secure the hardy board once structural updates are complete.

SD Engineering has been with us since 2023, they assisted in vetting the contracts and vendors. Omega Villas signed a contract with SD Engineering on November 3, 2023, this was for special assessments. The last check was made on August 7th, 2024, 12 checks were made from separate invoices. Patty will scan to have the checks loaded onto the website.

Patty Sabates provided the community with roof and structural costs for phase 4 from images below. Patty also suggested that Carol Eskew create a running spreadsheet of costs per phase.

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Blaire Lapides gave out keys to the meeting room to all Board members.

Unit 1741, Phase 2: to see if maintenance can have trees trimmed for hurricane season.

Patty Sabates made the motion to adjourn the meeting, Elizabeth Palen seconded the motion, and the majority of the Board Members were in favor, at 9:13 PM.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

BUDGET WORKSHOP MINUTES

A budget workshop meeting was held on Tuesday, October 08, 2024, at 7:15 p.m., at Juda Eskew's offices.

Board Members Patty Sabates, Blaire Lapides, Elizabeth Palen, and Maude King-Bruce were present. Jay Pietrafetta representing Sunrise Management and Mike Marcusky representing Juda Eskew were also present.

Shawn Martin, Miriam Tirado, Marjorie Thomas, Maritza Wilhelm, and Eric Richards were absent.

The Board of Directors discussions were held regarding each budget line item and estimates of expenditures for next year were made.

Discussions were had about the estimated increase in General Liability Insurance that Hector Medina advised earlier in the year. Patty Sabates will contact, Hector Medina from Loomis to get the estimated policy increase.

Due to an overage of \$40,000 from estimated financial budget for 2024, the board discussed increasing the Legal budget. Juda Eskew to review bills from Hollander, Goode & Lopez and properly reclassify them into specific subcategories the bills are charged to.

The Property Security Detail budget is to be increased, to provide protection for all meeting attendees and ensure that the Board of Directors are able to conduct association business as stipulated in the Board meeting decorum.

Estimates for management company fees were left open until the board reviews all potential management company contracts and votes for a management company.

The workshop ended at 8:30 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Board of Directors meeting was held and called to order on Tuesday, November 19, 2024, at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, Maritza Wilhelm, Marjorie Thomas, Shawn Martin and Miriam Tirado. Representing Sunrise Management was Jay Pietrafetta.

Elizabeth Palen and Maude Bruce were absent. Eric Richards arrived after the meeting began.

Officer's Reports:

Treasurer – Blaire Lapides reported that past due maintenance as of October 31, 2024 for Phase 1 was \$814.50 with one (1) account in legal; Phase 2 \$3,822.00 with one (1) account in legal; Phase 3 \$13,466 with two (2) accounts in legal; and Phase 4 \$16,680.00 with two (2) accounts in legal for a total past due of \$34,782.50.

The minimal monthly special assessment (SA2) for the restoration project that ended when the restoration loan assessment (SA4) became due is a total of \$1,0007.00 from two (2) units in legal, one (1) in phase 3 and one (1) in phase 4.

The insurance increase special assessment (SA3) that was collected in 2023 has the following past due: \$304.00 from Phase 1; \$50.00 from Phase 2; \$1,396.00 from Phase 3 with 1 in legal and \$1,144.00 in Phase 4 with 1 in legal for a total owing from 2023 of \$2,894.00.

The past due for the restoration project loan repayment (SA4) for Phase 1 is \$2,371.00 with one (1) in legal; \$6,275.00 for Phase 2 with three (3) in legal; \$3,075.00 for Phase 3 with three (3) in legal; and \$3,959.00 with three (3) in legal for a total past due as of October 31, 2024 of \$15,680.00

Funds on hand as of October 31, 2024 in the Operating account are \$241,408; Reserves are \$137,903; Security are \$13,516; and Special Assessment (SA2 & SA4) are \$710,008 for a total of cash on hand of \$1,102,835.

Monthly budget expenditures include Water and Sewer over \$10,610; Pest and Critter Services over \$1,240; Pool & Spa Repair over \$5,733; Tree Trimming over \$11,083; General Maintenance & Supplies over \$2,460; Irrigation Repairs over \$16,704; and Legal over \$37,468.

Secretary – not in attendance

Vice President – not in attendance

President – Patty Sabates reminded everyone of the upcoming budget meeting on Tuesday, November 26, 2024 at the clubhouse at 7:00pm.

Patty read an order received from DBPR on a case filed by a Board Member. The order required the Petitioner to reimburse Omega Villas the attorney's fees of \$2,884.06. Shawn Martin interrupted Patty several times as she tried to explain read portions of the order.

