

# OMEGA VILLAS

## CONDOMINIUM ASSOCIATION, INC.

Dear Unit Owner:

Please be advised that the annual association budget meeting will be held on **Tuesday, November 18, 2025 at 7:00pm in the clubhouse.**

As a Board, the goal has been to keep as many of our operating items flat as possible and move our 40-year restoration project forward.

### **A few 2026 Proposed Budget highlights:**

- **Property Insurance:** Estimated reduction due to the completion of roofing projects and improved insurance market conditions as reported by association broker.
- **Landscaping:** Increase in budget for Phases 1, 2, and 3 due to city requirements for additional planting. Phase 4 completed these requirements in 2025, so no increase for Phase 4.
- **Sidewalk Repairs/Leveling:** New budget line. For Phases 1, 2, and 3, work will start after the 40-year certification project. Phase 4 repairs is proposed for early 2026.
- **Legal fees** line item increased due to ongoing legal matters.
- **Property/Security:** Increased budget for off-duty police presence at Board meetings.
- **Termite/Drywood:** Overall budget decrease following the completion of termite tenting in 2025. Annual maintenance for Sentricon treatment added.
- **Tree Trimming:** Increased budget to allow bi-annual trimming of palm trees to address seed-dropping issues.

The Board encourages attendance for open discussion and requests courtesy towards those working on behalf of the community. The Board looks forward to engaging with unit owners and discussing the proposed budget in further detail at the meeting.

On Behalf of the Board of Directors  
Omega Villas Condominium Association, Inc



**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. - PHASE II**

Notice of Budget Meeting

Date of Notice October 31, 2025

Date of Meeting: November 18, 2025

Time: 7:00 PM

In Person: Omega Recreation Center

1713 NW 72nd Ave, Plantation, FL 33313

Enclosed is a copy of the proposed 2026 operating budget for Omega Villas Condominium Association, Inc. Included in the budget is a full schedule of reserves, as mandated by Florida Statutes. The maintenance payment reflected for each condominium unit on the enclosed budget includes full funding of the reserves, as required, and without common area reserves, and without common area reserves and Phase II reserves.

Under the Florida Statutes, the homeowners, at a duly called meeting of the Association, can vote to waive the reserve funding for the year 2026. In order for this vote to take place, there must be a quorum present at the meeting, in person or by proxy. A majority of the quorum must vote for no reserves in order for it to be established.

In addition to reserves specific to your Phase the budget includes "Common Area Reserves" which are reserve assessments for future repairs and replacements to the Omega Recreation Center and common area to all the Phases.

**The proposed monthly maintenance payments as reflected in the budget are as follows:**

	<b>With Fully Funded Reserves Both Common &amp; Phase</b>	<b>Without Common Area Reserves</b>	<b>Without Common Area and Phase II Reserves</b>
<b>2 Bedroom</b>	\$ 851	\$ 825	\$ 719
<b>3 Bedroom</b>	\$ 1,021	\$ 990	\$ 862

In order to vote for no reserve, we must have a quorum present for the meeting, in person or by proxy, before the vote is valid. We have enclosed a limited proxy that gives you the options outlined above. You must complete the proxy form and return to Omega Villas Condominium Association, Inc., c/o Juda Eskew, 8211 West Broward Boulevard, Suite #PH1 - Fifth Floor, Plantation, Florida 33324, ***no later than the end of business November 18, 2025***

