

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held on Monday, January 10, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lepides, Patsy Cates and Lloyd Procton, attorney.

Bernie Cooper was absent.

Ken Hirsch, Hirsch Architects, review his proposal and answer questions from the Board of Directors and the residents.

Information needed from Hirsch Architects and ARC URB include licenses and insurance, and references. Norma will handle communicating with All Florida Management Services. Blaire will research both firms and architects with the Better Business Bureau and the State of Florida, DBRA.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 17, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapidés, Patsy Cates and representing All Florida Management Service, Joel Gould.

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Patsy; seconded by Patty; all were in favor.

Officer's Reports:

Secretary - Blaire advised of new residents approved by the screening committee.

Treasurer - Norma advised that she and the attorney, Lloyd Procton, were in regular, frequent contact concerning the delinquent home owners.

Open Forum:

Unit 1757, phase 3 - Karen Berdis reported that DirecTV told her she needed association approval to upgrade to Choice Extra plan. She was referred to HSystems.

Unit 1705, phase 3 - Diane Scott reported that the key to the clubhouse gate was not working. She also raised the issue of the front fences and was provided with an explanation. Reports of rotted wood beams, missing board and plywood patch in the backyard were referred to AFMS for handling.

Unit 1749, phase 1 - Blaire again reported the leak in the gutter over the back bedroom window and continuing problems encountered with rodents. AFMS will handle both issues.

Building 1, phase 1 - Termite problems reported; AFMS will have Dead Bug Edwards investigate.

Unit 1749, phase 1 - Architectural modification requested to close off breakfast room sliding glass door. Norma made a motion to approve modification; Patsy seconded; all were in favor with Blaire abstaining.

AFMS will contact the City of Plantation to obtain updated information on status of police detail for clubhouse.

Unfinished Business:

A. Clubhouse Lock - AFMS will contact Southern Lock to obtain a cable and software to allow download of information from laptop to lock. A form will be sent to the residents with the second notice of annual meeting to obtain information re: residents data before releasing code.

B. HSystems - Charlie reduced his fee for the next several months for \$750 due to problems with service. Alliance Tech responded quickly and walked the property; will email bid. ITC will be contacted to obtain bid.

C. Architect Decision - Patty made a motion to accept Hirsch Architects for the building restoration project with assistance from Stan Weinberg and Carol Eskew; Norma seconded; all were in favor.

I call these vendors Frank, Weinberg, & Black, Lloyd Procton and Juda Eskew part of the Steering committee that assists President Patty, the former Presidents the Akers (both Ken & Norma) in bypassing owner rights to get the options of what they want for this community, in my sternest of opinions and as a result of this massive case study I have completed on this HOA! I am very familiar with Weinberg as I have his actions on videos from 2008-2009 time-frame when a group of us tried to free this community from these nefarious people then.

New Business:

A. 2001-2011 Insurance Renewal - Camille Vaught, Smith Watson Parker, presented options for insurance coverage (commercial property coverage, general liability coverage, and commercial crime coverage, D&O, and umbrella policy) with additional options for deductibles. She answered questions for the board and residents. Blaire made a motion to place insurance with American Coastal with a 3% deductible including Ordinance; Norma seconded; all were in favor. In addition, Camille will provide information about Balfor for disaster cleaning and restoration services.

Patsy motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:35pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

Annual Meeting of the Association was held and called to order on Monday, February 21, 2011 at approximately 7:15pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lepides, Patsy Cates, representing All Florida Management Service, Joel Gould.

As less than 50% of residents were present either in person or by proxy, the meeting was adjourned at approximately 7:18pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, February 21, 2011 at approximately 7:30 at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapides, Patsy Cates, representing All Florida Management Service, Joel Gould.

Completing Annual Meeting Issues:

- A. Patsy Cates made a motion to nominate Bernie Cooper to the 2011 Board of Directors, Norma Aker seconded the motion; all were in favor.
- B. Norma nominated and motioned for Patty Sabates to remain as Treasurer, Patsy seconded; all were in favor.
Blaire Lapides nominated and motioned for Norma to remain as President, Patsy seconded; all were in favor
- Patsy nominated and motioned for Bernie to remain as Vice President, Blaire seconded; all were in favor.
- Patsy nominated and motioned for Blaire to remain as Secretary, Norma seconded; all were in favor.
- C. Norma motioned to accept the minutes of the previous Board Meeting as written, Patsy seconded; all were in favor.
- D. Treasurer's report was presented: month to date expenses were under budget, however water & sewer, electricity and legal fees were over budget. Defaults on maintenance are at \$85,070 with 13 units in foreclosure and 8 with liens. Lloyd Procton, Association attorney, is watching closely and taking all available legal actions. Norma will schedule a closed meeting with the board and Lloyd so that details of each delinquency can be reviewed.

Open Forum:

- Unit 1753, phase 4 – May have unapproved residents. AFMS will send letter to unit owner.
- Unit 1728, phase 2 – Has new roof leak; AFMS will contact the roofer for status. With regards to washing machine leak, owner's insurance company told her that the repair of the wall was the Association's responsibility. Owner was advised since it was her washing machine and not a leak in the common area, her insurance company would need to handle.
- Unit 1749, phase 3 – Requested form to provide data update to receive clubhouse key.
- Unit 1716, phase 4 – New tree was not staked properly, AFMS will have it looked at.
- Unit 1756, phase 4 – Reported that a bird bath with plants has been placed on the finger island by another resident.
- Unit 1764, phase 4 – Again reported dirt mound and weeds near mailbox.

Unfinished Business:

× **A. Architect Update** – Norma and Patty Sabates met with Steve Weinberg concerning the contract from Ken Hirsch. Steve recommended that other architects be interviewed since the changes they requested in the contract were met with resistance.

See, whatever changes Steve placed in the vendor contract it seems Ken Hirsch was not going along with them. A good forensic audit appears to be needed given all the potential law violations that have occurred in our community to date.

- B. H-systems/DirecTV Update** – Charlie from DirecTV provided Norma a list of repair work done for December and January, but nothing provided thus far for February. Alliance Tech proposal was comparable to H-Systems costs.
- C. Clubhouse Lock Update** – Data form must be filled out and returned to Norma before the codes will be released to the owner.
- D. Other Projects** – Clubhouse Fence: AFMS will contact Atlantic Coast, R & K and Universal fence companies to obtain bids using same materials and size. AFMS will also obtain and post “No Trespassing by order of the City of Plantation Police Department”. **Police Detail** – Detail was present the previous Saturday night. AFMS will keep in touch with Sue Back, City of Plantation Police Department, to make sure the account has funds in it.

New Business:

- A. Men’s Restroom Door** – AFMS will obtain bids to replace the door jam and door with automatic closer due to the frame rotting and the door not locking.
- B. Timer for Lights Around Pool** – AFMS will contact an electrician to place a timer in the pool area.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 8:35pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, April 25, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Blaire Lepides, Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes for the meeting of March 21, 2011 and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor. A motion to waive the reading of the minutes for the meeting of April 11, 2011 and accept as written as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Bernie Cooper; all were in favor.

Officer's Reports:

Treasurer's Report - In Patty Sabates' absence, Norma presented the report, noting that the expenditures were below budget for the month as well as the year to date although a couple of the line items are over budget. Due to the need to tent 2 buildings in Phase 1, termite costs are over budget. Also over budget is the roofing and street lights lines.

Secretary's Report - Renters were approved in unit 1761, phase 3.

Open Forum:

- Unit 1764, phase 4 - front fence was damaged by delivery, AFMS will provide homeowner with list of contractors to contact for repairs at their own expense.
- DirecTV is not showing up again for appointments.
- The architect was not able to access the back of some units due to occupants not leaving gate unlocked.
- Unit 1753, phase 4 - Apparent unapproved renters are occupying unit; AFMS will investigate.
- Trees: Unit 1704, phase 1 - finger island tree needs to be restaked
Unit 1756, phase 1 - side yard tree leaning over, needs to be restaked
Unit 1721 to 1725, phase 1 - finger island dead and down
Unit 1705, phase 1 - trees in backyard dying and tied with ropes to fence; AFMS will contact owner
Unit 1712, phase 4 - tree died
- Plantation Tram is using swale at entrance to phase 1 to make U-turn and is tearing up grass; AFMS will contact city

Unfinished Business:

A. Architect - Norma requested the authority to sign a contract for billing on an hourly basis with Manuel Synalovski Associates, LLC. Responsibilities will include meeting with the city to clarify processes and requirements and to provide ideas and potential costs for improvements and

And did any of these President Norma meetings with the City of Plantation result in the citations only being issued for Phase 2 for the Vincent Pagan & Gould Roofing works that have been attributed to \$1.3 Million in fines with 75% of the costs stemming from retaliatory fines set by the Special Magistrate for Phase 2 buildings at \$200 to \$250 per building per day with the other phases only getting \$75 per day. And if you recall, the same type of citations can be seen in all the other Phases. Exhibits BB, S3, S4 & V have the explicit details on these retaliatory fines.

repairs to the buildings. Blaire Lapides made a motion to approve the request; Bernie seconded; all were in favor.

B. Insurance - Camille Vaught, Association insurance agent, recommended adding liability insurance to our policy on the two units the Association took title to. Comp coverage is not needed at this time.

C. No Trespassing Signs - Have been installed.

D. Pool Inspection - AFMS will check with L&J concerning the correction of the violations and get more bids for pool service. The board expressed concern that the City of Plantation inspected the pool on the same day as the pool was serviced and found violations that appear to have been part of the routine maintenance as well as other items that the contractor should have brought to the Association's attention.

E. Timer for Pool Area Lights - AFMS will follow up with the electrician.

F. Meeting with Attorney re: Foreclosures and Delinquencies - Norma noted that Lloyd Procton, Association attorney, provided information on status of the legal actions that had been taken and on potential future action on units with delinquent maintenance payments.

New Business:

A. Lawn Maintenance Proposals - Bids were reviewed. Blaire made a motion to accept the proposal from Landscape Nutrition, Patsy Cates seconded; all were in favor. AFMS will give J&K Landscapers 30 day notice to terminate their contract.

B. Door Proposal - Bids were reviewed. Bernie made a motion to accept Professional Building Services contingent upon receipt of license, insurance and warranty information, Norma seconded; all were in favor. AFMS will obtain the information needed; Blaire will check to see if any complaints have been recorded with the City, DPR and City of Plantation.

C. 90 Day Delinquent Letter/Usage Rights - Lloyd will review draft and approve or modify letter. AFMS will send to home owners by certified mail.

D. Maintenance Person - A list of duties was suggested and tabled until the next meeting. Board Members should be prepared to offer ideas for projects and ongoing maintenance such as gutter cleaning, edging the flower beds, etc.

E. Installation of Rain Meters - Bernie made motion to accept the proposal from the sprinkler contactor; Patsy seconded; all were in favor.

F. Cleaning Crew Proposals - AFMS will obtain bids to have an outside company handle the cleaning of the units the Association has taken title to.

Blaire motioned for adjournment; Norma seconded; all were in favor. The meeting was adjourned at 9:30pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors meeting was held and called to order on Monday, May 16, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Bernie Cooper, Patty Sabates, Blaire Lapidus and Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes of the April 25, 2011 meeting and accept as written as the board reviewed in advance of the meeting was made by Bernie Cooper and seconded by Norma Aker; all were in favor.

Officer's Reports:

President's Report – The architect opened the walls on several of the units to determine if there was any underlying structural damage. A meeting is set with the architect and the attorney for Friday morning.

Secretary's Report – A buyer was approved for unit 1756, phase 1.

Treasurer's Report – Overall, April was a good month, with the some lines being over budget as expected (water & sewer, electricity, pool & spa, general repairs and replacement, roof repairs, legal and postage). However the month to date and year to date totals are still under budget.

Open Forum:

- Unit 1729, phase 4 – reports of trash such as a box of open Cherrios, a large orange bucket, bushes being pulled out, etc. behind the unit. AFMS will have Gregorio check the area.
- Unit 1764, phase 4 – reports of cars double parking at unit 1745. Patty Sabates asked to be notified so that she can sticker the vehicle and pursue towing. AFMS will send a letter to the homeowner.
- Unit 1717, phase 1 – AFMS will send letter to homeowner regarding the garbage bags piled up in the air conditioning area and drywall lying under the front windows. The letter will also address the unapproved occupants in the unit. AFMS will also contact the City of Plantation regarding a possible code violation of the garbage.
- Unit 1705, phase 2 – Homeowner reported that nails left in his parking space by the architect caused a flat tire and wanted the Association to pay for the replacement. Ken Aker was with the architect during the inspection of the homes and the removal and replacement of the T-111 (see President's report above). Ken reported that the architect used a staple gun not nails. The Board declined to replace the tire.
- Unit 1756, phase 1 – Front fence is reported as rotting and needs removal.
- Unit 1701, phase 1 - The Plantation Tram was again using the swale behind the home to make a U-turn causing the grass to be destroyed and the ground to be dug into. AFMS will contact.
- Tree status – Blaire asked what the status was of the newly planted trees that had been reported the previous month and leaning over and needing to be re-staked. AMFS will pursue.