Patty announced the new management company, Your Management Services (YMS), would be taking over effective December 1, 2024. A Meet and Greet would be held at the clubhouse on Saturday, December 7, 2024 from 10:00am to noon. All owners are encouraged to drop by and meet Lamont and Diana Morgan.

Management Updates:

- Update on proposals for pool chemical feeder – Jay Pietrafetta reported Mike Rafidi went to the Department of Health and was informed that saltwater pools are not allowed for commercial pools the size of Omega Villa's meaning a chemical feeder will need to be installed. An inspector will need to be present before the chemical feeder is installed and will need to be approved after the installation.
- Status of work start date for Phase 4 end unit sloping – Weather permitting, the project will start on Wednesday, November 20, 2024.
- Update on termite tenting for phase 1 & 2 and all buildings termite inspection with Beach Environmental termite company – Beach inspected building 4 and 6 and has scheduled those buildings for tenting. Beach reported two (2) tree stumps are infested with termites. They are the large stump between 17th Avenue and building 6 and a stump of a removed tree on the north side of the side driveway of Phase 1. Jay was asked to contact Sal Pecora of Pecora Pest Management to see if those stumps could be treated to kill the termites.
- Ratify Beach Environment termite tenting proposals for Phase 1 buildings – Patty Sabates made a motion to ratify the contracts submitted for tenting building 6 and tenting and treating subterranean termites in building 4; Blaire Lapides seconded the motion; Patty, Blaire, Maritza Wilhelm and Marjorie Thomas voted to ratify these contracts; Eric Richards, Shawn Martin and Miriam Tirado declined to ratify these contracts. Jay indicated that he had gotten bids from Dead Bug Edwards and Guarantee Floridian for termite treatments.
- Update on mold remediation and repairs for Phases 3, unit 1709 – there is concern that this could be an insurance claim. An opinion is needed from Hector Medina of The Loomis Company who handles the Association's insurance policies. Jay will ask for a written opinion from Hector.
- Community duck feeding issues/status of violation letters – Jay said Affordable Wildlife Removal was scheduled last month but due to the storm was not able to be on property. Jay will provide the proposal to YMS for two (2) visits at \$1,600.00.
- Update on ongoing parking violation status of blue commercial van in Phase 4 – Jay has sent two (2) violation letters. Miriam Tirado said the van is still parked on the property. Jay will check after the meeting ends.
- Update on list of overgrown backyard trees hanging over roofs that need owners' attention – Patty asked Jay to provide an updated list of the violations. Jay said approximately six (6) trees still need trimming and he will send emails to the owners.

- Update on landscaping required by City for Phase 4 and perimeter fence areas – Jay said three (3) companies were asked to bid on the plantings. They are ProScapes, Omega's current landscaping company, Epic, and GreenScapes.

General Business:

Continues review and discussion Rules and Regulations for updating – Shawn Martin left the meeting at this time. Patty started to review the last page of the proposed Rules and Regulations, This section was written by the Association attorneys and will be left as written. Patty will send to Blaire the suggested changes for the first several pages when Blaire was absent from the meeting. Blaire will update the document with all the suggestions and forward to the Board for review.

Open Forum:

- Unit 1725, Phase 1 – had questions about removing the new impact windows during the building's restoration. The question was referred to Larry Alcendor at S&D Engineering.
- Unit 1748, Phase 1 – Wants repair of drywall from roof leak. All Association/contractor responsible repairs will be done after the restoration construction is complete.
- Unit 1709, Phase 3 – Want to remove the sliding glass door in the bedroom and enclose it with a wall. Was told to submit ACC found on the Omega website with contractor license, insurance, etc.
- Unit 1721, Phase 1 – Reports mice on the roof and possums on the property. Jay will ask BBM to set up traps.

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

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special Board of Directors meeting was held and called to order on Tuesday, November 26, 2024 at 7:25 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapidès, Elizabeth Palen (by phone), Maritza Wilhelm, and Miriam Tirado. Representing Juda Eskew Associates was Mike Marcusky.

Maude Bruce, Marjorie Thomas, Shawn Martin were absent. Eric Richards resigned his position on the Board effective November 25, 2024.

Patty Sabates opened the meeting and introduced Mike Marcusky from Juda Eskew. She explained the budget process and how the board created the 2025 budget based on historical and anticipated expenses. She reviewed the common area expenses, noting the Pest and Critter Services, General Repairs Maint & Supplies, Audit & Tax, Property Security Detail, Insurance, and Video Cameras are increased and explained why. Maint/Janitorial P/R & Related Costs were reduced. On the individual phase operating budget, she pointed out and explained the options to vote to fully fund reserves, without common area reserves and without common area and phase reserves and how each of those amounts compared to the 2024 maintenance fees currently being collected.