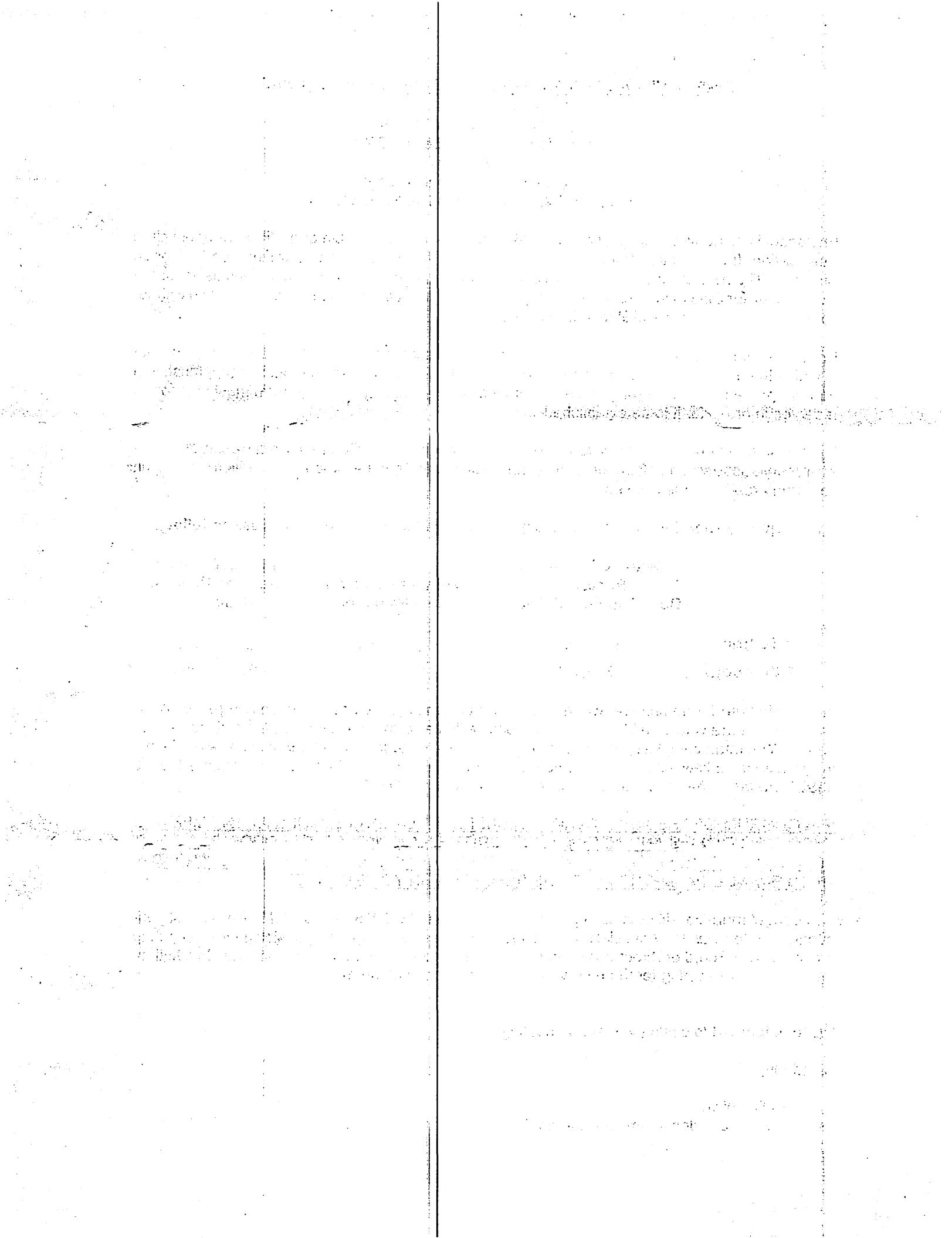
**IF A QUORUM OF THE ASSOCIATION MEMBERS IS NOT ESTABLISHED AT THE MEETING  
THROUGH PROXIES AND ATTENDANCE, OR THE MAJORITY OF THE QUORUM DO NOT  
VOTE FOR NO RESERVES, THE FULL RESERVE WILL BE ESTABLISHED AND THE  
MAINTENANCE PAYMENT WILL BE AS REFLECTED IN YOUR BUDGET.**

The budget meeting will be held in person on **November 18, 2025**, at 7:00 P.M. We request your attendance to allow the Association members to have as much input as possible in the budgeting process. The Board of Directors will vote on a final version of the budget at that time. In addition, the results of the voting for the reserves will be announced at the meeting.

