

➤ **Records & Sources Reviewed:**

- August 2023 Certified Official Records Request sent to Omega Villas Condo Assoc. C/O Sunrise Management Company via request for the following documents:
 - Copies of 5 Years of Juda Eskew Accounting Records.
 - Copies of 5 years of Omega Villas Bank Statements.
 - Copies of all Vendor & Service Provider Contracts and Bids for the past 5 years.
 - Copy of 2023 Roof Loan.
 - Copies of all correspondence from the 2022-2023 City of Plantation regarding the 40 year recertification then fines on all Omega Villas' Buildings.
- 2009 to 2020 Omega Villas Financial Audits conducted by Guy Strum, P.A. (Mentions the funding of the 2001 Roof Loan for \$750,000.)
- Records from the City of Plantation Code Enforcements Website:<https://aca.plantation.org/CitizenAccess/Default.aspx>
- Records from the Broward County Clerk of Courts website:<https://officialrecords.broward.org/AcclaimWeb>.
 - Copies of the Broward County Clerk of Courts records for the 2022-2023 Liens from the City of Plantation.
- Annual Reports of Omega Villas Officers and Directors for years from 2001 to 2023 from Sunbiz.org - Florida Division of Corporations:<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquiryType=EntityName&directionType=Initial&searchNameOrder=OMEGAVILLASCONDOMINIUMASOCIATI%207413620&aggregateId=domnp-741362-83d8ec1e-711c-4bd3-9a4d-a6176e64e913&searchTerm=Omega%20Villas&listNameOrder=OMEGAVILLASCONDOMINIUMASOCIATI%207413620>
- 2009 Certified Official Records Request sent to Omega Villas Condo Assoc. % All Florida Management Company.
 - These Records support the majority of my findings in the 2009 Unit Owner Letter that I sent out to all 128 Unit Owners.

WE CAN SHARE ALL OF THESE RECORDS AND OTHER INFORMATION WITH YOU IF YOU ARE A UNIT OWNER. THE COMMUNITY HAS TO BE INFORMED OF THIS SITUATION TO QUICKLY MAKE CHANGES TO CORRECT IT!

FLORIDA HOA LAW:

Per Fla. Stat. §723.078(i), any board member “may be recalled and removed from office with or without cause by the vote of or agreement in writing by a majority of all members.”

<https://www.daniafernandez.com/2023/05/16/how-to-remove-a-condo-board-member-in-florida/#:~:text=Per%20Fla.,a%20majority%20of%20all%20members.%E2%80%9D>

➤ **OMEGA VILLAS ANNUAL REPORT OF OFFICERS FROM SUNBIZ.ORG FOR 2001 TO 2023 OFFICERS:**

PRESIDENT:

- SABATES, PATRICIA: 2017 TO 2023
- AKER, NORMA: 2009 TO 2016
- BOGESS, JAMES: 2008 (PART OF THE YEAR PER SHAWN MARTIN BEING A BOARD OF DIRECTORS IN 2008. THEN, NORMA APPOINTED IN 2009.) MISSING MINUTES FOR THAT 2009 YEAR. SHAWN HAS VIDEOS AND NOTES FROM MEETINGS.
- AKER, KEN: 2006? TO 2008
- 2006 ANNUAL REPORT NOT FILED OR MISSING??
 - OMEGA MINUTES DATED 8.21.2006 STATE KEN AKER WAS PRESIDENT AT THE TIME.
- MCMANUS, PAUL: 2004 TO 2007
- HICKEY, DIANE: 2001 TO 2003

TREASURER:

- LAPIDES, BLAIRE: 2017 TO 2023 (BOTH SECRETARY & TREASURER)
- SABATES, PATRICIA: 2008 TO 2016
- 2008 AMENDED ANNUAL REPORT REFLECTS PATTY AS TREASURER.
- BOGESS, JAMES: 2007 TO 2008
- MISSING ANNUAL REPORT FOR 2006??
- TYSON, YVONNE: 2004 TO 2007
- MCMANUS, PAUL: 2001 TO 2003