Unfinished Business:

- A. **Pool inspection repair update** – AFMS will contact Russell Pool Service to get a guarantee that the installation of equipment will meet new codes. Blaire made a motion to accept Russell's bid, pending receipt of the guarantee, to proceed with the new equipment, Patsy seconded the motion; all were in favor.

- B. **Timer for pool area lights** – AFMS will check with Hayden Electric to obtain a bid.
- C. **Unit 1732, phase 1 cleaning crew proposal** – Bids were reviewed. Blaire made a motion to accept Professional Building Services bid with the painting of the doors and ceiling, Bernie seconded the motion; all were in favor.
- D. **Replacement of men's room door** – Bids were reviewed. AFMS advised that Professional Building Services could not be considered since they do not have the required general contractor's license. Patsy made a motion to accept the bid from All South Florida Construction, Norma seconded the motion; all were in favor.
- E. **Unauthorized renter issue** – AFMS reported that the information was sent to Lloyd Proctor, Association attorney, to move forward with eviction of the occupants in unit 1705, phase 3. Also being forwarded to Lloyd is unit 1708, phase 1.

New Business:

- A. **Legal Billing** – Lloyd will start billing by phase, when appropriate, to reflect where the expenses are actually incurred.
- B. **Maintenance Person** – Norma will walk the property on a monthly basis with the maintenance technician to identify areas that need to be addressed. Bernie made a motion to purchase a pressure cleaner with the cost under \$500, Patsy seconded the motion; all were in favor.
- C. **Short Sale Specialist** – Nick Cavalieri, Association accountant at Goldman, Juda, recommended an individual to assist with expediting short sales. With the Board's approval, Norma will invite to the next Board meeting.

Patsy motioned for adjournment, Norma seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, June 20, 2011 at 7:40pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapidés, Patsy Cates and representing All Florida Management Service, Joel Gould.

Bernie Cooper was absent.

A motion to waive the reading of the minutes and accept as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

Officer's Reports:

Treasurer: May expenses were over budget for water and sewer, pool and spa repairs and capital improvements. The balance of the expenses were in line with the budget.

Open Forum:

- Tables and chairs at the shuffleboard courts are attracting teenagers who are hanging around and causing disturbances. Police have been called.
- AFMS will advise police patrols hired by Omega that mid-rise buildings are not part of the area to be patrolled. At times, police are being hired to patrol during the daytime.
- An attempted break-in was reported in phase 4.
- Rat traps need to be placed on the fence on Sunrise Blvd. near unit 1757, phase 4.
- The backyard of unit 1700, phase 4 has been trashed by the renters. AMFS will send a letter to the homeowners.
- The ladies restroom at the pool was vandalized by someone defecated in the room.
- Unit 1708, phase 1 is placing trash on the curb.
- Unit 1752, phase 1 is repairing a car in the parking lot.
- Unit 1744, phase 1 needs to paint the gate they have installed.
- Unit 1749, phase 4 has unauthorized occupants living in the unit. AFMS will send a letter to the homeowner to determine who is in the unit and check their files to see if any previous letters have been sent. This issue was previously raised at the March board meeting.
- Unit 1716, phase 4 has submitted an architectural modification form to move the air conditioning unit. Norma made a motion to have the air conditioner remain in the same area and move the fence, Patsy Cates seconded the motion, all were in favor.

Unfinished Business:

A. Pool Inspection Repair Update - Bids received from Russell's Pools at \$2570 and from L&J for \$2918 are for the exact same work to repair issues noted in the City of Plantation report. Blaire Lapidés motioned to accept Russell's bid, Norma seconded, all were in favor. It was reported that L&J was seen leaving the property at 6:30 in the morning raising concerns that the

pool was not being service properly due to it still being dark. AFMS will contact L&J for an explanation.

B. Timer for Pool Area Lights - AFMS will contact Hayden for an update on when the work will be completed.

C. Replacement of Men's Restroom Door - The door has been replaced and AFMS will check to see if it has passed inspection and to get it painted. It was suggested that AFMS contact Schnay or Medallion Paint to get the color.

D. Unauthorized Renter Issue - Re: unit 1708, phase 1 - AFMS will check their files to see if a letter was sent to the homeowner. Re: unit 1705, phase 3 - Lloyd Procton, attorney, has sent a notice to the homeowner and is awaiting a reply or for the time period to lapse. Re: unit 1717, phase 1 - the front window is broken and is occupied by unauthorized persons. Re: unit 1705, phase 1 - dying trees in the back yard are still tied up to the fence.

E. Rental of unit 1732, phase 1 - Board needs to make a decision on the possibility of renting the unit. AFMS will obtain data on cost of the services of a real estate agent to rent it. Board members will look at the unit.

F. Rotted Fence Removal - AFMS did a walk through with Gregorio, maintenance man. AFMS will come out within the week to assist Gregorio with the larger jobs.

G. Trees - Gregorio and AFMS staked the trees reported at the last meeting. An additional tree on Sunrise by unit 1761, unit 1 also need to be staked.

H. Short Sale Specialist - Norma investigated the possibility of utilizing short sale specialists recommended by Goldman, Juda to help move the delinquencies to foreclosure or sale. The firm was not able to assist in the Association's goal of sale or foreclosure.

I. Architect/Ongoing Repair - Norma, Manny Synalovski, Marie Spiliopoulos, Steve Weinberg, and Carol Eskew have been meeting concerning the repairs and modification to the buildings and impact of the Association's documents on the project. Patty Sabates motioned that John Peet be retained to consult or testify, if necessary, for waiving the rules or changing the documents. Norma seconded the motion, all were in favor.

New Business:

No new business was raised.

Blaire motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at 9:30pm.

What is Patty doing here, shopping for a way around the law and Condo Docs on the 2/3 rds Owner Votes requirements?

I mean what is John Peet or Peete, per the next occurrence of his name, being retained to consult or testify for waiving the rules or changing documents - that sounds illegal to me in itself, no?

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, July 18, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept with the correction of a typographical error in the last point of the Open Forum section as the board reviewed in advance of this meeting was made by Norma Aker; seconded by Patty Sabates; all were in favor.

Officer's Reports:

A. President - Norma reported that the Vice President position was open as a result of Bernie Cooper selling his unit.

B. Secretary - Blaire Lapides reported that two renters and two new owners were approved in the last month. Patty will review the condo docs to determine if the Association has a limit on the number or percentage of renters allowed.

C. Treasurer - Patty reported that several budget lines were over, namely water and sewer and lawn maintenance. Norma will contact the sprinkler company to determine if the timers have been set for the rainy season. Patty will investigate the overage in the lawn maintenance line. Termite budget line was over due to the necessary tentings; legal was over due to the defaults; capital improvements were over due to the architecture's fees for the investigating the repairs for the buildings. The number of homeowners and the amount of maintenance that is over due is increasing.

Open Forum:

- Unit 1764, phase 4 - thanked the AFMS for having the wall painted and the shrubs cut.
- Unit 1756, phase 4 - a car has been on a jack since the weekend; AFMS will place a towing sticker on it.
- Unit 1705, phase 4 - a car previously stickered is parked on the grass; AFMS will notify that it will be towed.
- Unit 1720, phase 2 - the homeowner's garden hose was taken off the wall bracket and not returned to the bracket.
- Unit 1761, phase 3 - Charlie of DirecTV missed 3 appointments.
- Unit 1700, phase 4 - AFMS needs to send a letter again to the homeowner concerning the renter's trash in the back yard.
- Unit 1740, phase 1 - AFMS has not received an application from the occupants and will send a letter to the homeowner.
- Unit 1752 thru 1748, phase 1 - water is pooling around the water meter.
- Unit 1729, phase 4 - water meter cover is cracked.
- AFMS will move the cement tables and chairs by phase 4 to the grassy area by the pool when additional staff can be scheduled.

- A visit to the principal of Plantation High school will be made to ask for their assistance in keeping the students away from our property. Police will be asked to patrol Omega Villas at the start of the school day and when school lets out during August.
- Plantation Tram is still using the swale on 17th street at the entrance to phase 1 to make a u-turn, tearing up the grass. AFMS will send a letter with pictures and ask for them to stop.
- Blaire will compile a list of the issues by unit/phase and email to AFMS and the board so that outstanding issues can be addressed.
- Joel Gould, AFMS, thanked Bernie Cooper for his many years of service to Omega Villas.

Unfinished Business:

A. Pool Repair Update - Repairs have been completed; the problem was a leak in the pump. We are still waiting for the certificate from the Health Department. AFMS was asked to obtain a bid for pool service from L&J. AFMS will contact Russell's Pool Service as they were again seen leaving the pool area before dawn and the board has concerns about the pool being cleaned properly in the dark.

B. Rental of Unit 1732, phase 1 - A realtor indicated that some repairs were needed prior to renting the unit including broken tiles in the back yard, broken drawer in the bathroom, garbage disposal in leaking. The realtor charges 1 month's rent for showing the unit and handling the rental and expects it to bring approximately \$900 per month rent. AFMS will handle the repairs.

C. Automatic closer for ladies room door - AFMS reports that Home Depot sells the closer for about \$80.00. They will buy and install.

D. DirecTV - Norma investigated the contract with HSystems and again found that it was a "Catch 22" between DirecTV and HSystems. Patty made a motion to eliminate DirecTV and HSystems, allowing the homeowners to obtain their own TV service effective February 1, 2012; Norma seconded the motion; all were in favor. Norma will contact Lloyd Procton, Association attorney, for advise on the process of notifying the homeowners. AFMS will look into the removal of the wires and equipment and the possibility of a roofer to patch the holes. AFMS will also take pictures of every building's dishes.

E. Landscaping, staking of trees, mulching - Landscape Nutrition will charge \$250 to restake the trees. No response has been received from O'Brian. Norma will check on the schedule for fertilizing and the cost of mulching. AFMS will check the contract concerning the blowing out of the front of the units.

F. Major repair update - We are awaiting information from Mr. Peete concerning the possibility of needing 70% approval from homeowners and mortgage holders before moving forward.

G. Rotted wood removal - AFMS has dome come removal but will make an effort to get the project completed.

New Business:

A. Misuse of recreation center restrooms - The board was given an update on the damage from misuse, pranks, and intentional damage done to the restrooms at the recreation center.

B. New locks for front gate and ladies restroom - The doors cannot be double locked due to the fact that they are considered a common element. AFMS will obtain bids for locks similar to the clubhouse for both the restrooms and the gate.

Norma motioned for adjournment; Blaire seconded; all were in favor. The meeting was adjourned at 9:10pm.

So, was Patty trying to again get around the Condo Docs on the 2/3 rds voting requirements for material changes? Who is Peete and it appears they already know they are going to need this requirement for material alterations thus it appears they are trying to circumvent this law to condo docs requirement!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors meeting was held and called to order on Monday, August 15, 2011 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould.

Patty Sabates was absent.

A motion to waive the reading of the minutes of the previous meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Patsy Cates; all were in favor.

Officer's Reports:

Secretary's Report – A buyer was approved for unit 1701, phase 1.

Treasurer's Report – Presented by Norma, as expected, water and sewer were over budget but should see reductions due to the rain. Also over budget are termite, pool repair and capital budget lines.

Open Forum:

- DirecTV cancellation letter has been forwarded to Lloyd Procton, attorney, for approval. It will probably be mailed out next week.
- Unit 1700, phase 1 – vines are growing up the side of the unit and the trees. Norma will ask the landscaper to remove.
- Unit 1757, phase 1 – Rodents have been reported around this unit. Joel will contact the homeowner to gain access to the backyard.
- Light pole #100 – lightbulb burned out.

Unfinished Business:

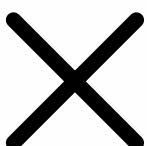
- A. **New locks for front gate and ladies restroom** – New cylinder has been installed on the front gate; an automatic closer has been installed on the ladies room door. Bid received from Anthony's lock for key pads for the restrooms; key pads are compatible with the clubhouse keypad.
- B. **Rental of unit 1732, phase 1** – Repairs are complete except for the back yard, Lawn Nutrition will bid to remove debris, tree needs to be trimmed, realtor is working to rent.
- C. **Rodents in phase 2** – Units 1725 and 1729 need repairs to the soffit; bids due from All South Florida Construction and another contractor.
- D. **Direct TV** – Lloyd Procton will be asked to advise of proper way to mail (regular, registered, etc.); will also be posted on mailbox.
- E. **Major repair update** – Joel McTague provided information on the following:
Replacing T-111 with stucco would require approval from 75% of the homeowners
Installing hurricane impact windows would also require approval from 75% of the homeowners
For mortgages prior to 2007, the mortgage holder must be notified and given 60 days to respond
- F. **Rotted wood removal** – AFMS is talking to a temp agency to assist Gregorio for 1 or 2 days per week
- G. **Unauthorized renter letters** – Letters sent by AFMS on 7/28/11 to unit 1717, phase 1 (no response as of yet), unit 1740, phase 1 (renters application received), unit 1749, phase 4 (no response as of yet).