We look forward to seeing you at the meeting.

Sincerely,

Board of Directors  
Omega Villas Condominium Association, Inc.



**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. – PHASE II**  
**LIMITED PROXY**

(To establish a quorum and to vote on one issue)

**INSTRUCTIONS:** If you do not plan to be present for the meeting, it is important that you complete and return this proxy so that a quorum can be obtained. Please fill in your unit number, your home address, and the name of the person you desire to vote on your behalf, the way you wish your vote to be cast for the issue(s) listed below, sign, and return this proxy by mail *SO THAT IT REACHES* our accountants, JUDA, ESKEW, AT 8211 W. BROWARD BLVD., SUITE PH1, PLANTATION, FLORIDA 33324, no later than the end of business on November 18, 2025, or bring it to the meeting.

I/We, the undersigned, being the owner(s) of, or the person designated to vote by a valid Voting Certificate for, Unit \_\_\_\_\_, OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC., and who reside(s) at: \_\_\_\_\_, do(e)s hereby constitute and appoint as my/our attorney-in-fact, the secretary of OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC., his/her designee, or \_\_\_\_\_, to appear, represent, and cast votes only as I/we specifically instruct in reference to the following matters.

This proxy is for the purpose of establishing a quorum for the Special Meeting of the membership to be held on November 18, 2025 at 7:00 PM, or any adjournment thereof, and vote on the specific issue outlined below, but in no event shall this proxy remain in force longer than 90 days after the date of the meeting indicated herein.

Print or type name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Building \_\_\_\_\_ Unit Number \_\_\_\_\_ Dated \_\_\_\_\_

**RESERVE VOTE**

**WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

\_\_\_\_\_ I vote to fully fund the reserves which will result in my unit being assessed

2 Bedroom \$ 851  
3 Bedroom \$ 1,021

\_\_\_\_\_ I vote to waive the funding of Common Area Reserves, and fund the Phase II Reserves which will result in my unit being assessed

2 Bedroom \$ 825  
3 Bedroom \$ 990

\_\_\_\_\_ I vote to waive the funding of Common Area Reserves, and waive the funding of Phase II Reserves which will result in my unit being assessed