SECRETARY:

- LAPIDES, BLAIRE: 2016 TO 2023 (BOTH SECRETARY & TREASURER)
- LAPIDES, BLAIRE: 2009 TO 2016
- SABATES, PATRICIA: 2006? TO 2009
- 2009 REPORT AMENDED TO ADD PATTY AS SECRETARY
- 2008 REPORT AMENDED TO ADD PAULA GIGLIOTTI AS SECRETARY
- GIGLIOTTI, PAULA: 2004 TO 2008 (REPORT WAS AMENDED TO ADD PATTY AS TREASURER IN 2008)
- MISSING ANNUAL REPORT FOR 2006??
- HICKEY, DIANE: 2001 TO 2003

NOTE: ONLY THESE THREE KEY OFFICER POSITIONS HAVE DIRECT CONTROL OVER THE MANAGEMENT FIRMS, HOA ATTORNEY, ACCOUNTING FIRM & ALL OTHER CONTRACTORS.

SOURCE:

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=OMEGAVILLASCONDOMINIUMASOCIATI%207413620&aggregateld=domnp-741362-83d8ec1e-711c-4bd3-9a4d-a6176e64e913&searchTerm=Omega%20Villas&listNameOrder=OMEGAVILLASCONDOMINIUMASOCIATI%207413620>

➤ **EXCERPTS FROM SPECIAL ASSESSMENTS & 2009-2020 AUDITED FINANCIAL STATEMENTS:**

★ **2009 - 2014 AUDITED FINANCIAL STATEMENT - 2001 ROOF LOAN**

NOTE F – NOTE PAYABLE

In December 2001, the Association signed a promissory note in the amount of \$750,000. The maturity date of this note was January 2012. Interest accrued at a rate of 6.50% per annum. Payments of \$8,847 were due each month. As of December 31, 2011, the balance due on this note was \$8,998. The note was satisfied in January 2012.

➤ **EXCERPTS FROM THE CITY OF PLANTATION CODE ENFORCEMENT REFLECTING THE INSTALLATION OF THE 2003 ROOFS:**



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[Home](#) [Building](#) [Planning & Zoning](#) [Code Enforcement](#) [Local Business Tax](#) [Landscape](#)

Click any of the results below to view more details.

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<input type="checkbox"/>	Date	Record No.	Record Type	Description	Address	Status
<input type="checkbox"/>	05/06/2003	02-1783	History Permits	RE-ROOF	1707 NW 73 AVE Plantation FL	Complete
<input type="checkbox"/>	05/06/2003	02-2014	History Permits	RE-ROOF	1700 NW 73 AVE Plantation FL	Complete
<input type="checkbox"/>	05/06/2003	01-2034	History Permits	RE-ROOF	1733 NW 73 AVE Plantation FL	Complete
<input type="checkbox"/>	05/06/2003	02-1785	History Permits	RE-ROOF	1725 NW 73 AVE Plantation FL	Complete
<input type="checkbox"/>	05/06/2003	02-2015	History Permits	RE-ROOF	1712 NW 73 AVE Plantation FL	Complete

★ 2005 to 2023 SPECIAL ASSESSMENTS:

On July 25, 2005 the Association passed a special assessment in the amount of \$27,500 to replace the gutters in the community. The Assessment is due in two installments, September 1, 2005 and October 1, 2005. Enclosed please find two coupons and envelopes for your payment. Because of timing of the mailing of the coupons, late fees will be assessed on the 20th of September instead of the 15th.

Dear Unit Owner:

On January 4th, 2006 the Board of Directors of Omega Villas Condominium passed a special assessment in the amount of \$192,000. The purpose of the assessment is for hurricane damage (see enclosed letter). The assessment is due in 12 equal installments on starting on February 1, 2006 and running through January 1, 2007

NOTE I – SUBSEQUENT EVENT

In April 2010, the Association signed two contracts. The first contract was for approximately \$53,000 to replace the curbing. The second contract for approximately \$15,000 was for sidewalk repairs. All work began and was completed in 2010.