The Board was told here that Windows and Siding will require a 2/3rds vote to change them as they are considered a material change per the Condo Docs and per Florida Law. Actually, Joel McTague, another vendor, I presume says 75%. He also states the mortgage holder must be notified as well! And, I am guessing Norma, Patty, and Blaire knew that they would not be able to get those owners to agree or the mortgage holders with their preferences for this community...

New Business:

- A. **Sewer backup in phase 1** – Units 1713 and 1717 had to have plumber auger the lines. A proposal has been received to run a camera to determine the damage. Norma will check with Lloyd about applying the cost of the plumber services to the past due amount for unit 1717.
- B. **Comcast easement** – Comcast has asked for authorization to come onto the property to service equipment and customers. Norma will review and advise Joel.
- C. **Pool service contract** – Russell's proposal is for \$270 plus taxes (\$286.20); L&J is for \$300 including taxes. Patsy motioned to accept Russell's bid, Norma seconded, all were in favor. AFMS will send L&J a 30 day termination notice.

Blaire motioned for adjournment, Patsy seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.



OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors meeting was held and called to order on Monday, October 17, 2011 at 7:35pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates and representing All Florida Management Service, Joel Gould. Lloyd Procton, attorney, was also present.

None were absent.

A motion to waive the reading of the minutes of the previous meeting and accept as written as the board reviewed in advance of the meeting was made by Norma Aker and seconded by Blaire Lapides; all were in favor.

Officer's Reports:

Treasurer's Report – Patty Sabates reviewed the expenditures through September 2011, noting that water and sewer, termite, pool repair and capital budget were over budget, as expected. Total expenditures, year to date, are still under budget, but expenses will continue to be watched closely.

Open Forum:

- Meeting was held about ten days ago with the architect concerning the major repairs to the buildings. Due to the high balance of past due maintenance payments, the project will not move forward at this time because loans will be difficult to obtain.
- Phase 1 – all street light staying on
- Unit 1749, phase 1 – termites in the bedroom
- Unit 1740, phase 1 – miscellaneous auto parts are in the yard, the children are throwing rocks, green Isuzu Rodeo license plate P11 8HJ has been seen parked there daily, during the day and during the night indicating possible unapproved occupant.
- Phase 1 – red SUV stickered today for expired plate
- Unit 1700, phase 4 – dog has been unleashed; AFMS has sent a letter to the owner – no response received to date
- Unit 1732, phase 4 – commercial truck is parked in front; AFMS will sticker the vehicle; letter previously sent to unit owner on September 28, 2011 with no response received by AFMS
- Alert to residents – a man jumped the fence by unit 1724, phase 4 into the property
- DirecTV cancellation letter has incorrect phone number and email address for AFMS. AFMS will post correct information on the mailboxes. Unit 1725, phase 2 provided information to AFMS concerning their own dish.

Unfinished Business:

- A. **Rental of unit 1732, phase 1 and unit 1736, phase 3** – The realtor has an interested party for the phase 1 property. AFMS will look at the phase 3 property to determine what needs to be done to make it rentable.
- B. **Direct TV Cancellation** – AMFS and Norma will meet to determine the specifics of identifying where individual dishes can be installed and how to identify the privately installed dishes. Another letter will be sent to remind the homeowners of this information. H systems offered to remove the existing system for \$50 per building if he could sell it for scrap or \$125 per building if he was unable to sell the dishes. AFMS will contact scrap dealers to determine the value of the

dishes, antennas and wiring. It was suggested that Eric at Sounds Fabulous be contacted for possible equipment removal.

- C. **Outstanding permits for unit 1741, phase 1** – As of the previous Friday, Adam Attah, Chief Structural Inspector, City of Plantation, has not provided a response to the Association concerning the status of the outstanding permits pulled by the unit owner. The electrical meter has been removed so that no electricity can be turned on.
- D. **Outstanding homeowner issues/letters** –
Unit 1749, phase 4 – confirmation is needed of who is occupying the unit and obtain an updated lease with an addendum.
Unit 1705, phase 3 – credit has still not been released to AFMS to complete the screening process.
Unit 1717, phase 1 – Initial letter sent on June 21, 2011 concerning a broken front window and unapproved occupants. A follow up letter was sent on July 28, 2011; no action has been taken or response received.

New Business:

- A. **Vehicle Decals** – After discussing instituting the use of vehicle decals for residents, Blaire made a motion to purchase 500 numbered decals for all approved occupants to affix to their vehicle; Patsy seconded the motion; all were in favor. Norma will draft a letter to the homeowners and create a form for them to complete.
- B. **Mulching and fertilizing** – The association's landscapers proposed \$1850 to mulch the entire property or \$1150 to mulch the perimeter and clubhouse. Fertilization is \$465 per application with two application suggested per year; palm spikes are at no cost. Patty made a motion to fertilize now and hold off mulching until closer to the end of the year holidays when the rain subsides; Patsy seconded; all were in favor.
- C. **Homeowner request regarding unit rental** – After much discussion and input from AFMS and Lloyd Procton, Norma made a motion to decline the request to make an exception to the twelve month rule; Patsy seconded; all were in favor.

Blaire motioned for adjournment, Patsy seconded the motion; all were in favor. The meeting was adjourned at 8:55pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 16, 2012 at 7:30pm at the Omega Villas Recreation Center.

Present were Norma Aker, Patty Sabates, Blaire Lepides, Patsy Cates and representing All Florida Management Service, Joel Gould.

None were absent.

A motion to waive the reading of the minutes and accept for December 5, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

A motion to waive the reading of the minutes and accept for November 21, 2011 meeting as written as the board reviewed in advance of this meeting was made by Patty Sabates; seconded by Norma Aker; all were in favor.

Officer's Reports:

As the year end financial information had not yet been released by Goldman, Juda, the report by the treasurer could not be given.

Open Forum:

AFMS has not received confirmation from Goldman, Juda if enough proxies were received. AFMS will confirm; issue was tabled until the next meeting.

Hot tub was reported to not be heating; AFMS will check the unit and contact the pool contractor if required.

Homeowner reported having problems converting to individual DirecTV contract. Shai at AFMS will work with homeowner to resolve.

AFMS will be on the property to collect the old DirecTV receivers and boxes.

Old antennas and dishes will be removed by Feb. 29, 2012,

Unit 1700, phase 1 has plantings in Home Depot buckets on the front sidewalk that must be removed.

Unfinished Business:

A. Towing - New towing signs were posted at no charge. Towing company requested to patrol the property and tow all cars without the parking decal. The board expressed discomfort with this.

B. Parking Decals - Norma will ask the association attorney, Lloyd Proctor, if a copy should be kept on file. Mr. Proctor will review the letter of notification to the homeowners.

C. Major Repair - At the meeting on January 5, 2012 with the attorneys, architect, accountant and representative of Omega Villas it was suggested that this information be presented to the community in a series of meetings.

D. Rodents, Fascia - At unit 1756, phase 4 AFMS will check the fascia and set traps.

E. Condominium 1717, 1737, 1740, phase 1 issues:

- 1717 - Notifying homeowner to replace front broken window was not followed up on by AFMS.
- 1737 - Letter was sent last month with renter application with two weeks to respond. Email was sent today. Norma will speak to Lloyd Procton concerning eviction procedures.
- 1740 - AFMS sent a letter to the homeowner today concerning the garbage issue. AFMS will contact the City of Plantation and/or the health department to cite the homeowner and renter. Gregorio will put trash bags back at their door after opening to look for something with an address on it and taking pictures.
- Unit 1736, phase 3 is still vacant. A deposit is need by the city to turn on the water. Blaire Lapidés made a motion to have the association pay the deposit; Norma seconded the motion; all were in favor.

New Business:

A. Insurance Renewal - Patsy Cates made a motion to have an appraisal of the property; Blaire seconded the motion; all were in favor.

B. Board Members - Norma made an appeal for homeowners to become more active and join the Board of Directors.

Patty motioned for adjournment; Patsy seconded; all were in favor. The meeting was adjourned at approximately 8:30pm.

Using Steven Weinberg and I have made Exhibit BB that discusses his many involvements in Omega Villas affairs that may not be exactly legal but definitely need to be investigated! Refer to Exhibit BB!

I call these vendors Frank, Weinberg, & Black, Lloyd Procton and Juda Eskew part of the Steering committee that assists President Patty, the former Presidents the Akers (both Ken & Norma) in bypassing owner rights to get the options of what they want for this community, in my sternest of opinions and as a result of this massive case study I have completed on this HOA! I am very familiar with Weinberg as I have his actions on videos from 2008-2009 time-frame when a group of us tried to free this community from these nefarious people then. I also have videos in Board meetings with Lloyd Procton where we were discussing these city fines and contractor matters when I was on the Board in 2008.

And it also seems like these individuals (Weinberg, Procton & Eskew) to shop or vet for preferred Vendors that will support their wish list regardless if it is in violation of any laws, in my sternest of opinions! Hence, this is why I believe they have Frank, Weinberg & Blacks partner Weinberg at these meetings for the vetting process.

Why it matters in my opinion, Money Grab, Fraud, Scam, Power of Control, not sure but that is why proper law enforcement needs to investigate these major symptoms of what appears to be a potential crime!

THE MONEY THEY ARE SPENDING BELONGS TO 128 FAMILIES AND IS NOT AT THEIR SOLE DISCRETION TO SPEND HAP-HAZARDLY!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

Minutes

Board of Directors held a workshop on Saturday, March 31, 2012 and Tuesday, April 3, 2012 at the Omega Villas Recreation Center.

Present at the March 31 meeting were Norma Aker, Patty Sabates, Blaire Lapides and Patsy Cates. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weingberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Pedro Lasaide and Mike Salus from the architectural firm.

Present at the April 3rd meeting were Norma Aker and Blaire Lapides. Also present was Joel Gould from All Florida Management Service, Carol Eskew from Goldman, Juda, Eskew, Steve Weingberg and Maria Spiliopoulos from Frank, Weinberg and Black, and Manny Synalovski from the architectural firm.

Information was presented by the architects, attorneys and accountant about the possible options to repair the buildings and bring them up to current building codes. Many building materials, costs and time frames were presented.

Information about the required inspection for structural and electrical integrity of the buildings at 40 years (2018) and the impact it may have on continuing to maintain insurance was presented.

Many financing and payment options for the project were offered.

The Board of Directors will continue to explore all avenues and keep the community informed of their progress.

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OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, July 25, 2018 at 7:29 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates and Blaire Lapides, and representing Sunrise Management (SM), Jay Pietrafetta.

Chris Trapani was absent.

As the board reviewed the minutes of the June 27, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Blaire Lapides; all were in favor.

Officer's Reports:

Blaire Lapides reported the expenditures were in line with the budgeted amounts with the exception of water and sewer line due to leaks. Jay Pietrafetta has contacted the sprinkler maintenance and pool maintenance companies to investigate as well as contacting the City of Plantation to pursue a partial refund. She also reported the approved sale of unit 1704, phase 1 for \$102,000.

Old Business:

40-year Certification of Phase 1 – Farrukh Saveed of S&D Engineering and Construction, Inc. presented the preliminary report of his required assessment to comply with the 40-year certification process.

Electrical:

- Outside electrical meters, wires and circuit boards need to be replaced
- Homeowners should replace/upgrade the inside panels
- Safety switch for air conditioner needs replacement
- Grounding for the electrical needs to be replaced

Structural:

- Buildings have not been maintained
- Flat roof is bad with broken gutters
- T-111 is rotted and structure behind is probably also rotted
- Joists/beams that are cracked need to be sister or replaces
- Fasteners on sliding glass doors need replacing
- Fences need replacing
- Cracked stucco need repair
- Concrete pads and wood spacers need repair/replacement
- Windows need caulking



Mr. Saveed estimated the electrical would cost approximately \$25,000 per building and the structural would be between \$75,000 to \$100,000 per building.

The board discussed replacing the roof at the same time and asked Mr. Saveed to explore other options to replace the T-111.

The report does not address replacing the front or laundry room doors, windows, sliding glass doors or the pitched roof.