2 Bedroom \$ 719  
3 Bedroom \$ 862

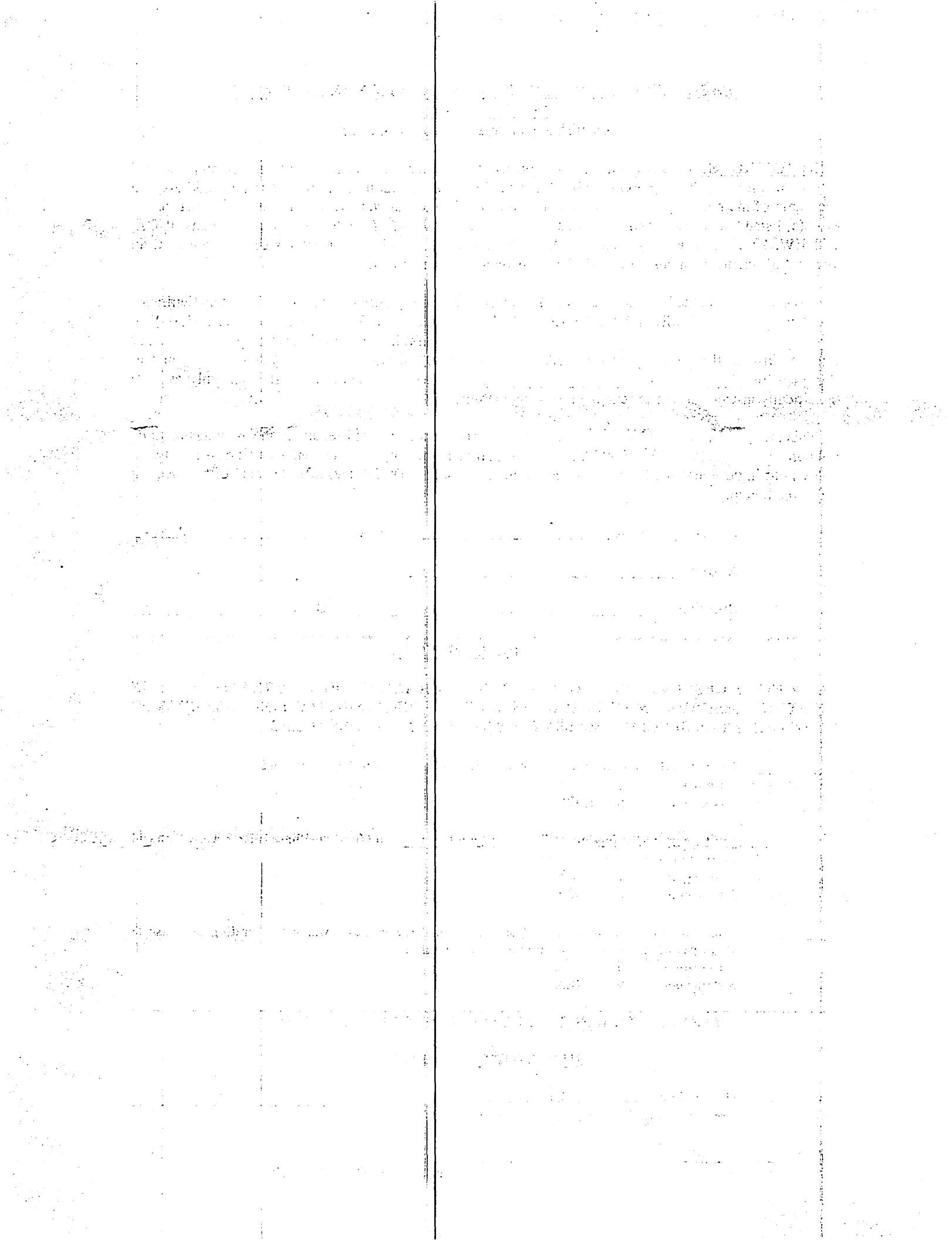
**(THIS SECTION NOT TO BE COMPLETED BY UNIT OWNER)**

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy holder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above.

DATE: \_\_\_\_\_

Signature - PROXY HOLDER



**OMEGA VILLAS CONDOMINIUM ASSOC., INC.**  
**PROPOSED OPERATING BUDGET**  
**FOR THE YEAR JANUARY 1, 2026 THRU DECEMBER 31, 2026**  
**128 Units**

