

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

Date: Tuesday, April 15, 2025

Time: 7:00 PM

Location: Omega Villas Recreation Center

Attendance

- **Present:** Patty Sabates, Elizabeth Palen, Kareem Chen, Miriam Tirado, Shawn Martin, Maude King-Bruce, Blaire Lapides, Maritza Wilhelm, Kaelani Brown
 - **Absent:** None
 - **Guests:**
 - Diana Morgan – Property Manager, Your Management Services
 - Carol Eskew – Juda Eskew Accounting Firm
 - Plantation Police Off-Duty Officer
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1. Call to Order

Meeting called to order at 7:00 PM by President Patty Sabates.

2. Accounting Update – Carol Eskew (Juda Eskew)

Loan Draw Schedule:

- 1st Draw: April 4, 2024
 - 2nd Draw: October 10, 2024
 - 3rd Draw: January 28, 2025
 - 4th Draw: March 4, 2025
 - 5th Draw: April 2025
 - The Board must decide by **August 31, 2025**, if another loan draw will be taken. Project must be complete by that date, or another draw will be required.
 - No contractor change orders at this time.
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3. Approval of Prior Minutes

- **March 25, 2025, Minutes:** Pending approval due to open forum items.
 - **Motion:** Patty Sabates motioned to approve with correction noted regarding open forum stating that a heated discussion arose due to the

contents in WhatsApp group, seconded by Blaire Lapidès. In favor: Kaelani Brown, Miriam Tirado, Maude King-Bruce. Majority approved. **Vote:** Majority in favor. Opposed: Shawn Martin. Motion passed.

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- **February 18, 2025, Minutes:**
 - **Motion:** Patty Sabates moved to approve the 2/18/25 minutes. Seconded by Elizabeth Palen.
 - **Vote:** Majority in favor. Opposed: Shawn Martin. Motion passed.

4. Treasurer's Report – Blaire Lapidès

Financials as of March 31, 2025

- Operating Cash: \$236,181
- Reserves: \$138,520
- Security Cash: \$13,516
- Special Assessment: \$49,021
- **Total Cash on Hand:** \$437,238

Budget Variances (over budget):

- General Repairs & Maintenance: \$17,364
- Legal: \$18,804
- Postage/Printing/Admin: \$1,061

Past Due Maintenance Fees (as of March 31):

- **Phase 1:** 3 units – \$650
- **Phase 2:** 4 units – \$10,401 (2 in legal)
- **Phase 3:** \$22,934 (2 in legal; \$17,054 paid after March 31)
- **Phase 4:** 4 units – \$20,676 (3 in legal)
- **Total Maintenance Past Due:** \$54,661

Past Due Special Assessments:

- **SA2 (Restoration Loan – 2012):** \$1,007
- **Insurance Increase (2023):** \$2,869
- **SA4 (Restoration Loan):** \$16,426

Total Past Due (all categories): \$73,927

Upcoming Expense:

- Tenting all buildings & subterranean termite treatment: **\$142,667** (payment required in advance). Which was budgeted in 2025

Unit Sales & Rentals (March 2025):

- Phase 1, Unit 1716 – 3BR sold for \$210,000
 - Phase 1, Unit 1732 – 2BR sold for \$260,000
 - Phase 1, Unit 1712 – 2BR approved for rental at \$2,300/month
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5. Motions

1. Rules & Regulations:

- **Motion:** Patty Sabates moved that once Blaire Lapides updates the Rules & Regulations, they be sent to the attorney for approval. Seconded by Elizabeth Palen.
 - **Vote:** Majority in favor. Opposed: Shawn Martin. Motion passed.
 - *Amendment:* Patty Sabates to email attorney to verify process.

2. Audit Scope Expansion:

- **Motion:** Shawn Martin moved to amend the audit scope for the CPA firm to review all construction expenses.
 - **Status:** Motion tabled.

3. Bulk Pickup Policy:

- **Motion:** Elizabeth Palen moved to allow bulk item drop-offs the weekend before scheduled pickup dates. Seconded by Kaelani Brown.
 - **Vote:** In favor – Kareem Chen, Kaelani Brown, Shawn Martin, Miriam Tirado.
Opposed – Patty Sabates, Maude King-Bruce.
Motion passed by majority.