Project Update - Jay Pietrafetta presented a list of projects and updated the board on the progress. Completed items are:

- Purchase of 3 new trash receptacle for the pool area
- Pressure wash the pool deck
- Re-sand the pool deck pavers
- Repair the pool boarder Repaint the pool boarder
- Spray pool deck with weed control
- Replace broken bathroom vanity
- Replace men's room toilets
- Install concrete bases surrounding support beams on pool deck

In process are:

- Re-strap pool chairs – expected to be completed next week
- Paint light poles – pool area is complete; phases will be done
- Re-tile the outdoor pool shower – bids will be solicited
- Replace aluminum fence in pool area – bids received and will be forwarded to board members
- Hurricane shutters for clubhouse sliding glass doors – The board reviewed the bids. Blaire Lapides made a motion to accept the bid from Shutter Depot for \$2870 for bronze performance 2 shutters; Patty Sabates seconded the motion; all were in favor. The bid does not include the permit fee.
- Clean clubhouse carpet – Stanley Steemer is scheduled
- Replace rotted beam on north end of clubhouse – bids have been solicited
- Slab patch for vertical blinds in clubhouse – in process

Open Forum:

Unit 1764, phase 4 reported the decorative wood molding on the windows facing Sunrise Blvd. needs replacement

Unit 1721, phase 3 reported sand in the pool

Patty Sabates motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 9:08 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors met on Monday, October 22, 2018 at 3:30 pm at the offices of Juda Eskew.

Present were Board Members Patty Sabates and Blaire Lepides, and representing Sunrise Management (SM), Jay Pietrafetta. Carol Eskew and Carla Marsten represented Juda Eskew. Steve Weinberg, Esq. was also in attendance and will be assisting with the loan and contract process.

Chris Trapani was absent.

Carol Eskew provided copies of expression of interest letters from three financial institutions which were discussed at length. The Board directed Carol to contact two of the institutions to negotiate more favorable terms and loan amounts.

Steve Weinberg outlined the steps to commence the construction process, starting with a bid specification RFP. He also explained the attorney compliance letter that a lender would require.

Several construction companies were discussed as large and reputable enough to handle the scope of work Omega Villas requires. Bids will not be limited to those companies that were discussed.

Another workshop will be scheduled to review bids from construction companies.

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By, now, added to the list of what i call the Steering Committee are Joel Gould from All Florida Management Services whose Father Wilbur Gould owns Gould Roofing - City Citations to Fine Issues. Then, I also would add Jay from Sunrise Management to this list which I have tons of emails and videos with his attacks in action.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Thursday, November 29, 2018 at 7:31 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Blaire Lapidés, and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani attended by phone.

None were absent.

As the board reviewed the minutes of the July 25, 2018, August 31, 2018, September 26, 2018, October 24, 2018, and October 22, 2018 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Chris Trapani; all were in favor.

Officer's Reports:

Blaire Lapidés reported the total cash in the bank as of October 31, 2018 was \$1,216,712.00. Year to date line items that were over budget were Water and Sewer, Video Cameras, Audit and Tax, Property Security Detail, Web Site Expense, General Repairs and Maintenance, and Roof Repairs. As a whole, the expenses are more than \$16,000 under budget.

Sales approved by the screening committee were unit 1704, phase 1 for \$165,000 (2 bedroom) and 1724, phase 3 for \$199,000 (2 bedroom).

Management Updates:

- Metal doors have been installed on the interior doors of the clubhouse
- Sliding glass doors are locked on the tracks
- Cell phone ports have been installed on the outside of the clubhouse on the pool deck. Signs have been ordered.
- Security cameras have been reconfigured for the clubhouse and recreation area. There is room to add one more camera.
- Cloud based storage for the security video and extended storage will be checked with WSE.
- Bids for replacing the pool fence were distributed to the board members. SM will obtain samples of materials and welds; Blaire suggested tabling until after the restoration project.
- Inside walkways and exteriors have been pressure washed.
- Fobs have been secured for the residents for access to the clubhouse. A motion was made by Blaire Lapidés to provide two (2) to each unit, \$30.00 fee to replace the first time a fob is lost; \$50.00 the second time one is lost, damaged fobs will be replaced free but must be turned in to receive the replacement, Patty Sabates seconded the motion, all were in favor.

Unfinished Business:

40-year Certification/Restoration – The engineers report has been provided to the City of Plantation. Carol Eskew of Juda, Eskew has been in contact with three lenders about securing the loan. The roofs are at the end of their useful life and should be included in the restoration project. Weinberg suggested hiring an architect to do drawings on one building as a test to determine the underlying damage.

Architect Drawings – Bids were received and reviewed by the board. Blaire Lapidus made a motion to accept the bid from Stanley N. Schachne Architect, P.A., Patty Sabates seconded the motion, all were in favor.

SM was directed to obtain impact window and hurricane shutter samples with potential costs for them as well as cost to change exteriors to stucco vs. replacing T-111.

Project Updates – addressed in Management Update section.

New Business:

Chris Trapani made a motion to appoint Eric Richards to the board; Patty Sabates seconded the motion; all were in favor.

Open Forum:

Resident complained about yellow convertible playing loud music. SM will send letter to homeowner.

Blaire Lapidus motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 9:37 pm.

See here - it appears that they had already planned it out that SM - Sunrise Management was directed to get samples and pricing on potential costs for windows and the costs of changing exterior materials from T-111 wood to another product!

It appears Patty and crew already had determined what materials and windows owners would have to purchase and they would hide behind the Attorney to push to make it appear legit when it actually appears to violate Florida Law and/or the Condo Docs for Omega Villas. I called for a Fraud investigation a long time ago - and note they even changed the scope for the frame walls to have those furring strips and to remove insulation off the pitched roofs and not reinstall it per Florida Building code! I think this is one big fat scam and they are placing these 128 families in hard times because of their greedy decisions and this potential Money Grab, in my sternest of opinions!!!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, March 20, 2019 at 7:31 pm at the Omega Villas Recreation Center.

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

None were absent.

As the board reviewed the minutes of the November 29, 2018 and December 20, 2018 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Eric Richards, seconded by Patty Sabates; all were in favor.

Officer's Reports:

Blaire Lapidés reported an increase in the funds on hand in the bank as well as expenditures being \$27,000 under the budget at year end 2018 as reported in the December 2018 financial reports. Total past due maintenance payments were \$2,871.00 while prepaid maintenance was \$25,135.54. Special Assessment past due totaled \$2,555.00, \$1,531.00 payments were paid in advance.

Management Updates:

Patty Sabates explained that she and Jay Pietrafetta would be doing a walk through the property to compile a list of projects for 2019. This list is expected to be presented at the next regular board meeting.

Jay Pietrafetta updated the board on the following:

- Tree trimming will start a month early this year
- Communication with the City of Plantation is being kept open and extension shave been granted for the start of the 40-year restoration
- Termite warranties have been renewed and are good for another year
- Storm shutters have been installed on the sliding glass doors in the clubhouse; permit expected to be closed out this week
- Camera security system has been changed to eliminate blind spots
- City of Plantation Fire Inspector passed the clubhouse with a 100% rating
- USB/charger port has been installed on the outside of the clubhouse
- Gasket repair by maintenance personnel was completed on five (5) areas
- Phase 2, 3, and 4 exteriors and sidewalks were pressure washed and sealed, where needed; phase 1 was not due to upcoming restoration
- Clubhouse cleaning continues
- Extra helper brought in to assist maintenance employee
- FOBs will be distributed shortly to residents; SM will create an acknowledgement form for signatures; signage will be installed on the clubhouse door advising the alarm activation from 11:00pm to 7:00am

Old Business:

40-year Certification/Restoration and Architect Drawings – Stan Schachne, architect, presented information about the upcoming project, focusing on Phase 1:

- Buildings were built with 2x4 studs which are no longer code; will have to bring up to code by installing 2x6 studs
- Exterior walls only have 2x4 studs covered by T-111 on exterior and drywall on interior
- Plan is to reinforce studs, install plywood and then finish as voted on by the residents (possible options include stucco, Hardy board, T-111)
- Studs will be doubled up on the windows and doors
- End walls of the buildings and the interior walls between the units were built with concrete blocks
- Cost analysis shows stucco is \$7.00 to \$8.00 per square foot cheaper than T-111 and is termite and rot resistant
- Roof repair/replacement will include removing all layers of roofing, correcting the wires and pipes on the roofs and replacement
- Electrical meters will be replaced and may need new conduit or wiring
- Generators will be brought in to insure residents' comfort during electrical upgrades
- Air conditioning electrical may not be up to code (Notice: Engineer only says non-efficient)
- Windows are old and are not efficient; may need to be replaced - might need to be replaced! Still up to the owners to decide!)

Jay Pietrafetta said building 6 in Phase 1 will be used as a test to determine the extent of the repairs. The homeowners will need to vote on the type of siding, color of the exterior paint, and possibility of installing impact windows or hurricane shutters.

Jay also reported Phase 2 has had the engineering report completed and it will be submitted to City of Plantation shortly. He committed to providing information on the cost, including the options, at the next meeting.

May 1, 2019 was set as a mandatory meeting for Phase 1 homeowners.

FOB Distribution Hours – addressed in Management Update section

New Business:

No new business was discussed.

Open Forum:

Unit 1733, phase 4 – homeowner is allowing dog to defecate by the mailboxes. SM will send a violation letter

Ping-pong table was destroyed by trespassing individual; Jay will be testifying at perpetrator's trial.

Patty Sabates motioned for adjournment; Chris Trapani seconded; all were in favor. The meeting was adjourned at 8:40 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Monday, March 25, 2019 at 7:53 pm at the Omega Villas Recreation Center.

Present were Blaire Lapedes and Cindy White and representing Sunrise Management (SM), Jay Pietrafetta. Chris Trapani and Patty Sabates attended telephonically.

Eric Richards was absent.

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

Jay Pietrafetta indicated since five (5) applications were received for service on the Board of Directors, no vote was required. All five (5) were automatically appointed to the Board.

Chris Trapani made a motion to nominate Patty Sabates to continue as President; Blaire Lapedes seconded the motion; all were in favor.

Blaire Lapedes made a motion to nominate Chris Trapani to continue as Vice President; Patty Sabates seconded the motion; all were in favor.

Blaire Lapedes made a motion to nominate Cindy White as Secretary; Chris Trapani seconded the motion; all were in favor.

Chris Trapani made a motion to nominate Blaire Lapedes to continue as Treasurer; Patty Sabates seconded the motion; all were in favor.

The meeting was adjourned at 7:59 pm.

After the completion of the Annual Meeting, information was informally presented about the restoration project by Stan Schachne, architect. Mr. Schachne committed to having firm costs for using stucco vs. Hardy board and hurricane shutters vs. impact windows for Phase 1 of the project within two (2) weeks. This timeframe would allow the board to review the information and for a 14 day notice to be mailed to the Phase 1 homeowners at least two (2) weeks in advance of the next scheduled meeting on May 1, 2019.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special Board of Directors meeting was held and called to order on Wednesday, May 1, 2019 at 7:27 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lapidés, Eric Richards, and Cindy White and representing Sunrise Management (SM), Jay Pietrafetta.

None were absent.

Presentations were made by Stan Schachne, architect, and Steve Weinberg, attorney, regarding the upcoming 40-year certification/restoration project.

Items addressed were roofs, windows, electric panels/meters, exterior siding materials, and paint.

The floor was opened to residents who asked numerous questions.

Patty Sabates motioned for adjournment; Cindy White seconded; all were in favor. The meeting was adjourned at 8:59 pm.

Using Steven Weinberg and I have made Exhibit BB that discusses his many involvements in Omega Villas affairs that may not be exactly legal but definitely need to be investigated! Refer to Exhibit BB!

i call these vendors Frank, Weinberg, & Black, Lloyd Procton and Juda Eskew part of the Steering Committee that assists President Patty, the former Presidents the Akers (both Ken & Norma) in bypassing owner rights to get the options of what they want for this community, in my sternest of opinions and as a result of this massive case study I have completed on this HOA! I am very familiar with Weinberg as I have his actions on videos from 2008-2009 time-frame when a group of us tried to free this community from these nefarious people then. I also have videos in Board meetings with Lloyd Procton where we were discussing these city fines and contractor matters when I was on the Board in 2008.

And it also seems like these individuals (Weinberg, Procton & Eskew) to shop or vet for preferred Vendors that will support their wish list regardless if it is in violation of any laws, in my sternest of opinions! Hence, this is why I believe they have Frank, Weinberg & Blacks partner Weinberg at these meetings for the vetting process.

At this point, the Steering Committee consists of Weinberg, Procton, Eskew, Austro Construction (Levy & Dorin), and soon if not already S&D Engineering, in my most sternest of opinions! The Akers are at the meetings in the shadows making comments and also attending the off-site annual Budget Meeting at Juda Eskew's Office, have this on video and email evidence!

Why it matters in my opinion, Money Grab, Fraud, Scam, Power of Control, not sure but that is why proper law enforcement needs to investigate these major symptoms of what appears to be a potential crime!

THE MONEY THEY ARE SPENDING BELONGS TO 128 FAMILIES AND IS NOT AT THEIR SOLE DISCRETION TO SPEND HAP-HAZARDLY!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, July 24, 2019 at 7:31 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lepides, Cindy White, Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta. Steven Weinberg, attorney, of Frank, Weinberg, Black was also in attendance for a portion of the meeting.