**COMMON AREA EXPENSES**

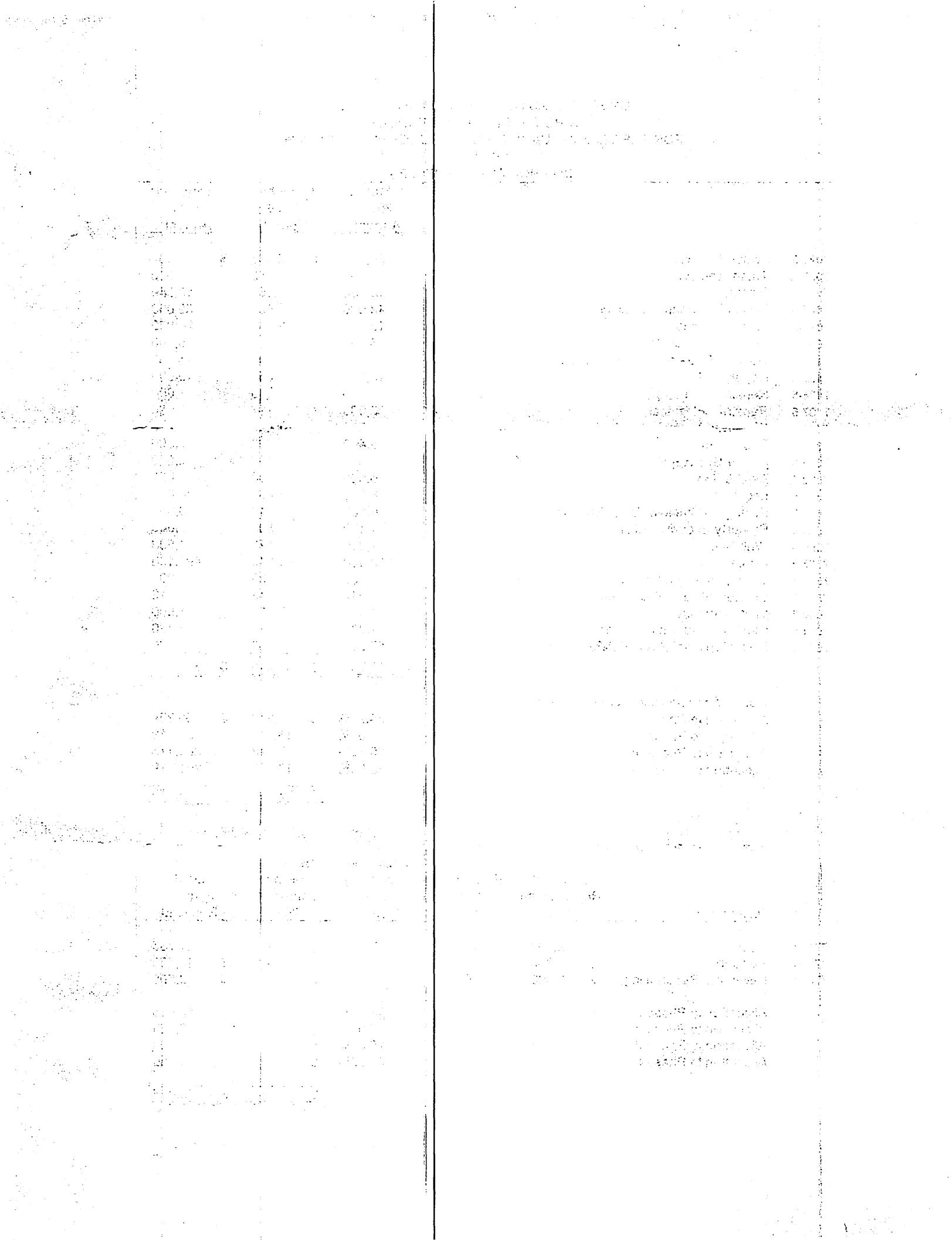
		Adopted 2025 Annual	Proposed 2026 Monthly	Proposed 2026 Annual
7020-5	Water & Sewer	\$ 34,402	\$ 2,867	\$ 34,402
7025-5	Trash Removal	500	42	500
7030-5	Electric	13,980	1,165	13,980
7070-5	Lawn Maintenance & Mulch	43,000	4,583	55,000
7075-5	Tree Trimming	12,500	2,167	26,000
7095-5	Pest and Critter Services	5,000	417	5,000
7130-5	General Repairs Maint & Supplies	15,500	1,292	15,500
7132-5	Repairs - Irrigation	15,000	1,250	15,000
7134-5	Repairs - Streetlights	500	83	1,000
7137-5	Repairs - Electrical	2,000	167	2,000
7147-5	Repairs - Alarms & Monitoring	250	125	1,500
7300-5	Pool Contract	8,400	800	9,600
7305-5	Pool & Spa Repair	2,000	167	2,000
7500-5	Audit & Tax	6,000	500	6,000
7505-5	Legal	6,000	3,833	46,000
7530-5	Postage, Printing & Administration	6,500	542	6,500
7540-5	Property Security Detail	1,500	500	6,000
7550-5	Web Site	1,200	125	1,500
7555-5	Insurance	610,000	41,342	496,100
7560-5	Taxes, Licenses & Fees	1,000	83	1,000
7565-5	Division of Land Sales Fees	512	43	512
7040-5	Video Cameras	1,500	125	1,500
7041-5	Clubhouse Alarm Monitoring	1,320	193	2,320
7580-5	Maint/Janitorial P/R & Related Costs	55,200	4,830	57,960
		<u>\$ 843,764</u>	<u>\$ 67,240</u>	<u>\$ 806,874</u>

