

Omega Villas Condominium Association Inc.
Board of Directors Meeting
Tuesday, May 19, 2026
7PM
Clubhouse
Meeting Agenda

Meeting Called to order.

Establish a quorum.

Officer's Report:

President: Ratify broken Mailbox replacement proposal for phase 4
Upcoming property insurance renewal broker feedback
Construction meeting for May

Vice President- General Updates
Review of follow-up tracking sheet and review updates

Treasurer- Financials review

Secretary- Review of minutes

Managers Update

Old Business

Update on Gutter cleaning for completed buildings
Update of Asphalt repairs in Phase 4
Update of sidewalk repairs
Update of common area tree removal
Update of association maintenance items scheduled for the month of May & June
Update on backyard tree trimming for no action taken from unit owners regarding overgrown backyard trees and foliage.
Update of doggie bag station relocation in all phases
Update of duck removal and stray cats

New Business

Review of proposals for Irrigation maintenance & Pest control vendor
Annual tree trimming service

Open forum.

Adjournment.

POSTED – MAY 15, 2026

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GANGBOX'S UNLIMITED

P.O Box 0101

PEMBROKE PINES, FL 33082 0101 Tel. 954-558-3158

gangbox1541@aol.com

PROPOSAL

Date	Invoice #
5/11/2026	6530

Bill To
OMEGA VILLAS CONDO 1713 NW 71 Avenue Plantation, Florida 33313 Location: Phase 4 Diana Morgan, Property Manager Office: (954) 624-2449 Email: info@yourmanagementservices.com

Ship To
OMEGA VILLAS CONDO 1713 NW 71 Avenue Plantation, Florida 33313 Location: Phase 4

P.O. Number	Terms	Ship
		5/11/2026

Customer Phone

Quantity	Item Code	Description	Price Each	Amount
1	CBU 16 COMPAR...	OLD MAILBOX FELL DOWN	2,235.00	2,235.00T
1	INSTALL-CBU	CLUSTER MAILBOX 16 COMPARTMENTS 1570 INSTALLATION OF CBU ON CUSTOMER SUPPLIED CEMENT THAT MEETS POST OFFICE CODE	195.00	195.00T
		THE POST OFFICE REQUIRES 1 PARCEL LOCKER FOR EACH 5 DELIVERIES. THEY MAY ASK YOU TO PURCHASE A 1590-2 PARCEL LOCKER TO MEET CODE. SUGGEST YOU WAIT ON CEMENT TO FIND OUT HOW LARGE IT SHOULD BE MADE (IF PARCEL LOCKER IS REQUIRED) WE NEED THE ADDRESS LIST FOR THE APPLICATION Sales Tax	7.00%	170.10
Estimate in effect for 30 days.			Total	\$2,600.10

THIS Agreement was created and set into effect on _____ 2026 ("Agreement") between TREEWORKS MANAGEMENT, INC. (TWM) a corporation that exists within the state of Florida, thus is guided under the laws of the state of Florida, and OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.. (OVCAI) referenced together as "Parties" or "Party"

WHEREAS, TWM is engaged in the business of providing professional landscaping services; WHEREAS, OVCAI desires to have TWM provide professional irrigation services on its behalf. NOW, in consideration of the following agreements of the Parties hereinafter set forth, the Parties agree as follows:

DETAILS OF WORK TO BE COMPLETED:

1. IRRIGATION MANAGEMENT - TWM will commence monthly irrigation maintenance after conducting a full irrigation review to determine functionality of the irrigation system. TWM will submit a proposal based upon the Initial Irrigation Review outlining those areas that need repair. If major repairs are needed, TWM will not be responsible for conducting monthly irrigation management until the repairs noted are corrected. If minor repairs are needed that do not impair the overall functionality of the irrigation system, TWM will proceed to conduct the monthly Irrigation management. After each monthly inspection, TWM will inform CTJCA of any problems found and will provide a written proposal or any necessary repairs. The first month's monthly Irrigation management charge will cover the Initial Irrigation Review work. Service Months: ALL

SCOPE OF RESPONSIBILITIES: TWM shall be responsible for repairing any damage caused to the irrigation system because of lawn maintenance services provided by TWM. TWM shall replace and/or repair any mist heads or head inserts. TWM shall adjust/align all heads and manage proper clock timing. TWM shall perform a monthly wet test to determine the working condition of the irrigation system. TWM is not responsible for faulty heads resulting from normal wear (i.e., stuck pop-ups), abuse, or vandalism. TWM is not responsible for the repairs of above ground irrigation heads, valves, clocks, electrical, line breaks, pump failure, or problems that arise at the water source.

11. AGREEMENT PRICING:

- A The Agreement pricing for "Irrigation Management" shall be **\$720.00 per month and \$8,640.00 12 times per year.**
- B Payment terms: TWM will send an invoice within the first 1-3 days of the end of the month with payment coming due within 30 days. TWM shall increase our prices by 3% on each anniversary date.

- C Any unpaid amounts older than 60 days past the invoice date shall be assessed with finance charges of 1.5% per month or 18.0% per annum.

111. AGREEMENT TERM AND CONDITIONS: This Agreement shall become effective on _____ and shall not expire without written notice. OVCAI shall not contract with TWM employees and/or subcontractor(s) servicing OVCAI for a duration of 6 months following termination of this Agreement. Either Party shall have the right to terminate this Agreement, in whole or in part, at any time with at least Thirty (30) days prior written notice. TWM shall be required to maintain worker's compensation insurance and general liability insurance of at least \$1,000,000.