None were absent.

As the board reviewed the minutes of the March 20, 2019, March 25, 2019, and May 1, 2019 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:

Treasurer's Report provided by Blaire Lepides compared the financial information:

	As of 12/31/18	As of 6/30/19
Petty Cash	\$150	\$150
Popular Bank Operating	\$612,926	\$627,127
Popular Bank Security	\$950	\$1,750
Cash – Reserves	\$58,998	\$59,114
Cash – Spec Assess	\$582,652	\$605,564
Total	\$1,255,676	\$1,293,705
		Increase \$ 38,029

Also reported was the total past due maintenance fees to be \$5978.00 and the past due special assessment to be \$2,866.00 for a total of \$8,844.00. The maintenance prepayments are \$17,123.54 and special assessments are \$3,409.45.

Spending continued to be in line with the budget for the most part with expenses being \$24,266 less than the budget.

Blaire also reported on the approved lease and purchases for the previous several months. All are two bedroom units unless otherwise noted by (3) after the unit number.

APPROVED RENTALS		APPROVED PURCHASES	
Phase 1		Phase 1	
1736 (7/19)	\$1,500.00	1724 (10/18)	\$166,000.00
1657 (7/19)	\$1,600.00	1729 (7/19)	\$172,000.00
		1740 – 3 (10/18)	\$130,000.00
Phase 2		1761 (8/18)	\$145,000.00
1700	\$1,600.00	1761 (1/19)	\$155,000.0
1701 – 3 (8/18)	\$1,000.00		

Phase 2		Phase 2	
1727	\$1,600.00	1700 (7/19)	\$145,000.00
1761 (1/19)	\$1,500.00		
Phase 3		Phase 3	
1724	\$1,500.00	None	
1728	\$1,450.00		
1749 (8/18)	\$1,600.00		
1752	\$1,450.00		
Phase 4		Phase 4	
1701 (8/18)	\$1,499.00	1712 (5/19)	\$140,000.00
1736	\$1,450.00		

Patty Sabates reported on the meeting with Carol Eskew (accountant), Steve Weinberg (attorney), and Stan Schachne (architect) concerning the financing for the restoration project. Patty said that financial institutions would need a scope of work for each of the phases to determine the lending amount.

Management Updates:

The following were presented by Jay Pietrafetta as being completed or scheduled:

- Clean and re-strap 3 pool chairs (put into rotation)
- Pressure wash mildew and repaint phase 3 and 4
- Repair all rotted wood trim and beams at the clubhouse
- Pressure wash pool deck
- Re-sand pool deck pavers
- Refill 15 areas with slab gasket to prevent trip hazards
- Replace outdoor shower hardware
- Spread mulch around entire property
- Spray pool deck with weed control
- Hurricane shutters installed on clubhouse; final inspection passed
- Replaced mens and ladies bathroom toilets with low flow toilets
- Termite treatment will be in the clubhouse on Monday

Project Updates – Community presented by Jay Pietrafetta

- Security system has space for a 9th camera. If an additional camera is added, the existing cameras
- Can be redirected to include the front walkway and parking spaces outside the clubhouse. Jay will forward the bid to the Board.
- Blaire Lapidés made a motion to accept a \$550 bid for termite treatment at the club house; Patty Sabates seconded the motion; all were in favor.
- Pressure wash the exterior of the clubhouse and paint by maintenance staff
- Pressure wash front walkway and sidewalks at the clubhouse
- Repair gutter screens as needed

Here again we have Weinberg's hand in the Community decision making! The Akers to Patty brought Weinberg in back in 2008 if you recall from my website where all the Exhibits are housed @ HOAJusticeNow.com.

- Renovation of mailbox kiosks are partially completed
- Mulch will be maintained on the property
- Phase 2 light poles will be painted
- Install doggie stations – Blaire Lapidés made a motion to install a post with signage and “poop bag” dispensers at the mailbox kiosk closest to 17th street; Chris Trapani seconded the motion; all were in favor.

Old Business:

40-Year Certification/Restoration Update

Austro - who allegedly was never mentioned in the Minutes from 2018-22 was also being bidden on who won the

Steve Weinberg said a RFP (Request for Proposal) was sent to ten (10) contractors. A total of five (5) submitted bids. Mr. Weinberg opened the envelopes and passed around the bids from NKT Construction Services, NorthStar Contractors, Pritts, Inc., JMR Construction Co., Inc., and Schachne Architects + Builders. Mr. Weinberg will have the bids scanned and emailed to the Board of Directors.

Mr. Weinberg will validate the bidders' licenses, check complaints and pending litigation, performance bonds and obtain a list of current local projects. Patty Sabates asked for the name of a contact person at the associations so that she can contact them directly for references.

Mr. Weinberg will provide a spreadsheet ranking to compare the bids. This process may require getting in touch with the bidder to clarify information. He suggested that the board conduct a face to face interview with the top two (2) contractors.

Patty Sabates asked Mr. Weinberg to speak with Stan Schachne about his commitment to the pricing submitted for the architectural drawings and scope of work if he is not chosen as the contractor.

Jay Pietrafetta spoke to the City of Plantation and was granted an additional 180 days to begin the restoration for phase 1. Phase 2 will probably get a 40-year certification letter the end of July or the beginning of August. The engineering report has been completed and provided to the City of Plantation.

Phase 2, 3, and 4 Architect Scope of Work

This was tabled until the Board receives information from Stan Schachne about his commitment to the pricing if he is not chosen as the contractor.

At approximately 9:02pm, Patty Sabates and Cindy White left the meeting. Three members of the Board, Chris Trapani, Blaire Lapidés, and Eric Richards were still in attendance, which constituted a quorum. The following minutes are reported by Blaire Lapidés.

Contractors Bidding – RFP Specifications from Board

Chris Trapani made a motion that the architect on the restoration project shall not also serve as the contractor on the project; Eric Richards seconded the motion; all were in favor.

Material Change Voting – List

Note; CITY FINES WERE BROUGHT UP BY SAYING THE CLOCK STARTS TICKING!

JAY IS WORKING ON GETTING THE MATERIAL ALTERATION LIST - WHICH ENDS UP NOT INCLUDING SIDING OPTIONS AND MANDATORY FOR WINDOW REPLACEMENT WITH A PUSH FOR AUSTRO TO DO THE WORK!

Jay Pietrafetta will try to get pricing for all the material changes possible during the restoration project to include in the communication to homeowners for voting.

New Business:

Restoration Funding

A discussion was held about the financials related to the 40-year/restoration project. Blaire Lapides made a motion that the association treasurer or property manager be present at any meeting with the architect, contractor, attorney or accountant; Eric Richards seconded the motion; all were in favor.

Open Forum:

Maude Bruce reported that Orlando, association maintenance man, did a good job pressure washing phase 4.

The Board set the next regular board meetings on August 21, September 18, and October 16. Additional meetings may be needed to address the 40-year/restoration project.

Blaire Lapides motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 9:40 pm.

Notice here, Blaire is making sure President Patty or Treasurer Blaire be at all these Meetings for control purposes in my opinion! My suspicion is that given Austro has been working in this community from 2022 to present that they already had an arrangement setup with him on how this project will flow in my stern opinion.

Austro is also added to what I call the Steering Committee that I firmly believe lies and misleads this community and I have 100s of hours of video footage from 2008, and 2023-2025 as supporting evidence!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, August 21, 2019 at 7:30 pm at the Omega Villas Recreation Center.

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

Cindy White was absent.

As the board reviewed the minutes of the July 24, 2019 meeting in advance of this meeting, a motion to waive the reading with a change to the wording in the Old Business, Contractors Bidding-RFP Specifications from Board section was made by Patty Sabates, seconded by Chris Trapani; all were in favor.

Officer's Reports:

Financial information was not reported as the July financials had not yet been received from Juda Eskew. Blaire Lapides reported unit 1741, a 3 bedroom unit in phase 1, was approved for sale at \$175,000.

Old Business:

40-Year Certification/Restoration Update (Phase 2 & 3)

Jay Pietrafetta reported he received official notification from the City of Plantation for phase 2 and 3. Phase 2 is on the clock now and the engineering report has already been submitted to the City. Phase 3 engineering report will be initiated, and Jay expects it to be completed in November. Phase 4 can be expected to be completed in March or April 2020.

Phase 2, 3, &4 Architect Scope of Work Update

Jay contacted four (4) architect companies, Hillman Engineering, E. Lopez Architecture/ELM Design, Ed Landers Design, and Synalovski Romanik Saye, and asked for bids. He has met with three (3) so far and hopes to meet with the fourth company next week.

Contractor Bid Analysis

Jay will contact the contractors who have bid on phase 1 to provide details of their bid in order to be able to compare the bids. Revised bids will be due in 10 days to allow the board to review before the next meeting.

Material Change Voting – List of Items for Mailing

Items to be included list that will need homeowner votes are paint, windows, trellises, and material on outside walls. Front fencing is not considered a material change if a barrier such as shrubs are in place.

Legal Representation For Upcoming Deposition

A retainer agreement for \$1200.00 from Allen S. Kaufman has been received. Deposition is scheduled for October 17, 2019 at 2:30pm.

IN THIS MATERIAL CHANGE LIST THAT HASN'T GONE OUT YET, WINDOWS WERE AN OPTION - WHETHER OR NOT TO REPLACE AND THE SIDING MATERIALS WERE ALSO AN OPTION!

Maintenance Updates – Community

Jay reported the following work:

Entire property mulched

Pool deck pressure washed

Pool deck pavers resanded

Pool skim line leak repaired

Pool deck sprayed with week control and will be done monthly

Clubhouse hurricane shutter permit has been closed out

Recreation center mens room floor has been repaired

Estimates received for roof leaks at 1729 phase 1, 1736 phase 1, 1753 phase 3, 1716 phase 4

Bid received for additional HD security camera for recreation center parking lot

Doggie stations have been ordered

New Business:

None

Open Forum:

A homeowner reported an unlicensed, untagged vehicle in phase 4. Jay will contact resident.

Complaints were received from several homeowners about residents feeding ducks. Jay will post signs on the mailboxes.

Blaire Lapidus motioned for adjournment; Patty Sabates seconded; all were in favor. The meeting was adjourned at 8:57 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Wednesday, September 18, 2019 at 7:35 pm at the Omega Villas Recreation Center.

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

Cindy White was absent.

As the board reviewed the minutes of the August 21, 2019 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Chris Trapani, seconded by Eric Richards; all were in favor.

Officer's Reports:

Blaire Lapidés reported the cash in the bank increased by \$11,563 from the previous month. A few line items continue to be over budget including electricity, audit and tax, accounting, taxes, licenses and fees, tree pruning, general maintenance and repairs, roof repairs, and legal. Even with those line items, the total spending, year to date, is under the projected budget by \$8,520.

Management Updates:

Jay Pietrafetta reported on the following completed projects:

- Security camera was installed at the clubhouse giving a 360° view
- Furniture on the pool patio was removed during the hurricane threat and stored in the clubhouse
- Hurricane shutters were closed and secured during the hurricane threat
- Painting and pressure washing in phase 3 and 4 were completed
- Termite gel treatment was done at the clubhouse
- Small dead trees and low hanging branches were removed around the property
- Minor fence issues were addressed
- Doggie stations are ordered

Other items in progress or to be undertaken are:

- Ficus hedges will be replaced with calusia in areas not affected by the restoration project
- Speaking with landscapers about removing dead ficus hedges and palm fronds
- Continue sidewalk repairs, specifically in front of building 1, phase 4
- Have paving company do light maintenance on driveways and potholes
- Contact exterminator to spray for ants in first mailbox, phase 4
- Send letters to homeowners to remove hurricane shutters and/or plywood

Old Business:

Phase 2, 3, 4 Architect Scope of Work – The board reviewed architect bids and asked ay to set up interviews with Ed Landers and ELM Designs.

Contractor Bid Analysis – The board still has question about the bids as they are not able to compare the bids to each other. Until more detailed information is received, the board is unable to move forward with choosing a contractor for phase 1.

Jay will scan the 40-year certification information to email to the board.

The board requested that Farrukah Saveed, S & D Engineering and Construction, Inc., be invited back for provide more information and answer questions after phase 3 engineering survey is complete.

New Business:

No new business was addressed.

Open Forum:

Reports of ducks still being fed by homeowners – Jay will post notices on both sides of the mailboxes.

Blaire motioned for adjournment; Chris seconded; all were in favor. The meeting was adjourned at 9:03 pm.

I call these vendors Frank, Weinberg, & Black, Lloyd Procton and Juda Eskew part of the Steering Committee that assists President Patty, the former Presidents the Akers (both Ken & Norma) in bypassing owner rights to get the options of what they want for this community, in my sternest of opinions and as a result of this massive case study I have completed on this HOA! I am very familiar with Weinberg as I have his actions on videos from 2008-2009 time-frame when a group of us tried to free this community from these nefarious people then. I also have videos in Board meetings with Lloyd Procton where we were discussing these city fines and contractor matters when I was on the Board in 2008.

