

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. - PHASE I

Notice of Budget Meeting

Date of Notice October 31, 2025

Date of Meeting: November 18, 2025

Time: 7:00 PM

In Person: Omega Recreation Center

1713 NW 72nd Ave, Plantation, FL 33313

Enclosed is a copy of the proposed 2026 operating budget for Omega Villas Condominium Association, Inc. Included in the budget is a full schedule of reserves, as mandated by Florida Statutes. The maintenance payment reflected for each condominium unit on the enclosed budget includes full funding of the reserves, as required, and without common area reserves, and without common area reserves and Phase I reserves.

Under the Florida Statutes, the homeowners, at a duly called meeting of the Association, can vote to waive the reserve funding for the year 2026. In order for this vote to take place, there must be a quorum present at the meeting, in person or by proxy. A majority of the quorum must vote for no reserves in order for it to be established.

In addition to reserves specific to your Phase the budget includes "Common Area Reserves" which are reserve assessments for future repairs and replacements to the Omega Recreation Center and common area to all the Phases.

The proposed monthly maintenance payments as reflected in the budget are as follows:

	With Fully Funded Reserves Both Common & Phase	Without Common Area Reserves	Without Common Area and Phase I Reserves
2 Bedroom	\$ 908	\$ 881	\$ 768
3 Bedroom	\$ 1,090	\$ 1,058	\$ 922

In order to vote for no reserve, we must have a quorum present for the meeting, in person or by proxy, before the vote is valid. We have enclosed a limited proxy that gives you the options outlined above. You must complete the proxy form and return to Omega Villas Condominium Association, Inc., c/o Juda Eskew, 8211 West Broward Boulevard, Suite #PH1 - Fifth Floor, Plantation, Florida 33324, ***no later than the end of business November 18, 2025***

IF A QUORUM OF THE ASSOCIATION MEMBERS IS NOT ESTABLISHED AT THE MEETING THROUGH PROXIES AND ATTENDANCE, OR THE MAJORITY OF THE QUORUM DO NOT VOTE FOR NO RESERVES, THE FULL RESERVE WILL BE ESTABLISHED AND THE MAINTENANCE PAYMENT WILL BE AS REFLECTED IN YOUR BUDGET.

The budget meeting will be held in person on **November 18, 2025**, at 7:00 P.M. We request your attendance to allow the Association members to have as much input as possible in the budgeting process. The Board of Directors will vote on a final version of the budget at that time. In addition, the results of the voting for the reserves will be announced at the meeting.

We look forward to seeing you at the meeting.

Sincerely,

Board of Directors
Omega Villas Condominium Association, Inc.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. – PHASE I
LIMITED PROXY

(To establish a quorum and to vote on one issue)

INSTRUCTIONS: If you do not plan to be present for the meeting, it is important that you complete and return this proxy so that a quorum can be obtained. Please fill in your unit number, your home address, and the name of the person you desire to vote on your behalf, the way you wish your vote to be cast for the issue(s) listed below, sign, and return this proxy by mail *SO THAT IT REACHES* our accountants, JUDA, ESKEW, AT 8211 W. BROWARD BLVD., SUITE PH1, PLANTATION, FLORIDA 33324, **no later than the end of business on November 18, 2025, or bring it to the meeting.**

I/We, the undersigned, being the owner(s) of, or the person designated to vote by a valid Voting Certificate for, Unit _____, OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC., and who reside(s) at: _____, do(e)s hereby constitute and appoint as my/our attorney-in-fact, the secretary of OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC., his/her designee, or _____, to appear, represent, and cast votes only as I/we specifically instruct in reference to the following matters.

This proxy is for the purpose of establishing a quorum for the Special Meeting of the membership to be held on November 18, 2025 at 7:00 PM, or any adjournment thereof, and vote on the specific issue outlined below, but in no event shall this proxy remain in force longer than 90 days after the date of the meeting indicated herein.

Print or type name _____ Signature _____

Address _____

Building _____ Unit Number _____ Dated _____

RESERVE VOTE

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

_____ I vote to fully fund the reserves which will result in my unit being assessed

2 Bedroom	\$	908
3 Bedroom	\$	1,090

_____ I vote to waive the funding of Common Area Reserves, and fund the Phase I Reserves which will result in my unit being assessed

2 Bedroom	\$	881
3 Bedroom	\$	1,058

_____ I vote to waive the funding of Common Area Reserves, and waive the funding of Phase I Reserves which will result in my unit being assessed

2 Bedroom	\$	768
3 Bedroom	\$	922

(THIS SECTION NOT TO BE COMPLETED BY UNIT OWNER)

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy holder above, designates _____ to substitute for me in voting the proxy set forth above.

DATE: _____

Signature - PROXY HOLDER