4. Independent Auditor Report (2024 Draft Audit Packet):

- **Motion:** Blaire Lapides moved to approve the independent auditor report. Seconded by Patty Sabates.
 - **Vote:** Majority in favor. Opposed: Miriam Tirado, Shawn Martin. Motion passed.
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6. Management Report – Diana Morgan

- **Phase 4 Updates:** End-unit sloping, and sprinkler adjustments completed. Phase 4 cannot close 40-year certification until non-compliant unit owners resolve GFI issues. Six owners remain non-compliant. Fines ongoing.
- **Termite Tenting:** Scheduling still pending.
- **Violation Letters:** Issued regarding backyard foliage; follow-ups in progress.
- **Tree Trimming Bids:** Reviewed; overgrowth continues to affect building roofs.

- **Landscaping (Phase 4):** Bids received for finger islands and perimeter fence areas; tree and shrub selection pending.
 - **Homeowner Requests:** Monitored via email/portal.
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7. General Business

- **Bulk Pickup Concerns:** Issues with premature dumping. Discussion of signage and designated dumping areas.
 - **Meeting Access:** Discussion regarding implementing Zoom for meetings.
 - **Website Management:** Discussion continued.
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8. Open Forum

- Owners discussed bulk pickup, premature dumping, and proposed signage.
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9. Adjournment

- **Motion:** Elizabeth Palen moved to adjourn the meeting at 10:03 PM. Seconded by Kaelani Brown.
 - **Vote:** All in favor. Motion passed.

Meeting adjourned at 10:03 PM.

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

Date: Tuesday, May 20, 2025

Time: 7:05 PM

Location: Omega Villas Recreation Center

Present: Patty Sabates, Elizabeth Palen, Maude King-Bruce, Shawn Martin, Blaire Lapides, Marjorie Thomas

Absent: Maritza Wilhelm and Miriam Tirado,

Guest:

- Diana Morgan, Your Management Services
- City of Plantation Officer

1. Establish Quorum

Quorum established.

2. Officers' Reports

President – Patty Sabates

1. Property Insurance Renewal

- Update provided by broker.

2. McFadden Roof Inspection Proposal

- Proposal for roof mitigation reports to obtain property insurance renewal: 17 buildings at \$250 each (reduced from \$450).
- **Motion:** Patty Sabates motioned to accept the audit proposal from McFadden. Seconded by Blaire Lapides.
 - **Vote:** Majority in favor. Motion passed.

3. Association Maintenance Schedule

- Spreadsheet reviewed by the Board.
- **Motion:** Patty Sabates motioned to accept the maintenance schedule spreadsheet. Seconded by Elizabeth Palen.
 - **Vote:** Majority in favor. Shawn Martin opposed.

4. Creation of BOD Legal Committee

- **Motion:** Patty Sabates motioned to create a legal committee. Seconded by Blaire Lapides.
 - **Vote:** All in favor except Shawn Martin. Motion passed.
- **Nominations:**
 - Maude King-Bruce nominated by Patty Sabates. Seconded by Elizabeth Palen. Approved (except Shawn Martin).

- Blaire Lapides nominated by Elizabeth Palen. Seconded by Patty Sabates. Approved (except Shawn Martin).
 - Elizabeth Palen nominated by Blaire Lapides. Seconded by Maude King-Bruce. Approved (except Shawn Martin).
 - Patty Sabates nominated by Blaire Lapides. Seconded by Maude King-Bruce. Approved (except Shawn Martin).
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Approval of Previous Minutes

- **Motion:** Elizabeth Palen motioned to approve the March 25th minutes. Seconded by Maude King-Bruce.
 - **Vote:** Majority in favor. Shawn Martin & Kaelani Brown opposed. Motion passed.
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Treasurer – Blaire Lapides

Financial Review

Balance Sheet (as of May 31, 2025):

- **Cash – Operating:** \$247,283
- **Cash – Reserves:** \$138,766
- **Cash – Security:** \$13,516
- **Cash – Special Assessment:** \$118,239
- **Total Cash:** \$517,804
- **Other Assets (receivables, prepaid, deposits, etc.):** \$3,570,686
- **Total Assets:** \$4,088,490

Statement of Revenues and Expenses (YTD through May 31, 2025):

- **Total Expenses:** \$1,545,697 (vs. budgeted \$439,379; variance –\$1,106,318)
 - **Excess Revenues (Expenses):** \$15,383 (YTD actual vs. \$1 budgeted)
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Management Report – Diana Morgan

- **Phase 4 sprinkler repairs and sloping project** completed.
- **McFadden roof inspections** scheduled for Saturday, May 31.
- **Termite tenting:** Price increase; police presence required (\$562.50 per night).
- **41 violation letters** issued to unit owners regarding backyard trees/foliage. Ongoing follow-ups with non-compliant owners.