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OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
MINUTES

An architect workshop was held on Wednesday, October 23, 2019 at the Omega Villas Recreation Center at approximately 7:00pm.

Present were Patty Sabates, Blaire Lapidés, Eric Richards, and Jay Pietrafetta representing Sunrise Management.

Chris Trapani and Cindy White were absent.

The Board of Directors asked questions of Ed Landers, Edward A. Landers, P.E. Consulting Engineers, about his proposal for architectural drawings for phase 2, 3, and 4 for the 40-year certification project.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A special meeting of the Board of Directors was held and called to order on Wednesday, October 30, 2019 at 7:05 pm at the Omega Villas Recreation Center.

Present were Chris Trapani, Blaire Lapidés and Eric Richards. Jay Pietrafetta represented Sunrise Management. Represented Juda Eskew was Carol Eskew.

Patty Sabates and Cindy White were absent.

Chris Trapani made a motion to accept the budget as presented, Blaire Lapidés seconded the motion. The floor was open for the homeowners to ask questions. A vote was taken on the motion and all were in favor of accepting the motion.

Carol Eskew provided information on the results of the proxies received to date:

	Received Proxies	Total Needed	Still Need
Phase 1	13	16	3
Phase 2	14	17	3
Phase 3	12	17	5
Phase 4	11	17	6

Chris Trapani motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 7:16 pm.

Immediately following the budget meeting, a special meeting of the Board of Directors was held and called to order on Wednesday, October 30, 2019 at 7:16 pm at the Omega Villas Recreation Center.

Chris Trapani made a motion to continue the special assessment for 2020 as follows:

Phase 1	2 bedroom	\$48.00	3 bedroom	\$58.00
Phase 2	2 bedroom	\$45.00	3 bedroom	\$55.00
Phase 3	2 bedroom	\$48.00	3 bedroom	\$57.00
Phase 4	2 bedroom	\$50.00		

Blaire Lapidés seconded the motion. All were in favor and the motion passed.

Chris Trapani motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 7:18 pm.

Immediately following the special assessment meeting, a special meeting of the Board of Directors was held and called to order on Wednesday, October 30, 2019 at 7:18 pm at the Omega Villas Recreation Center.

Farrukah Saveed explained the process of the 40-year certification required by Broward County. Mr. Saveed will be the engineer of record and is responsible for making sure the permits are closed.

Jay Pietrafetta explained the contact he has had with the City of Plantation.

The floor was opened to the homeowners to ask questions.

Chris Trapani motioned for adjournment; Blaire Lapides seconded; all were in favor. The meeting was adjourned at 8:02 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 20, 2020 at 7:43 pm at the Omega Villas Recreation Center.

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

Cindy White was absent.

Officer's Reports:

Blaire Lapides presented information from the November 2019 reports as the December reports had not yet been received from Juda Eskew. The information follows:

Past Due	Maintenance	Special Assessment
Phase 1	\$0.00	\$0.00
Phase 2	\$1,590.00	\$967.00
Phase 3	\$433.81	\$33.00
<u>Phase 4</u>	<u>\$5,094.00</u>	<u>\$1,775.00</u>
Total Past Due	\$7,117.81	\$2,775.00

The total cash on hand is \$1,357,772 which includes the Operating account of \$657,357, Reserves account of \$59,213, Security account of \$2,950 and Special Assessment account of \$638,252.

Most of the expenditures were in line with the budget, but a few lines exceeded the monthly budget. Those are tree pruning, general repairs and maintenance, roof repairs, and legal. However, the year to date expenditures (\$360,727) were under budget (\$394,703) by \$33,976.

Blaire also reported the following units had applications for renters or purchase:

Unit 1756, phase 1 (2 bedroom) sale price \$159,000

Unit 1728, phase 3 (2 bedroom) lease price \$1,450.00 monthly

Unit 1712, phase 4 (2 bedroom) sale price \$184,000

Unit 1744, phase 4 (2 bedroom) sale price \$175,000

Jay Pietrafetta reported about Fanny Mae not approving home loans when the association's bank statements are not provided. Juda Eskew is very concerned about providing that information due to possible fraud. Chris Trapani will contact Carol Eskew or Travis Ouimet to discuss possible options.

Old Business:

40-year Certification/Update – Jay met with Farrukah Saveed and a roofing contractor for to inspect Phase 2. Phase 1 will be using the architectural drawings already completed and Jay will meet with Farrukh to determine the next steps. Phase 3 engineering report was sent to the City of Plantation last week with the fee of \$275.00

A revised contract as per the November 2019 meeting will be needed before moving forward with him.

Off-Duty Detail Schedule/Security – Jay informed the board that Plantation police has a volunteer that can work on Sunday, Wednesday and/or Friday from midnight to 4am or from 2am to 5am at cost of \$43.25 per hour (\$61.25 per hour on holidays). It was agreed to hire an off-duty Plantation police officer for a minimum of two (2) weeks from midnight to 4am. Jay will work with the City to set the dates and times.

2020 Maintenance Projects – Patty Sabates and Jay will conduct a walk thru on January 27, 2020 to create a list of projects.

Jay presented photos of parking bumpers that are broken or in need of repainting. Approximately 12 bumpers need to be replaced. Chris asked Jay to obtain bids for the replacement. Orlando can paint and stencil “OWNER” or “GUEST” on the new bumpers and those that need repainting.

Jay was asked to have the carpet cleaned and the linoleum stripped, cleaned and resealed.

Proposals for Repair Items – Jay presented photos of four (4) sidewalk areas that present possible trip hazards with bids from three (3) vendors. The Board discussed the bids. Chris made a motion to accept the bid from Concrete Solutions and charge it to the General Repairs budget line; Eric Richards seconded the motion; all were in favor.

Open Forum:

Unit 1701, phase 4 – reports of dog poop not being picked up. Jay will send a letter.

Unit 1731, phase 2 – reports of dog walking inside the property and not always picking up dog poop. Jay will send a letter.

Unit 1761, phase 2 – reports of possible extra people living in the unit. Jay will investigate.

Unit 1757, phase 2 – reports of termite dust. Jay will call exterminator.

Reports of a 4-door sedan with an expired tag using the pool. Jay will check the security system. Signage needed for mailbox in phase 2 “Do Not Feed Ducks”

Eric volunteered to post minutes and meeting dates on the website.

Blaire motioned for adjournment; Patty seconded; all were in favor. The meeting was adjourned at 9:24pm.

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 Lepides 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 Arguibau.

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.

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 Lepides and Eric Richards and representing Sunrise Management (SM), Jay Pietrafetta.

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Notice the Engineer saying the Windows only need to be Caulked, NOT replaced!

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

The Board of Directors held a workshop on Monday, May 24, 2021 at 7:01 pm by Zoom to discuss the bids for the restoration project.

Present were Board Members Patty Sabates, Chris Trapani, Blaire Lepides, and Eric Richards. Representing Sunrise Management (SM) was Jay Pietrafetta. Farrukh Saveed of S & D Engineering and Construction, Inc.

None were absent.

Farrukh suggested inviting North Star Contractors and Austro Construction, Inc. to a meeting for the purpose of interviewing the companies. He will be working with Austro on another project in Jacaranda. Jay will meet him there to look at the scope of work on that project to see how it compares to Omega Villas.

According to Farrukh, the roof will be completed first, then the skin of the building will be opened. Two (2) buildings will be done at a time and the occupants could be out of the unit up to two (2) or three (3) months, depending on the extent of the repairs needed. Time displaced for phase 4 would probably be less because of the stucco exterior as compared to wood exteriors in the other three (3) phases. Once a building skin is opened, it may be that the repairs needed are more than anticipated, but the contracts are written for the worst case.

Farrukh indicated the City of Plantation Building Department is very strict and we can anticipate the construction to meet or exceed all codes. S & D Engineering will be on site to work with the contractor.

Farrukh will compile a list of questions to ask the contractors and will assist with the contract language.

The board members expressed concerns about funds being used before the project is completed. The contractors will be asked about what is a requirement and what areas of flexibility there may be in the bids.

The Board agreed to hold a meeting on Monday, June 7, 2021 with one contractor scheduled at 6:30pm and the other contractor at 7:30pm.

The workshop was ended at 7:45 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors annual meeting was held and called to order on Monday, March 14, 2022 at 7:05 pm at the Omega Villas Recreation Center.

Present were Patty Sabates and Blaire Lepides 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. Joining the board is Eric Richards and Renata Bukharayeva.

Patty Sabates accepted the position of President and was confirmed by the Board. Eric Richards accepted the position of Vice President and was confirmed by the Board. Blaire Lepides accepted the position of Secretary/Treasurer and was confirmed by the Board. Renata Bukharayeva is a Member-at-Large.

Jay Pietrafetta provided a recap of the 40-year certification and restoration project and the stumbling blocks regarding the estimated costs received. The engineer estimator looked at all the buildings. The exterior look will try to mirror Phase 4 regarding the elimination of wood and replacing it with stucco. Jay also explained the scope of work will include replacing the roofs and upgrading the outside electrical boxes. Jay will meet with the engineer in the next few weeks. The City of Plantation has the Association on 180-day time to begin work. Juda Eskew, Association accountants, is helping with the financial side to secure a loan. Jay also explained that completion of the project would result in mitigation credits that should make it easier to obtain insurance. Phase meetings should start next month.

Patty Sabates suggested that we move forward on the electrical replacement and asked for Farrukh Saveed to obtain bids for the work.

Meeting attendees were allowed to ask questions.

As the board reviewed the minutes of the December 6, 2021 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Blaire Lepides; all were in favor.

Officer's Reports:

Treasurer's Report was presented by Blaire Lepides. Cash on hand as of January 31, 2022 is \$719,468 in the operating account; \$59,408 in the reserves; \$10,316 in the security account and \$506,444 in the special assessment account for a total of \$1,295,636. 2021 ended with expenditures being below the budgeted amount although some budget lines were higher than expected, mainly Water and Sewer and Insurance.

This is where the City Fines apparently started accruing, yet no letters were sent out to notify the owners of this.

They try to say of you will get mitigation credits on your new roofs to downplay the severity of the situation. Oh, and mind you they are spending owners money over all these years to remove their options of what siding materials and/or windows they can choose for their building/unit as these are town homes. This is NOT a fiduciary responsibility in my Opinion and looks more like a Scam to Fraud!

Past due maintenance and special assessment payments as of January 31, 2022 are:

Phase 1	\$1,628.00	\$486.00
Phase 2	\$1,088.00	\$175.00
Phase 3	\$7,035.00	\$1,962.00
Phase 4	\$165.00	\$125.00
Total	\$9,916.00	\$2748.00

A large payment was received the beginning of February that cleared most of the past due for Phase 3 as well as another Phase 3 homeowner bringing their account close to current. That leaves one homeowner in Phase 1 still in arrears with attempts to collect ongoing.

Applications have been presented for the following units:

Phase 2, 1757	\$180,000	2 bedroom
Phase 3, 1717	\$220,000	3 bedroom
Phase 3, 1741	\$180,000	3 bedroom
Phase 3, 1757	\$280,000	2 bedroom (with furniture)
Phase 4, 1701	\$189,000	2 bedroom
Phase 4, 1732	\$184,000	2 bedroom
Phase 3, 1728	\$1750.00 month rental	2 bedroom
Phase 3, 1736	\$1650.00 month rental	2 bedroom
Phase 3, 1752	\$1900.00 month rental	2 bedroom

Blaire presented updated Rules and Regulations to the Board. This was tabled until the next meeting to allow the Board to review.

New Business:

The Board discussed dates for upcoming meetings. Patty Sabates made a motion to hold regular Board meeting on the second Tuesday of each month; Blaire Lapidés seconded the motion; all were in favor. The next regular Board meeting is scheduled for April 12, 2022.

Patty Sabates raised a question of homeowners being able to use the park areas between Phases 1 and 2 and Phases 3 and 4 for gatherings. The question of alcohol use was raised. Jay Pietrafetta will check with the insurance agent for a ruling.

Eric Richards will make sure that all Boardmembers have access to all phases on the website.

Open Forum:

- Homeowner reported the lawn maintenance workers were blowing the leaves against the fence and not removing them.
- In response to a query from a homeowner Jay said Robert, maintenance man, knocks on unit doors if trash is put out too early.
- Unit 1745, Phase 2 questioned a violation that appears on her account with Juda Eskew. Jay will research the violation.

Patty Sabates motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 8:02 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, April 12, 2022 at 7:03 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta.

None were absent.