July 24, 2012

Dear Unit Owner:

On July 16, 2012, the Board of Directors of Omega Villas Condominium Association, Inc., approved a special assessment to start collecting \$32,000 toward the Restoration Project. This is the multi-million dollar project that was discussed in great detail at two meetings earlier this year, March 31st and April 3rd. The anticipated repairs include the repair and/or replacement of the roof systems, T-111 siding, window systems and exterior fencing. At this time the association needs to start assessing each owner to start putting funds aside by phase for this major restoration project.

The monthly special assessment will be due from August 15th thru December 15th, 2012.. Please see below for your portion:

		Monthly	5 Payment Total
Phase I	2 Bedroom	\$48.00	\$240.00
	3 Bedroom	\$58.00	\$289.00
Phase II	2 Bedroom	\$45.00	\$227.00
	3 Bedroom	\$55.00	\$273.00
Phase III	2 Bedroom	\$48.00	\$239.00
	3 Bedroom	\$57.00	\$286.00
Phase IV	2 Bedroom	\$50.00	\$250.00

Dear Unit Owner:

This letter serves as formal notice of a Special Assessment Meeting.

There will be a special meeting of Omega Villas Condominium Association, Inc. on August 7, 2023, at 7:00 PM at the Clubhouse to discuss and vote on a special assessment for unbudgeted portion of the Insurance increase of \$133,743.25.

Attached is information detailing the costs of the special assessment and the fees per unit type if the assessment is passed as presented. It is also anticipated the special assessment will be collected over 4 months, starting September 1, 2023, and ending December 1, 2023. Please see below for your portion:

		Monthly	4 Payments Total
Phase I	2 Bedroom	\$251.00	\$1,004.00
	3 Bedroom	\$302.00	\$1,208.00
Phase II	2 Bedroom	\$237.00	\$948.00
	3 Bedroom	\$285.00	\$1,140.00
Phase III	2 Bedroom	\$249.00	\$996.00
	3 Bedroom	\$299.00	\$1,196.00
Phase IV	2 Bedroom	\$261.00	\$1,044.00

★ 2024 MAINTENANCE FEES:

Enclosed is a copy of the proposed 2024 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 2024. 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:

	With Fully Funded Reserves Both Common & Phase	Without Common Area Reserves	Without Common Area and PHASE II Reserves
2 Bedroom	\$ 1,111	\$ 1,100	\$ 992
3 Bedroom	\$ 1,333	\$ 1,320	\$ 1,190

➤ **2018 FPL ELECTRIC METER BOX REPLACEMENT ISSUE WITH SHAWN MARTIN, MBA**

Re: 1760 NW 73rd Ave

IMPORTANT NOTICE: IMMEDIATE ACTION REQUIRED
Warning - Issue with your electrical equipment

Dear Shawn Martin:

After inspecting the meter enclosure at the address referenced above, we have determined that one or more of the following components are damaged and requires immediate repairs: **Conductor(s) (Wires), Connection(s), Jaw(s)/Clip(s), Block(s), Lid.** We recommend that you promptly contact a licensed electrician to perform repairs within 45 business days **but no later than December 4, 2018.** For the safe delivery of service, we may have removed the meter from the meter enclosure and provided you temporary service. You also may have received a door hanger on the date we inspected, which identifies which of the components within your meter enclosure needs repair.

The meter enclosure is the container where the meter is installed. **Maintenance and repairs to the meter enclosure are the sole responsibility of the property owner**, while the maintenance of the meter is the responsibility of the utility. Any costs associated with hiring a licensed electrician and completing any necessary repairs are your responsibility.

Dear Board of Directors and Management:

The Law Office of Glantzlaw is writing this letter on behalf of Shawn Martin, with regard to the electrical box that needs replacement pursuant to the FPL letter you sent our client.