- **Tree trimming bids** reviewed (overgrowth impeding roofs and construction work).
 - **Phase 4 light and GFI outlet compliance:** All residents now compliant; permit for 40-year certification can be closed.
 - **Landscaping proposals** reviewed for Phase 4 finger islands and perimeter fencing.
 - **Motions:**
 - Accept clusia shrubs for Phase 4 interior landscaping. Motion by Patty Sabates, second by Maude King-Bruce. Majority in favor; Shawn Martin opposed.
 - Accept clusia shrubs for Phase 3 interior landscaping. Motion by Elizabeth Palen, second by Patty Sabates. Majority in favor; Shawn Martin opposed.
 - Accept Japanese Blueberry trees for Phase 4 finger island. Motion by Patty Sabates, second by Elizabeth Palen. Majority in favor; Shawn Martin opposed.
 - Accept Treeworks Management to plant Phase 4 trees. Motion by Patty Sabates, second by Elizabeth Palen. Majority in favor; Shawn Martin opposed.
 - **Homeowner requests** monitored via email and portal; monthly status reports to be sent to BOD.
 - **Unit Owner Assessment Meeting** scheduled for Tuesday, June 24, 7:00 PM (re: non-compliance with GFI/light requirements and backyard trees).
 - **Sidewalk pressure cleaning project** update provided.
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3. General Business

- **Website and Email Inquiries**
 - **Motion:** Patty Sabates motioned to send an official email blast with a Board letter stating that unless an emergency, responses will only be provided via email between management and the Board. Seconded by Kareem Chen.
 - **Vote:** Majority in favor, except Shawn Martin.
 - **Website Administration**
 - **Motion:** Patty Sabates motioned to retain Eric Richards (Forward County Schools IT) as volunteer web administrator until a legal conflict arises or he resigns. Seconded by Blaire Lapidés.
 - **Vote:** Majority in favor, except Shawn Martin.
 - **Motion:** Kaelani Brown motioned for a waiver to protect the Association regarding Eric Roberts' voluntary role as webmaster. Motion not seconded. Patty Sabates will consult legal counsel.
 - **Rules & Regulations**
 - Final draft submitted to attorney for review; discussion tabled until next meeting.
 - **Other Items Discussed**
 - BOD communications.
 - Termite tenting (2025 budget item)
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4. Open Forum

- Unit owner discussed tree trimming concerns.
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5. Adjournment

- **Motion:** Elizabeth Palen motioned to adjourn the meeting at 9:38 PM. Seconded by Blaire Lapidès.
 - **Vote:** All in favor. Meeting adjourned at 9:38 PM.

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

Date: Tuesday, June 17, 2025

Time: Meeting called to order at 7:01 PM

Location: Omega Villas Recreation Center

Attendance

- **Present:** Patty Sabates, Kareem Chen, Shawn Martin, Maude King-Bruce, Blaire Lapides, Kaelani Brown
 - **Absent:** Maritza Wilhelm, Miriam Tirado, Elizabeth Palen
 - **Guests:**
 - Diana Morgan, Your Management Services
 - City of Plantation Officer
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1. Quorum

Confirmed by Patty Sabates.

2. Review of Previous Minutes

- Kareem Chen to provide prior meeting minutes to the Board by **Thursday, June 19** for review.
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3. Officers' Reports

President – Patty Sabates

- Construction meeting scheduled for Thursday, June 26 at 6:30 PM.
- Notification received from Juda Eskew regarding a new accounting system upgrade effective July 1.

Treasurer – Blaire Lapides

- Provided financial update, including status of unit owner project loan repayment process at property transfers.
- Update on feedback from attorney regarding Rules & Regulations and their alignment with association documents.
- Quit Claim Deed discussion tabled until July meeting pending legal and financial advice.

Secretary – General Updates

- No additional report beyond standard updates.
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4. Management Report – Diana Morgan

Phase 4 Certification & Landscaping

- Status of Phase 4 front and back GFI and light inspections for 40-year certification closure.
- Update on Phase 4 landscaping required by the City of Plantation.

Termite Treatment

- Update on installation of the Sentricon subterranean termite system and full building tenting schedule by Beach Environmental. (Pages 2–7 referenced in packet.)

Wildlife Management

- Discussion of duck removal and critter control. (Pages 8–10 referenced.)
- **Motion:** Patty Sabates moved to approve duck removal and cat relocation. Seconded by Maude King-Bruce.
 - **Vote:** All in favor. Motion passed.

