

Online Complaint Summary

12/5/18 7:58 AM

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Board:	Community Association Managers
License Type:	CAM Firm
Complaint Number:	2018061275
Incident Date:	12/04/2018
Description:	<p>This complaint is in regards to Sunrise Management (950 South Pine Island Rd., Suite #A150, Plantation, FL 33324) in regards to their property manager Jay Pietrafetta, LCAM. The complaint is in regards to his unprofessional behavior in regards to a dispute over the repair of an FPL meter box. I had contacted Jay twice about the repairs to the meter box. For a quick overview, the dispute revolves around who's responsibility it is for the meter box (Association vs. Unit Owner). Anyways, Jay did not contact me after 4 or 5 voice mails, 4 emails, and 2 attorney letters. He only contacted me yesterday because I relayed this information to his office representative. Once he was on the phone, he was very rude and even cursed at me. We spoke for almost an hour about the situation and he didn't even come out to look at the issue. So, I am complaining about his unprofessional behavior and he should not be licensed to deal with the general public's property management issues.</p>

Capacity

I am complaining in my capacity as a:	Consumer
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Attestation

Electronic Signature:	Yes
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Association Info

Name of Association:	Omega Villas Condominium Association
Address:	950 South Pine Island Rd., Ste. A150
City:	Plantation
County:	Broward
State:	Florida
Zip:	33324

Is this a residential homeowner's association or condominium association in which membership in the association is a condition of ownership of the unit?	Yes
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Is the association authorized to impose a fee which may become a lien against a unit if not paid? **Yes**

What is the total number of units in the association? **164**

Performing CAM Info

Name of the subject: **Jay Pietrafetta, LCAM**

Is the subject employed by one or more associations or by a company that provides services to one or more associations? **Yes**

If yes, how many associations are involved? **I don't know how many associations they manage.**

Name of association(s) and/or company: **Sunrise Management
950 South Pine Island Rd., Ste. A150
Plantation, FL 33324**

Total number of units in all associations: **164**

Does the subject receive compensation (for instance, a salary, reduction in rent or fees, free rent, or any other benefits) for his or her services? **Yes**

What is the total dollar amount of the association's annual budget(s)? **\$450,000 +/-**

Specific CAM Duties

Does the subject receive funds from unit owners either by check or cash? **No**

What does the subject do with the funds: write receipts, make bank deposits? **N/A - There is an Accounting Firm that receives the monies.**

Does the subject post funds to the accounts? **No**

Does the subject have the authority to sign checks and does the subject sign the checks? **No**

Does the association maintain a petty cash fund and is the subject authorized to spend petty cash? **Yes**

Does the subject have the authority to make changes in the association's account(s)? **No**

Does the subject work directly for a licensed CAM or is he/she a licensed CAM? **Yes**

Name and License Number of the CAM: **CAM25291**

Budget

Can the Subject incur charges on association accounts? **Yes**

Name: **Patty Sabates (President of Omega Villas Condo Association)**

Address:	same as management company
City:	Plantation
State:	Florida
Zip:	33313
Does the subject have input regarding the monthly or yearly financial statements?	No
Does the subject have input preparing the budget?	Yes
If yes, explain:	I am unsure. I would imagine that he counsels with the Board of Directors at the Association.

Subject's Role in Association

Does the subject determine when or how to provide notice of association meetings?	Yes
Does the subject conduct the association meeting?	No
Does the subject coordinate the overall operation of the association?	Yes
Does the subject supervise other association employees?	Yes
Is the subject a registered agent for the association?	Yes

Misc CAM Duties (General Duties)

Who do unit owners notify with maintenance problems?	Sunrise Management Company
Does the subject perform clerical functions under the direct supervision and control of a licensed CAM?	Yes
Does the subject perform only maintenance services?	No

**Attorney
Respondent**

License Type:	CAM Firm
License Number:	CAB5390
Organization Name:	BIGHAM REAL ESTATE SERVICES INC
Address:	3434 CLEVELAND STREET Broward HOLLYWOOD, FL 33021 US
Phone Number:	954-695-9200

Extension:

E-mail Address:

JAYP@SUNRISEMANAGEMENTFL.COM

Complainant

First Name:

Shawn

Last Name:

Martin

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33313

US

Phone Number:

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Extension:

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Attachments