

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. **BOARD OF DIRECTORS CONSTRUCTION MEETING MINUTES**

Date: Thursday, January 14, 2025

Time: 6:45 PM

Location: Omega Villas Recreation Center

Present: Patty Sabates, Blaire Lepides, Elizabeth Palen, Maritza Wilhelm, Maude King-Bruce, Miriam Tirado, Marjorie Thomas

Absent: Shawn Martin

Guests:

- Diana Morgan (Your Management Services)
- Carol Eskew (Juda Eskew)
- Rhona Hollander (Hollander, Goode & Lopez, via phone)
- Dorin Frai (Austro Construction)
- Fahruk Sayeed, Larry Alcendor, and Maged Al Naggar (S&D Engineering)

Call to Order:

The meeting was called to order by Patty Sabates at 6:45 PM. Guests were introduced, and meeting decorum was outlined. Questions were deferred to the end of the meeting.

Topics Discussed:

1. Owner Noncompliance with Structures on Fascia

Issues Identified: Porches attached to fascia, cameras, satellite dishes, and cables on roofs.

Actions:

- Notices will be sent to owners at least two weeks before work begins, requiring removal of items.
- Unremoved items will incur removal charges by Austro, along with penalties for delays.
- Legal letters to be issued for noncompliance.

Motion: Patty Sabates made a motion to have Legal to draft and send letters requiring removal of exterior items two weeks before work begins. Owners delaying work will be special assessed. Elizabeth Palen to second the motion. Motion passed unanimously.

2. Backyard Trees Affecting Roof Replacements

Issues: Overgrown trees delaying roof installations and risking warranty nullification.

Actions:

- Unit owners will receive letters with a two-week deadline to arrange tree removal.
- Association trees over roofs will be addressed.
- A price list for tree removal will be provided to unit owners.

Motion: Patty Sabates made a motion to have Legal to draft and send notices to unit owners that have overgrown trees that are impeding on the new roofs or soon to be new roofs. Unit owners will have two weeks to get an appointment schedule and communicate information to Your Management Services and two weeks to get the tree removed. A maximum of 30 days from notice. Blaire Lapides to second motion. Motion passed unanimously.

3. Unpermitted Structures

Issues: Unpermitted structures attached to buildings causing damages.

Actions:

- A walk-through will be conducted to identify unpermitted structures.
- Letters will be sent to unit owners requiring proof of permits within two weeks.

Motion: Blaire Lapides made a motion to have letters be sent to owners to provide permits for unpermitted structures. Maude King to second motion. Motion passed unanimously.

4. Extra Trash and Labor Costs

Discussion:

Additional fees for double roofing systems and trash disposal are contractual matters.

S&D Engineering and legal counsel to address the issue directly.

5. Challenges with Upper Windows

Issues: Improper installations by unit owners delaying progress and causing extra costs.

Actions:

- Unit owners must ensure permits for third-party work.
- Delays will result in special assessments.
- Austro to send a list of which units are receiving impact windows and which are not.
- Engineer to make a list of specs to be received mid next week.
- An architectural modification form to be filled out by all unit owners receiving impact windows.

6. Reinstallation of Windows Beyond Useful Life

Actions:

- Non-impact windows must meet code or be replaced.
- Unit owners planning to reinstall existing windows via a third-party contractor must notify Larry Alcendor from S&D Engineering to confirm the firm's availability. This

ensures the contractor installs the windows correctly and avoids damage to the window opening.

- All third-party contractors must be licensed and insured.
- It is the unit owner's responsibility to contact the City of Plantation to discuss if permits are required for the reinstallation of existing windows.

7. Roof Trusses and Building Code Upgrades

8. Structures work delays-Code change/upgrade and type of wall installation.

Issues: Code changes require additional materials and adjustments, impacting timelines, removal of lower windows, and costs.

Actions:

- T1-11 buildings have new code requirement which require plywood and other materials that would bring the structure out about an inch and a half.
- Lower windows must be removed and possibly be reinstalled or replaced.
- Austro will not reinstall older windows. For a small fee they will reinstall lower impact windows.

9. Phase 4: 40-Year Certification Delays

Issues: Noncompliance with GFI outlets and exterior lights delaying 40-year certification.

Actions:

- Letters will be sent to noncompliant unit owners with a two-week deadline to install necessary fixtures.
- Owners failing to comply will be assessed fines.

Motion: Blaire Lapidés made a motion to have Legal send notices to Phase 4 unit owners regarding compliance of external lights and GFI outlets so that the 40-year inspection can be complete, and Phase 4 can stop accumulating fines and fees. With a quote for stock price of lights and outlets from Cavaliere Electric. Unit owners will have two weeks to get it done and if they do not comply, unit owner will be special assessed. Marjorie Thomas to second. Motion passed, with one dissenting vote Miriam Tirado.

Open Forum:

- Phase 2, Unit 1736: Coordination needed for window installation by third-party contractor.
- Phase 3, Unit 1753: Reinstallation of closet doors for washer/dryer requested from Austro.
- Phase 2, Unit 1721: Addressed hole in ceiling covered with plastic.
- Phase 1, Unit 1704: Inquiry regarding laundry room repair.

Adjournment:

Meeting adjourned at 9:09 PM. Motion by Blaire Lapidés, seconded by Elizabeth Palen. Motion carried unanimously.