Association Maintenance Golf Cart

- Discussion of repairs needed. (Pages 11–24 referenced.)
- **Motion:** Patty Sabates moved to approve repairs with an estimate of \$1,516. Seconded by Blaire Lapides.
 - **Vote:** All in favor. Motion passed.

Tree Trimming Proposals

- Review of three proposals: Grounds Group, Sunrise Land and Tree Landscaping, and Treeworks. (Pages 26–30 referenced.)
 - Tree trimming to be scheduled for August/September.
 - **Motion:** Blaire Lapides moved to select Treeworks. Seconded by Patty Sabates.
 - **Vote:** In favor – Kareem Chen, Maude King-Bruce, Kaelani Brown. Opposed – Shawn Martin.
 - **Outcome:** Motion passed.
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5. Other Business

Architectural Change Control (ACC) Form

- Review and discussion of current ACC form. (Page 31 referenced.)
- **Motion:** Patty Sabates moved to extend contractual work for summer hours due to longer daylight. Seconded by Blaire Lapides.
 - **Vote:** Motion denied unanimously.
- **Motion:** Patty Sabates moved for the revised ACC form to be sent to Rhonda for review and changes. Seconded by Maude King-Bruce.
 - **Vote:** In favor – Kaelani Brown, Kareem Chen, Blaire Lapides. Opposed – Shawn Martin.
 - **Outcome:** Motion passed.

By-Laws Review

- Update provided by Shawn Martin. Legal review remains in process; project on hold pending attorney's review.
 - An update was inquired about Shawn's written suggestions to the board for updating our Docs. - No written suggested changes were provided to the Board.
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6. Open Forum

- General member discussion.
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7. Adjournment

- **Motion:** Blaire Lapidès moved to adjourn at 9:12 PM. Seconded by Kareem Chen.
 - **Vote:** All in favor. Motion passed. Meeting adjourned at 9:12 PM.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
CONSTRUCTION MEETING MINUTES

Date: Thursday, June 26, 2025

Time: 6:30 PM

Location: Omega Villas Recreation Center

Attendance

- **Present:** Patty Sabates, Blaire Lapides, Maude King-Bruce, Kaelani Brown, Shawn Martin, Kareem Chen
 - **Absent:** Maritza Wilhelm, Miriam Tirado, Elizabeth Palen
 - **Guests:**
 - Diana Morgan – Your Management Services
 - Larry Alcendor and Maged Al Naggar – S&D Engineering
 - Dorian Frai and Levy Horvath – Austro Construction
 - City of Plantation Police Officer
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Call to Order & Quorum

Meeting was called to order at 6:38 PM by Patty Sabates. Quorum established.

Project Updates & Discussions

1. Lower Window Assessments

- Assessments of AC, plumbing, and electrical connections to the building structure were completed for all units except Shawn Martin's unit.
- These assessments are required before the facade replacement phase begins.

2. Drywall Repairs

- Larry confirmed drywall repairs related to beam and truss replacements were completed in several units, with a few pending follow-up work.

3. Exterior Patio Ceilings

- Larry advised that patio ceilings were not included in the current contract.
- Patty Sabates stated that patios had a finished look prior to construction and must be restored to their original state.
- Kaelani Brown referenced the contract language regarding this matter.

4. First-Floor Window & Door Replacements

- The Board agreed that an engineer's report is required to determine the proper process for first-floor window and door replacements before work can proceed.

5. Permit Applications

- All 15 building permits for exterior structural work, including Hardie Panels, have been filed and are under review.
- Approval is expected within 2–3 weeks.

6. Supply of Lower Windows

- Discussion on managing supply and storage of replacement windows to ensure timely installation.

7. Unpermitted Additions

- The Board discussed how to handle possible unpermitted additions, including split AC systems installed on T1-11 walls.
- A list of units with potential violations will be identified.

8. Owner-Installed Windows

- Some unit owners installed windows without supervision, resulting in damage to flashings and water barriers.
- It was agreed that patio screens must be removed by unit owners prior to the start of work to prevent interference with construction.

Next Steps

- Austro to provide a detailed work schedule for the continuation of construction activities.
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Open Forum

- General discussion between Board and project team regarding project progress and upcoming steps.
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Adjournment

- **Motion:** Patty Sabates moved to adjourn the meeting at 8:52 PM. Seconded by Blaire Lapides.