**Operating Expenses (Common Area):**

Allocation to Phase I	24.20%	\$ 16,272	\$ 195,264
Allocation to Phase II	25.00%	16,810	201,719
Allocation to Phase III	25.80%	17,348	208,173
Allocation to Phase IV	25.00%	16,810	201,719
		<u>\$ 67,240</u>	<u>\$ 806,875</u>

**Reserves (Common Area):**

Description	Estimated Replacement Cost	Estimated Life (Years)	Estimated Remaining Life (Years)	Estimated Balance January 1, 2026	2026 Funding Required
7710-5	Roofs	\$ 152,500	15	7	\$ 21,786
7720-5	Painting	\$ 18,750	7	1	\$ 18,750
7730-5	Pavement Resurfacing	\$ 2,500	30	1	\$ 2,500
Allocation to Phase I			24.20%	\$ -	\$ 10,415
Allocation to Phase II			25.00%	\$ -	10,759
Allocation to Phase III			25.80%	\$ -	11,103
Allocation to Phase IV			25.00%	\$ -	10,759
				<u>\$ -</u>	<u>\$ 43,036</u>



OMEGA VILLAS CONDOMINIUM ASSOC., INC.  
 PROPOSED OPERATING BUDGET  
 FOR THE YEAR JANUARY 1, 2026 THRU DECEMBER 31, 2026

**PHASE II - 32 UNITS**

			Adopted 2025 Annual	Proposed 2026 Monthly	Proposed 2026 Annual
7085-2	Landscape Replacement/Removal	\$ 2,000	\$ 2,917	\$ 35,000	
7090-2	Exterminating & Pest & Critter Control	\$ 600	\$ 100	\$ 1,200	
7125-2	Termites - Drywood	24,724	250	3,000	
7126-2	Repairs & Gutters	13,444	83	1,000	
7130-2	General Repairs & Maint	1,500	125	1,500	
7510-2	Accounting	3,600	300	3,600	
	NOLA Letters	-	79	950	
	Sidewalk Repairs	-	4,000	48,000	
7600-2	Management	6,000	525	6,300	
7615-2	Bad Debt Expense	-	-	-	
7620-1	Roof Inspection	1,250	104.17	1,250	
7690-2	Common Area Expenses	210,941	16,810	201,719	
	<b>Total Operating Expense</b>	<b>264,059</b>	<b>25,293</b>	<b>303,519</b>	
<b>Reserves Phase II:</b>					
7710-2	Reserve - Roofing	-	3,167	38,000	
7720-2	Reserve - Painting	-	268	3,214	
7730-2	Reserve - Resurfacing	-	314	3,763	
		<b>\$ 264,059</b>	<b>\$ 29,041</b>	<b>\$ 348,496</b>	
<b>Reserves (Common Area):</b>					
	Common Area Reserves	\$ -	\$ 897	\$ 10,759	

**Assessments Per Unit**

Unit Type	% # of Units	Proposed 2026			Approved  2025 Without Reserves
		With Fully Funded Reserves	Without Common Area Reserves	Without Common Area and Phase II Reserves	
2 Bedroom	2.84091	16	\$ 851	\$ 825	\$ 719
3 Bedroom	3.40909	16	\$ 1,021	\$ 990	\$ 862

**Reserves Phase II:**

Description	Estimated Replacement Cost	Estimated Life (Years)	Estimated Remaining Life (Years)	Estimated Balance January 1, 2026	2026 Funding Required
Roofs	\$ 760,000	20	20	\$ -	\$ 38,000
Painting	\$ 22,500	7	7	\$ -	\$ 3,214
Pavement Resurfacing	\$ 3,763	30	1	\$ -	\$ 3,763

