

May 22, 2025

Omega Villas Condominium Association

Board of Directors **C/O 1. Your Management Services & 2. Hollander, Goode & Lopez, PLLC**

1. 150 South Pine Island Road, Suite #300

Plantation, Florida 33324

2. 314 South Federal Highway

Dania Beach, FL 33004

Subject: Formal Owner Inquiry Regarding Furring Strip Installation and Insulation Removal – via 2 Certified Letters to Your Management Services & Hollander, Goode, Lopez Registered Agent

Dear Board Members,

I am writing to formally request documentation and clarification regarding the installation of furring strips and the removal (and apparent non-replacement) of insulation as part of the current construction project at Omega Villas Condominium Association.

As a homeowner and elected Board Member, I have reviewed the construction scope and available public records and have the following questions and concerns that require a written response:

 **Requested Documentation and Clarifications:**

- Was the addition of furring strips included in the originally disclosed Austro construction scope or bid documents? If so, please provide copies of those records.
- Was a vote of the membership conducted, pursuant to FS §718.113(2), to approve any material alteration of the building walls (including the addition of furring strips or other wall systems)? If so, please provide the date, result, and official minutes.
- Were change orders submitted and approved for either the installation of furring strips or the removal of original insulation materials? If so, please provide copies of those signed approvals.

- Did S&D Engineering certify, approve, or sign off on any plans involving the use of furring strips or the removal of insulation? If so, please provide that documentation or written confirmation.
- What engineering or building code rationale was used to justify the structural shift of exterior walls by approximately 1.5 inches, and how was that information disclosed to affected owners?
- Were owners notified in writing about how this wall shift would impact window alignment, window reuse, or trigger potential costs for replacement? If so, please provide those notices.
- Why has there been no apparent budget line item, change order, or owner-wide disclosure tied to this material change and its downstream financial consequences?

This letter serves as formal notice and documentation that the undersigned homeowner is seeking answers to these material concerns, which may affect not only current construction integrity, but potential legal and financial exposure to the Association.

Please respond to this request in writing within 10 business days of receipt. Failure to respond may result in inclusion of this matter in state oversight filings and formal legal escalation, including DBPR and Inspector General complaints.

Sincerely,

/s/ Shawn Martin

Shawn Martin, MBA
Board Member and Unit Owner
Omega Villas Condominium Association
Unit # 48