- **Vote:** All in favor. Motion passed.

Meeting adjourned at 8:52 PM.

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

Date: Tuesday, July 15, 2025

Time: Meeting called to order at 7:02 PM

Location: Omega Villas Clubhouse

Attendance

- **Present:** Patty Sabates, Kareem Chen, Maude King-Bruce, Blaire Lapides, Kaelani Brown, Elizabeth Palen (via phone)
 - **Absent:** Miriam Tirado, Shawn Martin, Maritza Wilhelm
 - **Guests:**
 - Diana Morgan – Your Management Services
 - City of Plantation Officer
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1. Quorum

Confirmed by Patty Sabates.

2. Review of Previous Minutes

- **Motion:** Defer approval of previous minutes until new formatting template is finalized.
 - Moved by Patty Sabates, seconded by Blaire Lapides.
 - **Vote:** All in favor. Motion passed.
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3. Officers' Reports

Board Membership

- Miriam Tirado suspended from the Board until HOA course certification is provided.
- **Motion:** Maude King-Bruce was voted back on to the Board to fill a vacancy. Moved by Blaire Lapides, seconded by Elizabeth Palen.
 - **Vote:** All in favor. Motion passed.
- **Motion:** Ratify all votes cast by Maude King-Bruce during the suspension period. Moved by Patty Sabates, seconded by Blaire Lapides.
 - **Vote:** All in favor. Motion passed.
- The Board acknowledges that Kaelani Brown is no longer eligible to serve as a Director, having forfeited their seat by failing to remain current with monthly HOA obligations in accordance with the Association's bylaws.
- Vacancy exists on the Board.
 - **Motion:** Keep the position open. Moved by Blaire Lapides, seconded by Elizabeth Palen.
 - **Vote:** All in favor. Motion passed.

President – Patty Sabates

- **Board Organization & Loan Terms:**
- Patty made the following announcements

Board of Director position abandonment

Due to the provisions of Florida statute 718.112, which states that a board member who is more than 90 days delinquent in the payment of any monetary obligation to the association is deemed to have abandoned their position. There is a vacancy on the board of directors.

Date: July 15, 2025

Board member name: Kaelani Brown

Reason for vacancy: Delinquency per Florida statute 718.112

- A formal written notice will be sent to the board member confirming this announcement via certified mail and email.
- Discussion took place with the Board of Directors on how to fill the vacant position
- Patty made a motion to keep the board position vacant. Seconded by???? Motion passes unanimously.

Board of Director Suspension Announcement

- Patty announced the suspension of board member Miriam Tirado from the board of directors. Florida statute 718.112 requires all board members to complete an approved educational course within the statutory timeframe. Miriam has not provided this certification therefore, per Florida statute she is suspended from service on the board until she provides the certification. The board can fill this position on a temporary basis created by this vacancy until Miriam is reinstated. To be reinstated, Miriam must submit the required certification to the association. We will keep you updated on this matter.

Date: July 15, 2025

Board Member name: Miriam Tirado

Reason for suspension: Association has not received the required statute Board of Directors certification course within Florida statutory guidelines

- The member can be reinstated upon providing the required certification to the association.
- This suspension will be noted in the meeting minutes.

Date: July 15, 2025

Board Member name: Maude Bruce

- **Reason for vacancy:** Ms. Bruce abandoned her position as a result of her financial position from April 15, 2025. Patty made a motion to fill that vacancy and put Maude back on the board as Maude resolved that issue and is able to serve on board again.
- Since the Board was unaware of the abandonment of her position, Patty made a motion to Ratify all of her votes made from April 15, 2025 to tonight. Seconded the motion. Motion passes unanimously

- Discussion of scheduling a meeting with Juda Eskew accounting firm regarding loan terms.
- Tentative meeting date: July 28 or 29 at 7:00 PM.

Treasurer – Blaire Lapides

- **Financial Review:**
 - Update on unit owner project loan repayment when properties change ownership.
 - Awaiting attorney's feedback regarding Rules & Regulations alignment with condo documents.
 - Final Rules & Regulations not yet received; tabled until August agenda.
- **40-Year Assessment at Transfer:**
 - Discussion regarding assessment being due in full upon property transfer.
 - **Motion:** Approve quit claim deed transfers.
 - **Amendment:** Blaire Lapides moved to amend motion regarding transfers of ownership.
 - Patty Sabates moved to table matter until August meeting. Seconded by Kareem Chen.
 - **Vote:** All in favor. Motion tabled.

