

**OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**  
**c/o 1713 NW 72<sup>nd</sup> Avenue**  
**Plantation, Florida 33313**

**NOTICE OF SPECIAL ASSESSMENT MEETING**

**Date:** **THURSDAY, December 11, 2025**  
**Time:** **7:00 pm**  
**Location:** **OMEGA VILLAS CONDOMINIUM CLUBHOUSE ALL UNIT OWNERS**

**AGENDA**

- Call to order by the President
- Proof of Notice of Meeting
- New Business
  - a) Motion to Special Assessment for failure to replace and install upper and/or lower windows and/or sliding glass doors that were failed by Engineer of Record as part of certification process on the following Unit Owners:

	Phase 1		Phase 2		Phase 3		
1)	1717	\$5,724.00	1)	1741	\$4,796.50		
2)	1724	\$5,724.00	2)	1745	\$3,869.00		
3)	1709	\$5,724.00	3)	1728	\$5,724.00		
4)	1737	\$3,869.00	4)	1749	\$5,724.00		
5)	1741	\$3,869.00	5)	1752	\$2,173.00		
6)	1748	\$5,724.00	6)	1756	\$2,173.00		
7)	1752	\$5,724.00	7)	1757	\$5,724.00		
8)	1761	\$10,494.00	8)	1760	\$7,636.00		
			9)	1761	\$6,996.00		
					9)	1761	\$3,074.00

- Adjournment
- b) Unit Owner Discussion
- c) Vote of the Board of Directors

**Omega Villas - Window/Sliding Door  
Austro Pricing Effective 10/17/2025**

**Unit Owner Name: Shawn Martin**

**Address: 1760 NW 73 Ave**

**Phase: 2**

<b>PGT Impact Windows</b>	<b>Size</b>	<b>Unit Price</b>	<b>Quantity</b>	<b>Total</b>
Wood Base	72x24	\$ 1,050	1	\$1050
Wood Base	72x60	\$ 2,250	1	\$2250
Wood Base	72x36	\$ 1,450	2	\$2900
Upper Windows	52x37	\$ 950	2	*\$1900
<b>Subtotal</b>				<b>\$8100</b>
<b>Payment Received</b>				<b>*\$950</b>
<b>Balance Due</b>				<b>\$7150</b>
<b>6% Permit Fees</b>				<b>\$486</b>
<b>Grand Total</b>				<b>\$7636</b>
<b>Required Deposit to Order</b>	<b>50% of subtotal + permit fees</b>			<b>\$4536</b>

\*This invoice includes the balance for the upper windows of \$950 plus 50% of the lower windows and 6% permit fees for all windows.

**Payment Terms:** Austro shall be paid 50% of the full contract price plus permit fee at signing and the balance upon completion.

1 year installation warranty by Austro Construction

10 year PGT window/sliding glass door warranty by manufacturer – PGT

5 year warranty for Plastpro front door

**Proposal Submitted By:**

**Proposal Accepted By:**

---

Austro Construction, Inc.

---

Authorized Rep/Home Owner

Date: \_\_\_\_\_

Date: \_\_\_\_\_

150 S. Pine Island Road, #300  
Plantation, Florida 33324

MIAMI FL 330

26 NOV 2025 PM 1 L

Shaun Martin  
1760 NW 73 Avenue  
Plantation, Florida 33313

