

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.