

# **OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.**

## ***MINUTES***

Board of Directors annual meeting was held and called to order on Wednesday, February 12, 2020 at 7:30 pm at the Omega Villas Recreation Center.

Present were Patty Sabates, Chris Trapani, Blaire Lapides and Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

A quorum of the Board of Directors was present but not a quorum of the homeowners.

Jay Pietrafetta indicated since four (4) applications were received for service on the Board of Directors, no vote was required. All four (4) were automatically appointed to the Board.

The meeting was adjourned at 7:33 pm.

After the completion of the Annual Meeting, information was informally presented about the restoration project by Farrukah Saveed of S&D Engineering and Constructions, Inc. Also present from S&D was Sofia Arguimbau.

Farrukah said the architectural drawings have been completed for phase 1, 2, and 3. All the materials will be the same with only the quantities changing due to the size of each building.

Farrukah made the following suggestions:

- Use DensGlass as a base for stucco instead of plywood which will reduce the possibility of rotting. The cost is almost the same for plywood vs. DensGlass
- Windows not replaced due to costs but will be resealed and caulked with composite trim instead of wood trim.
- Loose fence boards will be repaired; missing fences will be replaced as will the trellises.
- All roofs will be replaced including flashing, gutters and downspouts with shingles on pitched roof and TPO on flat roofs.

Work will be top down, starting with the roofs.

Jay Pietrafetta and Farrukah Saveed will do a walk-through of the property to finalize the changes so it can be forwarded to Carol Eskew at Juda Eskew for loan financing.

Homeowners will need to be informed to make sure they have permits for any work done they have done on their units.