As the board reviewed the minutes of the March 14, 2021 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:

Blaire Lapides reported the information from February 28, 2022, the most recently received information from Juda Eskew. The operating account totaled \$722,028; reserves totaled \$59,412; cash totaled \$10,316; Special Assessment totaled \$513,726 for a grand total of \$1,305,482. A few budget lines were over for the month including the usual Water and Sewer, Irrigation Repair, Pest and Critter Services, Taxes, Licenses and Fees and Division of Land Sales Fees. The total outstanding maintenance fees as of February 28, 2022 were \$10,134.00; special assessment outstanding was \$2,465.00. There are two (2) units in legal for the past due amounts. Both have set up repayment plans.

Maintenance Reports:

Jay Pietrafetta reports the following work that was done:

- Metal pool fence was pressure washed, primed and painted
- Doors and frames were replaced on the restrooms
- Restroom ceiling was corrected
- Clubhouse was pressure washed
- Wood in the clubhouse sidewalks were replaced with gaskets
- Roof and shelves in the shed were reinforced
- Gutter screens are being cleaned and repaired; project should be completed by middle of May
- Wade Pool Service repaired the bullnose tiles that came loose; pool was reopened
- All but one work order posted on the website has been completed
- Pictures were provided of the work

The following work is to be done:

- Prime, paint and repair cracks outside the clubhouse

Meeting with Electrical Engineers for 40-year work:

Chris Cavaliere and Joe Borrelli from Cavalier Electrical presented their bid and answered questions.

- They have 10 employees and are the company that provides electrical work for the Association.
- Their plan is to work and complete two (2) units at a time.
- All the work will be done externally and could have generators if necessary for sustaining life.
- 90% of the time the electricity will be turned on the same day.
- Their plan is to use GE panels to replace existing panels on the exterior of the units, but they have waited up to three (3) months in the past for order fulfillment.
- If they are unable to get GE panels, they will substitute another high-quality panel.
- Panels currently on the buildings are Challenger brand, which is a low-quality brand.
- No rewiring will be done inside the units.
- All the replacement panels will be installed in the same location as existing panels.
- Phase 2 and some Phase 3 units where the electrical panels are in an enclosed fence at sidewalk level will need racks to support the panels.
- They were asked about installing light poles in areas that are dark. Suggested installing light on buildings instead of poles.
- Patty Sabates would like to do one (1) building in each phase at the same time.

Levi Horvath, Austro Construction, and Bob Scott, Light, Power and Sign presented their bid and answered questions.

- Light, Power and Sign would be the electrical subcontractor brought in by Austro.
- They have been in business for 40 years and are certified statewide.
- They have eight (8) to twelve (12) employees.
- Their plan is to do one (1) building at a time with the power being out for about an hour.
- The building would be prepped the day before work is to begin on it.
- A generator would be on site to run the whole building.
- Rotten pipes would be replaced with heavier PVC.
- GE panels would be used as replacements.
- Plans would be to have one (1) employee per unit on each building.
- Expect to complete in three (3) months if no weather problems.

They are acting like Levy is New when he has been making repairs since 2017-2022. \$108K or so

Rules and Regulations:

This item was tables until the next meeting.

General New Business:

- Jay Pietrafetta was asked to get bids for pool and spa resurfacing and to forward to the boardmembers prior to the next regular meeting. This should include at least two (2) references, insurance coverage, licenses, referrals and checking the state website for issues.
- Patty asked about restrapping or replacing the chairs and lounges on the pool deck.
- Unit 1705, phase 3 – sprinkler not working
- Reports of lawn crew blowing leaves against the back fence instead of removing them
- Unit 1764, phase 4 – requested tree that hangs over the parking space to be trimmed; Permits are being pulled in May for tree trimming on the property
- Unit 1700, phase 1 – tree hanging over roof; possible root pruning?

- 1709, phase 3 – roof leak

Patty Sabates motioned for adjournment; Blaire Lapidés seconded; all were in favor. The meeting was adjourned at 9:01 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, April 19, 2022 at 7:07 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta; representing S&D Engineering was Farrukh Saveed; representing Hollander, Goode & Lopez was Rhonda Hollander. Alma Manrique attended via phone.

None were absent.

Meeting with S&D Engineering:

Farrukh Saveed indicated that he has a more accurate cost for the roof replacement and structure repairs by taking the costs submitted by the contractor and projecting costs. The flat roofs (TPO) will be about \$20 to \$21 per square foot. The shingle roofs will be approximately \$12.00 per square foot. Contingency of 10% should be added into estimates.

For the building repairs, an estimate of \$350.00 per linear foot would replace the wood siding with stucco. To repair stucco or concrete, it is estimated to be \$250.00 per linear foot.

S&D will inspect and approve all work and will mark areas that need repair/replacement.

Farrukh Saveed suggested obtaining a loan as soon as possible because of the potential increase in materials and interest rates.

Farrukh Saveed requested the Jay Pietrafetta contact Cavaliere to separate the 40-year electrical work from other costs. Rhonda Hollander will write the contract. Farrukh Saveed will confirm that Cavalier removes all non-permitted electrical work.

Alma Manrique informed the Board that four (4) banks were contacted but only two (2) expressed an interest. They are Popular Bank and US Bank. \$3,800,000 appears to be the most the banks are willing to lend based on the property values. This would be a revolving line of credit that the association would draw down for two (2) years to pay contractors during construction. The SBA is not giving any loans for construction. Alma also requested the contractor track the work separately per building so the costs can be applied correctly.

The Building Department at the City of Plantation needs to be checked for all permits for done by homeowners.

Patty Sabates made a motion to hire Cavaliere Electrical contingent upon only work being done for the 40-year certification and approval by Rhonda Hollander. Blaire Lapides seconded the motion; all were in favor.

Updated Pool Bids:

Owners never had the option to vote on keeping T-111, having stucco, or Hardie-Board Siding as this progresses - Patty and crew decide to remove the Owners right to vote on material changes in my stern opinion. It also appears that the stucco option was \$100 per linear cheaper than the T-111 wood siding, so why did Patty eliminate this option from Owners to vote on and apparently violate Florida and/or our Condo Docs 2/3rds vote on material changes.

Jay Pietrafetta will compare the bids received for the pool and spa resurfacing as well as asking Younique to price the same extras included in the bid from Cliff's Pools & Patios.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:30 pm.

I call these vendors Frank, Weinberg, & Black, Lloyd Procton and Juda Eskew part of the Steering Committee that assists President Patty, the former Presidents the Akers (both Ken & Norma) in bypassing owner rights to get the options of what they want for this community, in my sternest of opinions and as a result of this massive case study I have completed on this HOA! I am very familiar with Weinberg as I have his actions on videos from 2008-2009 time-frame when a group of us tried to free this community from these nefarious people then. I also have videos in Board meetings with Lloyd Procton where we were discussing these city fines and contractor matters when I was on the Board in 2008.

And it also seems like these individuals (Weinberg, Procton & Eskew) to shop or vet for preferred Vendors that will support their wish list regardless if it is in violation of any laws, in my sternest of opinions! Hence, this is why I believe they have Frank, Weinberg & Blacks partner Weinberg at these meetings for the vetting process.

CAROL ESKEW SHOPPED OR VETTED ATTORNEYS TO FINALY SELECT RHONDA HOLLANDER. NOW, AS ALL THAT HAVE BEEN FOLLOWING MY MANY EMAILS SENT OUT, SHE IS ADDED TO THE STEERING COMMITTEE TO TAKE PROCTON'S SPOT IN MY STERNEST OF OPINIONS!

AND HOLLANDER WROTE THE CONTRACT IT APPEARS PER THESE MINUTES, YET THERE WERE NO FURRING STRIPS MENTIONED FOR FRAME-WALL CONSTRUCTION ON THE 1ST AND 2ND FLOORS!

At this point, the Steering Committee consists of Weinberg, HOLLANDER, Eskew, Austro Construction (Levy & Dorin), and soon if not already S&D Engineering, in my most sternest of opinions! The Akers are at the meetings in the shadows making comments and also attending the off-site annual Budget Meeting at Juda Eskew's Office, have this on video and email evidence! FOR VISIBILITY, PATTY AND BLAIRE ARE AT THE HELP OF THE SHIP ON THE STEERING COMMITTEE.

Why it matters in my opinion, Money Grab, Fraud, Scam, Power of Control, not sure but that is why proper law enforcement needs to investigate these major symptoms of what appears to be a potential crime!

THE MONEY THEY ARE SPENDING BELONGS TO 128 FAMILIES AND IS NOT AT THEIR SOLE DISCRETION TO SPEND HAP-HAZARDLY!

EXCERPT FROM NOVEMBER 18, 2020 MINUTES ON HOLLANDER SELECTION:

Management Updates:

Jay Pietrafetta reported that Carol Eskew is soliciting retainer agreements from attorneys to replace Lloyd Procton, who has retired. Jay will ask Carol for a list of the attorneys she has reached out to. Chris Trapani explained the legal process that needs to be followed for delinquency leading up to foreclosure. Blaire will obtain copies of the delinquency letters for Juda Eskew.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Tuesday, September 20, 2022 at 7:00 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapides, and Renata Bukharayeva. Jay Pietrafetta Represented Sunrise Management (SM). Chris Cavaliere and Joe Borrelli represented Cavaliere Electric & Sons, LLC.

None were absent.

As the board reviewed the minutes of the August 16, 2022 and September 13, 2022 meetings in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Eric Richards; all were in favor.

Officer's Reports:

Blaire Lapides reviewed the August 2022 financial reports. Operating account totaled \$665,433; cash reserves totaled \$59,448; security account totaled \$11,116 and special assessment account totaled \$821,270. The combined cash in the bank is \$1,557,267. Individual budget lines were mostly on track to hit original targeted amounts except for Insurance. As is happening across Florida due to the Champlain Towers collapse in Surfside, the property insurance policy was cancelled forcing the Association to accept another property insurance policy at a greatly increase in price. The insurance is \$68,973 over the original budgeted amount.

Outstanding maintenance is \$7,821.00 which includes two (2) units that are in legal that are past due for a total of \$6,404.00. Outstanding special assessment is \$1,818.00 with \$1,435 of that due to the two (2) units in legal.

Applications were received for the sale of 1701, phase 1 (3 bedroom) for \$280,000, 1717, phase 1 (2 bedroom) for \$230,000, and 1733, phase 4 (2 bedroom) for \$255,000.

Discussion/Working Session with Electrical Engineers for the Start of the 40-Year Work Phase 1 & 2 Start/Coordination

- The 40-year certification/restoration project will be broken into sections: Stage 1 – Electrical; Stage 2 – Roof, Stage 3 – Structure
- Electrical permits by unit for phase 1 and phase 2 have been issued by the City of Plantation
- Enough funds have already been collected in the Special Assessment to cover the cost of the project for all phases
- The City requires all units to have smoke detectors – either hard wired or 10-year lithium battery and will require inspection in each unit to insure smoke detectors are in place
- The City will not allow the electrical boxes to be placed on rotted wood on the buildings. Cavaliere will use Unistrut for the boxes which will easily allow for repair/replacement of wood or stucco behind it
- Farrukh Saveed, PE, CGC, MBA, MIS, president of S&D Engineering and Construction, Inc., will be able to inspect and certify electrical work and send report to the City
- Jay Pietrafetta will inquire if Mr. Saveed will be acceptable to the City for the smoke detector inspection

- Individual units may require additional work due to rotting pipes which will require that FPL be scheduled to be on site
- Cavaliere will complete all work in each phase and then contact FPL to schedule one date for unit(s) which required additional work
- Jay will be kept informed of these units and notify the homeowner/occupant
- Cavaliere will provide Sunrise Management with a list of units that have electrical hazards due to homeowners installing lights/fixtures/alarms/cameras, etc.
- Anticipating supply chain issues, it could be about a month before the project is started
- Mailing to all homeowners/occupants including FAQ with anticipated dates for work
- Posted on mailboxes in bright colored paper

The following is a tentative schedule for the electrical work in Phase 1 and Phase 2:

Building #	Unit #	Tentative Date
PHASE 1		
1	1701, 1705, 1709, 1713, 1717	Oct. 17, Oct. 18, Oct 19
6	1700, 1704	Oct. 20
	Open	Oct. 21
6	1708, 1712	Oct. 24
5	1716, 1720, 1724, 1728, 1732, 1736	Oct. 25, Oct. 26, Oct. 27
	Open	Oct. 28
2	1721, 1725, 1729, 1733, 1737	Oct. 31, Nov. 1, Nov. 2
3	1741, 1745	Nov. 3
	Open	Nov. 4
3	1749, 1753	Nov. 7
3	1757, 1761	Nov. 8
4	1752, 17562	Nov. 9
4	1744, 1748	Nov. 10
4	1740	Nov. 11
PHASE 2		
7	1701, 1705, 1709, 1713, 1717, 1721	Nov. 15, Nov. 16, Nov. 17
	Open	Nov. 21 – Nov. 25
12	1700, 1704, 1708	Nov. 28, Nov. 29
11	1712	Nov. 29
11	1716, 1720	Nov. 30
11	1724, 1728	Dec. 1
	Open	Dec. 2
11	1732, 1736	Dec. 5
10	1740, 1744, 1748, 1752, 1756, 1760	Dec. 6, Dec. 7, Dec. 8
	Open	Dec. 9
9	1757, 1761	Dec. 12
9	1749, 1753	Dec. 13
9	1745	Dec. 14
8	1741	Dec. 14
8	1733, 1737	Dec. 15
8	1725, 1729	Dec. 16

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:31 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on Monday, January 20, 2023, at 7:02 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lapidés, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also present was Hector Medina from The Loomis Company who is the insurance underwriter.