In a phone call with our client you state that our client is responsible for the cost of replacing the electrical box. Please be advised that our client disputes the validity of your allegations. Please note that the Declaration states that our client is only responsible for electrical issues within his unit, including electrical panels, electrical wiring and fixtures within the unit. Our client states that the electrical box that needs to be replaced is part of the common elements and is located in front of the building. As such, our client contends the Association is responsible for the replacement cost of same.

Therefore, please send written confirmation to the undersigned at fldocs@glantzlaw.com, and confirm that the Association will handle the replacement of the electrical box.

Your failure to respond as demanded herein shall be considered an intention on your part to refuse to amicably resolve this matter. You will, therefore, leave us with no choice but to advise our client concerning all avenues available under applicable law to redress the matter. We anticipate your cooperation herein.

Sincerely,

GLANTZLAW

BY: 
BRIANA BOEV, ESQUIRE

➤ **2023 EXCERPTS REGARDING CITY OF PLANTATION FINES & LIENS**

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<input type="checkbox"/>	Date	Record Number	Record Type	Description	Address	Status	Action
<input type="checkbox"/>	03/27/2023	CE23-00686	Building Enforcement	Non-compliance for the 40 Year Building Safety Inspection Program-Structural/Electrical FINAL Reports	1708 NW 73 AVE 61 PL 333134421	Violation	
<input type="checkbox"/>	03/27/2023	CE23-00680	Building Enforcement	Non-compliance for the 40 Year Building Safety Inspection Program-Structural/Electrical FINAL Reports	1721 NW 73 AVE 32 PL 33313	Violation	
<input type="checkbox"/>	03/27/2023	CE23-00681	Building Enforcement	Non-compliance for the 40 Year Building Safety Inspection Program-Structural/Electrical FINAL Reports	1725 NW 73 AVE 38 PL 333134422	Violation	
<input type="checkbox"/>	03/27/2023	CE23-00685	Building Enforcement	Non-compliance for the 40 Year Building Safety Inspection Program-Structural/Electrical FINAL Reports	1736 NW 73 AVE 54 PL 333134433	Violation	
<input type="checkbox"/>	03/27/2023	CE23-00682	Building Enforcement	Non-compliance for the 40 Year Building Safety Inspection Program-Structural/Electrical FINAL Reports	1745 NW 73 AVE 43 PL 333134447	Violation	
<input type="checkbox"/>	03/27/2023	CE23-00683	Building Enforcement	Non-compliance for the 40 Year Building Safety Inspection Program-Structural/Electrical FINAL Reports	1760 NW 73 AVE 48 PL 333134433	Violation	

It appears that no one appeared for the HOA for the below Case #.

CITY OF PLANTATION, FLORIDA

 Case No: **CE23-00683**

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: **OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.**
 950 South Pine Island Road Suite A150
 PLANTATION, FL 33324

FINAL ORDER

Street Address: 1760-1740 NW 73 AVE BLDG #10
 Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #10 a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 6 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

PREPARED BY:
CODE ENFORCEMENT OFFICE
CITY OF PLANTATION
451 NW 70th TERRACE
PLANTATION, FL 33317
TELEPHONE: 954-797-2267

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE21-02662

Petitioner,

vs.

Omega Villas 4 – A Condominium / Omega Villas Condominium Association, Inc.

Respondent(s).

To: Omega Villas 4 – A Condominium /
Omega Villas Condominium Association, Inc.
950 South Pine Island Road Suite A150
Plantation, FL 33324

ORDER IMPOSING A FINE AND LIEN

➤ **CITY OF PLANTATION BUILDING MUNICIPAL CODES REGARDING
LIENS & FINES ON PROPERTIES:**

★ Sec. 6-11. - Fines and liens, and claims enforcement.

(h) Reduction of fine imposed pursuant to this section.