Secretary – Kareem Chen

- Updates on implementation of new template for meeting minutes.
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4. Management Report – Diana Morgan

- **Phase 4 Certification (GFI & Lights):**
 - Inspection status reviewed.
 - Invoices issued by Cavaliere Electric for GFI work in Phase 4.
 - If unit owners fail to pay invoices and the association covers cost, owners will be assessed.
- **Landscaping:**
 - Update on Phase 4 landscaping required by City of Plantation.
- **Wildlife & Critter Control:**
 - **Duck removal** scheduled for Thursday, July 17.
 - **Critter control (possum removal)** scheduled for Phase 3.
- **Golf Cart:**
 - Golf cart repairs completed.
 - Rain guard required; estimated cost \$900.
- **Tree Trimming – Common Areas:**
 - Tree removal proposals reviewed; tabled until August agenda pending cost details.
- **Tree Trimming – Unit Owners' Yards:**
 - Approximately 10 units identified for trimming due to trees impeding roofs or construction.
- **Sidewalk Repairs:**
 - Vendor walkthrough completed; proposals reviewed.
 - Example proposal: Atlantic – 4,800 sq. ft. at cost of \$93,204.00.

- **Motion:** Patty Sabates moved to table sidewalk repair decision pending more information.
 - **Outcome:** Item tabled.
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5. Other Business

- Review of current Architectural Change Control (ACC) forms.
 - Unit owner request for association attorney to provide records of fines (related to 40-year certification).
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6. Open Forum

- Topics discussed:
 - Tree trimming.
 - Bulk pickups.
 - Pool cleanup.
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7. Adjournment

- **Motion:** Blaire Lapides moved to adjourn at 9:01 PM. Seconded by Maude King-Bruce.
 - **Vote:** All in favor. Motion passed. Meeting adjourned at 9:01 PM.

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

Date: Tuesday, August 26, 2025

Time: Meeting called to order at 7:00 PM

Location: Omega Villas Clubhouse

Attendance

- **Present:** Kareem Chen, Maude King-Bruce, Blaire Lapides, Maritza Wilhelm Elizabeth Palen (via phone), Shawn Martin
 - **Absent:** Patty Sabates, Miriam Tirado, Elizabeth Palen
 - **Guests:**
 - Diana Morgan – Your Management Services
 - City of Plantation Officer
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1. Quorum

Confirmed by Blaire Lapides.

2. Review of Previous Minutes

- Secretary Kareem Chen to provide meeting minutes by 09/06/25.

3. Officers' Reports

1. Treasurer-Financial Review

No new information right now Juda Eskew is in the process of updating new accounting systems.

2. Secretary – Review of minutes

Kareem Chen to provide meeting minutes by 09/06/25

4. Final review by board of the Rules and Regulations

- Board members to email changes and opinions by 09/05/25

5. Amend previous motion for the special assessment of loan repayment to be paid in full at the time of sale or transfer of the unit.

- **Motion Opened by Maude King-Bruce, Blaire Lapides seconded**
 - Maritza Wilhelm voted no
 - Kareem Chen voted no
 - Shawn Martin didn't vote

Motion Failed

6. Management Updates – Diana Morgan

1. Tree Works required city planting in Phase 4

2. Tree Works tree trimming of all common area trees in September 2025

3. Status of ongoing tenting with Beach Environmental

4. Club House A/C

- The A/C needs to be assessed to determine issue Both A/C units have to be replaced
- Compressor needs to be replaced – Hopefully installed the week of 08/25/25 - 08/29/25

5. Clubhouse fob and main door lock

We need the code for the laptop to reprogram Fob system. Need new laptop

6. Pool water level

Need a new pump for the pool

7. Status of sidewalk repairs proposal

The association is still receiving proposals

8. Any other management updates

7. Other Business

1. Protocol reminder of installation of cameras and flood lights off the fascia boards, gutters and fences

- Needs to be approved by the board

8. Open Forum

• Topics discussed:

- Workers are not cleaning up behind themselves
 - Roof damage to interior of units before Astruo, getting a proposal for repairs. Astruo will not repair
 - Interior drywall damage prior to Austro construction commencing work is the responsibility of the association and proposals for the work will be obtained by the management company. (All this has been repeated at all construction BOD meetings)
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7. Adjournment

- **Motion:** Shawn Martin moved to adjourn at 9:01 PM. Seconded by Maude King-Bruce.
 - **Vote:** All in favor. Motion passed. Meeting adjourned at 9:01 PM.