None were absent.

As the board reviewed the minutes of the December 6, 2022 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Renata Bukharayeva; all were in favor.

Officer's Reports:

As the November and December reports had not yet been received from Juda Eskew, no financial information was given at the meeting.

Juda Eskew asked if the Board of Directors wished to waive late fees for residents since the coupon books may have been sent out late. The Board spoke to the resident present at the meeting as well as among themselves and it was determined that the coupon books had been received on a timely basis. Blaire Lapidés will inform Juda Eskew not to waive the late fees.

Blaire Lapidés reported that two (2) units had been approved for lease:

1753, Phase 3	2 bedroom	\$2100 monthly
1712, Phase 1	2 bedroom	\$2350 monthly

Update on Electrical Work:

Jay Pietrafetta met with Chris Cavaliere and Joe Borrelli, Cavaliere Electric & Sons, on the previous Thursday. He reported that Phase 1, Phase 2 and Phase 3 have been completed and Phase 4 is about half completed. Patty Sabates asked for copies of the closed permits for the files and indicated that payment would be held until the closed permits were received.

General Liability Insurance Renewal:

Hector Medina asked numerous insurance companies to submit bid for the insurance coverage. He submitted the best policies and costs and explained all the policies. The policies do not include the property insurance as that policy does not renew until June 1. The floor was opened to the residents and Hector answered their questions. Blaire Lapidés made a motion to accept the insurance companies and policies as presented by Loomis, Eric Richards seconded the motion; all were in favor.

Mr. Medina explained that it is better to complete reroofing in each phase before moving on to the next phase for insurance purposes.

A resident had brought to the Board's attention that his mortgage lender indicated at least one (1) building in Phase 3 is designated as in a flood zone. Mr. Medina said a survey would have to be done to confirm that information. Blaire Lapides made a motion to have a survey done, Patty Sabates seconded the motion; all were in favor.

Roof/Structural Work Repairs:

Patty Sabates asked for a contract that included more detail for the scope of work for the roof repairs and approval from the Association attorney prior to signing it.

General Business:

- A. Pool Resurfacing Bids: This was tabled until complete bids are provided.
- B. New Items:
 - Ducks are again becoming a nuisance. Jay Pietrafetta was asked to contact a humane animal removal company.
 - Residents reported commercial trucks parking in phase 3 and phase 4. Jay Pietrafetta will contact the owner to have removed and send a non-renewal of lease letter.
 - Jay Pietrafetta was asked about the removal of approximately nine (9) trees that are causing intrusion into the foundations. He will get bids from ProScapes and other arborists as well as providing the Board with a list of the trees.
 - Jay Pietrafetta said Carol Eskew of Juda Eskew asked for a breakdown of roofing costs by phase. Farrukh Sayeed, S&D Engineering and Construction, and Levy Horvath, Austro Construction, prepared the scope of work and forwarded it to Juda Eskew.

Open Forum:

- A resident reported a black pickup truck in front of 1704, Phase 1 that never moves
- Questions were asked about the special assessment and increase when the loan is obtained
- A question was asked about the percent of renters to owners
- A question was asked about fence replacement
- A resident reported that avocados that drop to the ground are not being picked up by the lawn service
- Questions were asked about the tennis court being locked. The padlock will be removed for children to ride bikes.

Patty Sabates motioned for adjournment; Renata Bukharayeva seconded; all were in favor. The meeting was adjourned at 8:57 pm.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

Board of Directors meeting was held and called to order on **Tuesday, March 21, 2023**, at 7:10pm.

Present were Board Members Patty Sabates, Eric Richards, Blaire Lepides, and Renata Bukharayeva. Representing Sunrise Management (SM) was Jay Pietrafetta. Also in attendance were Farrukh Sayeed, S&D Engineering and Construction, and Levy Horvath, Austro Construction.

None were absent.

As the board reviewed the minutes of the March 7, 2023 meeting in advance of this meeting, a motion to waive the reading of the minutes was made by Patty Sabates, seconded by Renata Bukharayeva; all were in favor.

Officer's Reports:

Both Patty Sabates and Blaire Lepides reported communication with Juda Eskew about not having the January or February financials. This was due to a system upgrade/conversion that has not gone as smoothly as promised by the vendor.

Roof/Structural Work Repairs:

Levy Horvath brought a sample of how the outer walls would be constructed with Tyvek, plywood, 30# roofing material (for additional waterproofing), and Hardie board. This would exceed the requirements of the City of Plantation, Broward County, and Florida codes.

✗ Items that may need the unit owners votes to make a material change include:

- Trellises – remove or replace and with what material, or eliminate
- Window/door banding – remove or replace with stucco or replace with Hardie board, or eliminate
- T1-11 – replace with Hardie board, stucco or T1-11

Costs for each option will need to be included in the communication to the unit owners.

To that end and to supply the financial institution with exact costs, a meeting is closed scheduled for March 28, 2023 at 7:00pm at the clubhouse. The Board of Directors, Jay Pietrafetta, Farrukh Sayeed, Levy Horvath, and a representative for Juda Eskew.

✗ Mr. Sayeed will need to review the contract prior to the Association's attorney's review to ensure that the scope of the contract matches the scope of work from the engineering report.

✗ Mr. Horvath will provide pricing on the impact windows available for the homeowner to purchase which may be required by the City of Plantation.

Here as of March 21, 2023, owners are at least being considered to vote on the material alterations for siding with the options being T-111, stucco and hardie-board. But, you see they have already removed the windows from this list of items that may require unit owner votes for material changes! Devious or Scam??

Pool Resurfacing Bids:

The Board discussed the bids from two (2) companies. Patty Sabates made a motion to accept the bid from Sublime Pools & Spas contingent on receipt of all licenses and proof of insurance coverage; Blaire Lapides seconded the motion; all were in favor.

Patty asked that Sublime also present a proposal for the pool maintenance contract and attend the next meeting. The contract needs to be forwarded to the Association attorney for review prior to signing. Sublime will need to present a timeline of the project.

Tree Removal Bids:

The Board discussed the bids from two (2) companies. Blaire Lapides made a motion to accept the bid from ProScapes contingent on adding root removal for the Java Plum and other invasive roots as well as defining “flush cut” terminology used in the bid; Patty Sabates seconded the motion; all were in favor. Jay Pietrafetta will ask ProScapes to remove roots in backyards that are interfering with foundations.

X The contract needs to be forwarded to the Association attorney for review prior to signing. Unit owners will need to be notified in advance of the work.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:44 pm.

GIVEN ALL THE POINTS I HAVE MADE WITH THE OFFICIAL RECORDS OF THIS HOA - OMEGA VILLAS CONDO ASSOCIATION, INC., I THINK AT A MINIMUM AN INVESTIGATION ON THE STATE TO FEDERAL LEVEL IS WARRANTED! WE HAVE THE LEDGERS MATCHING THE STATEMENTS TO THE ACTIVITIES AT HAND.

128 FAMILIES IN THIS LOW-TO-MIDDLE CLASS COMMUNITY WHERE THERE ARE LIKELY LOTS OF FHA LOANS GIVEN THIS IS THE PRIME TYPE OF PROPERTY FOR THESE AND I HAVE CONFIRMED THAT MANY RESIDENTS HERE SECURED FHA LOANS INCLUDING MYSELF! AND GIVEN, I HAVE HAD TWO SURGERIES AND MORE PROCEDURES TO GET DONE IN MY OWN CANCER TREATMENT. I BELIEVE THIS AT LEAST WARRANTS AN INVESTIGATION.

EXHIBIT FILES AND EVIDENCE FILES TO VIDEOS ARE ON MY WEBSITE HOAJusticeNow.com.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.

MINUTES

A Board of Directors meeting was held and called to order on Tuesday, November 7, 2023 at 6:59 pm at the Omega Villas Recreation Center.

Present were Board Members Patty Sabates, Eric Richards and Blaire Lapides. None were absent.

Also in attendance were Jay Pietrafetta of Sunrise Management (SM), Farrukh Saveed and Daniel McGrady of S & D Engineering and Construction, Inc., Levy Horvath of Austro Construction, Inc. and on-site manager Doran Frai.

Patty's Tools
for Control

Patty controls the floor limits owners comments steers the meeting and lies to the owners about the true options available. The question is what is her motive? That is for investigators determine. She has materially altered this community without 2/3rds votes which our community believes is in direct violation of Florida Laws!

Patty Sabates called the meeting to order and presented the following information:

“To ensure that our meeting is efficient, fair and orderly, we will be implementing some basic guidelines for tonight’s meeting using some guidelines from Robert’s Rules of Order.

I will chair the meeting to ensure all unit owners voice their opinions in an orderly manner to that everyone in the meeting can ear and be heard.

The following guidelines will be use to ensure a successful and productive meeting.

- We will be speaking about agenda items only to keep the meeting flowing properly.
- We will control the flow of the meeting by recognizing unit owners who ask to speak.
- We will start from the back and work our way forward.
- Due to the turnout of the meeting, all unit owners will have the floor for 3 minutes.
- All unit owners will have the floor to speak once before allowing anyone to speak a second time.
- If discussions get off-track, I will intervene and get the group back on track with the agenda.
- We insist courtesy and respect shown to your fellow unit owners. We want to provide each speaker with our undivided attention.
- Please keep in mind that the unit owners have the right to assemble peacefully when conducting association business.

Farrukh Saveed reviewed the status of the project, noting that the electrical portion was complete. Daniel McGrady will inspect the construction and Farrukh will oversee it. Daniel walked the property last Friday to prepare for the start of work. Staging will be in front of the clubhouse and on the tennis court.

Levy Horvath showed samples of hurricane impact windows that the owners can purchase directly through him at a reduced price. He will visit each unit and contact the owner to discuss the impact windows. Austro will not be responsible for the breakage of existing windows. Levy asked that residents remove all personal items, including plants, from the fence and the walls prior to work beginning. Screening and framing may need to be removed. Hurricane shutters

may also need to be removed. When the roof is open, he will inspect the trusses for any damage. T1-11 will be removed and replaced with Hardie board and stucco will be repaired, if needed. Where possible, he will sister the studs if needed. Austro will not be doing any piling or foundation work. The electrical will need to be disconnected and the air conditioner disconnected and moved when work is being done on the area adjacent to it. This will mean the power will be off for that day. A generator will be provided if needed for medical reasons.

Levy reported the City has grandfathered in the skylights. He will need a fence survey for it to be replaced. A shadowbox design will be required by the City.

Astro has already obtained the roof materials and Hardie board. Impact windows will be ordered when the homeowner commits to purchasing from Austro. Lead time for window/door purchase is 4 to 6 weeks. Most of the workers are employees of the company, not subcontractors.

Flooring, pavers, patio, decks, etc. are the owner's responsibility. Austro will do their best to protect them from damage.

Levy will reach out to each homeowner prior to starting the project. Homeowners can also stop by Austro's office in front of the clubhouse during the day to discuss window and door options.

Farrukh said the work could take up to 10 to 12 weeks, depending on the repairs needed. If the structural support for the windows or doors must be repaired, the window or door will be removed. It will need to be brought up to code, which will require the homeowner to have impact rated windows and doors. Lead time for impact windows/doors is 4 to 5 weeks. For owners who wish to remove a sliding glass door and replace it with a wall, Farrukh can do an architectural drawing that the City will require. Omega Villas will also require an Architectural Modification form to be submitted and approved prior to any changes to the structure.

Daniel McGrady will be the contact person for the project.

Jay Pietrafetta explained the material alterations will be voted on by phase and need 75% of the owners to vote. Money can be saved by removing and not replacing the trellises, wood banding and decorative beams. Color preferences can also be voted on. If 75% response is not received, the paint colors will remain as they currently are and the trellises, banding and beams will be replaced at a cost of approximately an additional \$4400.00 per unit.

The attendees had an opportunity to ask questions and get answers and clarification.

Patty Sabates motioned for adjournment; Eric Richards seconded; all were in favor. The meeting was adjourned at 8:43 pm.

The list of what is now considered items for Material Alteration! It has changed from the windows and siding stated by attorneys/architects in 2011-12 & Farrukh said the windows needed chaulking. Now, the options for siding and windows is completely removed from an option! A legal investigation needs to be launched because based on all these findings it appears this is a scam to outright fraud!