Florida statues require all condominium budgets include reserves for large priced expenditures. The laws passed by the Florida legislature because of the Champlain collapse require all condominiums over three (3) stories to have reserves. Omega Villas owners still have the option to waive or allow reserves to be collected through a vote or proxy.

Mike Marcusky reported the receipt of the following proxies:

	Proxies Received	Proxies Still Needed
Phase 1	11	5
Phase 2	10	9
Phase 3	9	8
Phase 4	6	8

Patty discussed the termite issue that includes tenting for drywood termites and ground treatment for subterranean termites for most, if not all, buildings. The cost is approximately \$150,000.00 which equates to about \$100 per unit per month. The board and the owners discussed the ways to collect the unanticipated money, including adding it to the 2025 budget or doing another special assessment. The owners in attendance agreed to amend the 2025 budget to include this cost. Blaire Lapidès made a motion to amend the 2025 budget to include termite tenting and subterranean treatment in all phases where needed; Patty Sabates seconded the motion; all the board members were in favor.

Mike Marcusky said a letter would be sent with the coupons explaining the change in the budget and monthly maintenance fees. He also informed the Board that December 11, 2024 is the last possible date to get additional proxies in order to waive the reserves.

Blair Lapides made a motion to accept the budget as amended; Patty Sabates seconded the motion; all were in favor.

Patty Sabates motioned for adjournment; Elizabeth Palen seconded; all were in favor. The meeting was adjourned at 8:33pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Board of Directors meeting was held and called to order on Tuesday, December 17, 2024, at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapides, Maude Bruce, Marjorie Thomas, Shawn Martin and Miriam Tirado. Representing Your Management Services (YMS) was Diana Morgan.

Eric Richards resigned his position on the board.

Elizabeth Palen and Maritza Wilhelm were absent.

A police officer was present.

As the board reviewed the minutes of the November 19, 2024, and November 26, 2024 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Maude Bruce; all were in favor with the exception of Shawn Martin who abstained.

None were absent.

Officer's Reports:

Treasurer – As the last financial reports received were reviewed at the previous meeting, no information was reported.

Secretary – As the Secretary was absent, no report was made.

President – Patty Sabates welcomed Diana Morgan of YMS as the new property manager. Patty reported Phase 1 and Phase 3 have not received enough proxies to waive the reserves. Phase 2 and Phase 4 owners returned enough proxies to waive the reserves. She explained the proxy is good for 90 days so phases 1 and 3 can obtain enough votes to waive the reserves. In the meantime, Juda Eskew will issue January and February coupons to phases 1 and 3 to allow for additional proxies to be received. Phases 2 and 4 will receive coupon books for all of 2025.

Patty presented the information received from Beach Exterminators to treat drywood and subterranean termites at all the buildings on the property. After much discussion with the residents in attendance, the expense of this treatment will be added to the 2025 budget instead of collecting it as a special assessment.

Management Updates:

1. Update on proposals for pool chemical feeder – Diana had two companies, Blue Ocean and Granino Pool Service, inspect the pool and submit bids. Once those are received, the board hopes to have a short meeting to address this issue and make a decision on awarding the contract.

2. Update on Phase 4 unit sloping by Proscapes – Diana walked the property with Jerry from Proscapes who noted that some irrigation work needs to be done before the sloping can begin. Jerry is out of town until after the new year.
3. Update on termite tenting on upcoming buildings – Building 4 tenting has been completed. Building 6 is scheduled for January 14, 2025. Patty indicated she wanted all of phase 4 and the completed buildings in phase 3 to be tented.
4. Update on violation letters sent to owners regarding their backyard trees – Diana will need to create a list of the tree violation for phase 3 and 4 (list of phases 1 and 2 units already created) and send out letters with information to trim trees by a specific date.
5. Update on landscaping required by city for phase 4 on finger islands and perimeter fence – Diana will get a list of trees and shrubs from the city for the January meeting.
6. Update on Phase 4 owners' entry and backyard light reinstall and missing code compliance GFI outlets to close permit for 40-year certification – Diana will contact Cavaliere Electric to obtain a list of non-compliant units.

General Business:

1. Review completed 1st draft of Rules and Regulations – The board reviewed the latest draft and made a few recommendations for changes.

Open Forum:

Large tree removed from phase 1 on 17th street still needs to have stump ground out. Proscapes needs to be contacted to complete the project.

Patty asked Diana to pull the tree trimming contract from Proscapes

Phase 1, unit 1761 – tree overhanging property

Construction workers still leaving trash all over the property

Phase 4, unit 1752 – potential unapproved occupants

Phase 3, unit 1757 – problems with electrical

Patty Sabates motioned for adjournment; Maude Bruce seconded; all were in favor. The meeting was adjourned at 9:10pm.