(3) For all requests for reductions of confirmed fines, the request shall address, and the board or special magistrate shall consider, the following criteria:

- a. The cooperation of the applicant, including whether the applicant appeared before the board or special magistrate at the original hearing;
- b. The documentation provided by the applicant in support of the request;
- c. Whether there was any extraordinary hardship which existed or currently exists;
- d. **The number of days that the violation existed;**
- e. **Whether the applicant is a repeat violator;**
- f. Whether the property is homestead or non-homestead property;
- g. **The total or estimated costs incurred by the city for the handling of the case, including the cost of city personnel time and attorney's fees incurred in the process of enforcing the board's or special magistrate's orders, and costs for recording and releasing liens;**
- h. Whether the applicant was the property owner when the fine or lien was imposed;
- i. Whether the fine the applicant is seeking to have reduced is subordinate to any other lien against the property;
- j. Whether the property is abandoned or is in need of rehabilitation;
- k. Whether there is any practical value in maintaining the lien against the property for the purpose of assuring compliance with the city's ordinance;
- l. Whether the city lien is, in a practical sense, interfering with the sale or rehabilitation of the property or will prevent the property from being conveyed to a new owner;
- m. For abandoned property, whether the police department has advised that the property is suffering acts of vandalism, is a potential site for gang activity, or otherwise presents any criminal or public safety concerns which should be considered in reducing the fine or lien so as to enable the asset to be placed into the hands of a new owner; and
- n. **All applications to reduce code enforcement confirmed fines pursuant to this subsection (h) shall be subject to a uniform system of evaluation, which system shall be approved and amended by resolution. Staff's response to the fine reduction application, and comment concerning the matter, shall be consistent with such a uniform system.**

★ Sec. 6-22. - Rights of violators; payment of fine; right to appeal civil violation ticket; failure to pay and correct, or appeal.

(a) Civil penalties assessed pursuant to this article are due and payable to the finance department on or before the last day of the period allowed for the filing of an administrative hearing, or for the filing of an appeal from a special magistrate decision at an administrative hearing, or if proper appeal is made, when the appeal has been finally decided adversely to the violator.

(b) A violator who has been served with a civil violation ticket shall elect either to: (1) Pay the civil penalty in the manner indicated on the civil violation ticket and correct the violation within the time specified on the ticket; or (2) Request an administrative hearing before a special magistrate to appeal the determination of the code inspector that resulted in the issuance of the civil violation ticket.

(c) A violator shall request an administrative hearing by filing a written request for such hearing with the code enforcement clerk, or designee, no later than ten (10) days after the date of the citation violation notice. The request shall include the name and address of the violator and the citation violation notice number.

(d) Failure of a violator to file a written request for an administrative hearing within ten (10) days after date of the citation violation notice shall constitute a waiver of the violator's right to an administrative hearing to contest the citation violation notice and is deemed an admission of the violation and the maximum civil penalties shall be assessed and costs may be assessed accordingly.

(e) If a violator fails to correct the violation and/or pay the civil penalty by the specified time period as written on the citation violation notice or timely request an administrative hearing, the special magistrate shall be informed of such failure by an affidavit of non compliance executed by a code inspector. The clerk shall send to the violator a notice of a hearing for noncompliance. Such notice of hearing shall be served as provided in section 6-14. At the date, time, and place set such hearing, the special magistrate shall order the fine be imposed as specified in the citation violation notice. (Ord. No. 2433, § 1, 12-16-2009)

★ Sec. 6-24. - Recovery of unpaid civil penalties; unpaid penalty to constitute a lien; foreclosure and other relief.

(a) The city may institute proceedings in a court of competent jurisdiction to compel payment of civil penalties and to compel compliance, make repairs and other equitable and injunctive relief.

(b) A certified copy of the order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. City code enforcement liens shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles and claims (regardless of when created or recorded, if recorded) until paid. After three (3) months from the filing and recording of such lien that remains unpaid, the city may foreclose or otherwise execute on the lien. (Ord. No. 2433, § 1, 12-16-2009)

SOURCE:

https://library.municode.com/fl/plantation/codes/code_of_ordinances?nodeId=PTIICOOR_CH6COEN