IV. NON-WAIVER: Failure by either Party to insist upon strict performance of any of the provisions hereof, either Party's failure or delay in exercising any rights or remedies provided herein or by law, or any purported oral modification or rescission of this Contract by an employee or agent of either Party shall not release the other Party from any of its obligations under this Contract, shall not be deemed a waiver of any rights of either Party to insist upon strict performance hereof or of any of either Party's rights or remedies under this Contract or law, and shall not operate as a waiver of any of the provisions hereof. However, the Party breaching this Contract shall be liable to the other Party for damages, attorney's fees and court costs.

V. APPLICABLE LAW: The rights, obligations and remedies of the Parties as specified under this Contract shall be interpreted and governed in all respects by the laws of the State of Florida.

VI. COMPLETE AGREEMENT: This Contract is intended as the complete and exclusive statement of the agreement between the Parties. Parole or extrinsic evidence shall not be used to vary or contradict the express terms of this Contract, and recourse may not be had to alleged prior dealings, usage of trade, course of dealing, or course of performance to explain or supplement the express terms of this Contract. This Contract shall not be amended or modified, and no waiver of any provision hereof shall be effective, unless set forth in a written instrument authorized and executed with the same formality as this Contract.

VII. ADDITIONALLY INSURED CLAUSE: Treeworks Management ("Contractor"), and OVCAI ("Owner"), agree that in addition to the terms and conditions related to the work set forth in the written agreement between them, Contractor shall cause Citrus Commercial General Liability insurance policy to include Owner as an Additional Insured for claims caused in whole or in part by Contractor's acts or omissions during the performance of Contractor's ongoing operations. Contractor further agrees that it shall maintain said liability coverage, at its 0% M1 expense, for the duration of its work on Owner's property.

IN WITNESS WHEREOF, the Parties have caused this Contract to be signed by their duly authorized officers or representatives effective as of the date first above written.

OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.
1713 NW 72 Avenue
Plantation, Florida 33313

By: _____
Omega Villas Condominium Association, Inc.

Title

Print Name

Date

Treeworks Management, Inc
EIN: 65-0364170
4839 SW 148th Ave
#521
Davie, FL 33330

Date



May 8, 2026

Service Agreement No. 2855

Service Agreement
OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC

Property Information

Omega Villas Condominium
Association, Inc
1713 NW 72 Ave
Plantation, FL 33313

Contact Information

Omega Board of Directors
YOUR Management Services, LLC
150 South Pine Island Rd
Plantation, FL 33324

GROUNDS MAINTENANCE INTERVAL SCHEDULE

OCCURRENCES	INCLUDED SERVICES	
12	IRRIGATION WET CHECK	
ANNUAL MAINTENANCE PRICE		\$6,000.00
SALES TAX 0.00%		\$0.00
ANNUAL TOTAL WITH TAX*		\$6,000.00
MONTHLY TOTAL WITH TAX*		\$500.00

*Prices are subject to change 30 days from above date. Contract terms and conditions to follow.

Please initial below to approve this proposal. Final Service Agreement to follow.

Client Initials

Date

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May 8, 2026

Service Agreement No. 2855

SCOPE OF SERVICES

IRRIGATION WET CHECK - (12)

Wet Checks will be performed once per month.

Any additional wet check request above and beyond agreement will be billed at a rate of \$125.00 per hour (2-person team) Plus all parts and pipe used for repairs will be billed separately.

All Repairs not done on wet checks or larger than 1 1/2 inches will bill at a rate of \$125.00 per hour - 2-person team plus all parts and pipe used for repairs will be billed separately (minimum labor charge \$125.00)

Emergency repairs after 5:00 pm, or on weekends or holidays and will be billed at a rate of \$145.00 per hour (2-person team) plus all parts and pipe used for repairs will be billed separately.

This program includes the following:

1. Inspection of all irrigation zone by zone once per month.
2. Clean and adjust heads to ensure proper coverage as needed once per month.
3. Inspect and adjust control valves as needed once per month.
4. Inspect and adjust controllers / Clocks according to seasonal requirements or imposed restrictions as needed once per month.
5. Inspect pump station for proper operations as needed once per month.

All parts and pipes used for repairs during monthly wet check will be billed separately.

Cutters Edge Lawn and Maintenance LLC. is a licensed irrigation company in various counties certified in Special Plumber-Lawn Sprinkler 08-CLS-15459, all work is done to county codes and standards.

****Materials used during the maintenance will be listed on the service bill.**

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NORTHWEST

EXTERMINATING

- Pest Prevention
- Termite Control
- Rodent Control

Commercial Pest

callnorthwest.com/southflorida

Prevention Program

Service Agreement

☐ NorPest

NorPest Green

☐ Food Establishment

☒ Non-Food Establishment

Date of Inspection: _____ Branch: 09 Broward

☐ Same As Service Address

Account #: 749529

SERVICE	<u>Omega Villas Condominium Association Inc</u>		
	Company Name		
	<u>1713 NW 72nd Ave</u>		
	Service Address		
	<u>Plantation</u>	<u>FL</u>	<u>33313-44</u>
	City	State	Zip Code
<u>954-624-2449</u>			
	Service Phone	Business/Cell Phone	
<u>Condominium Villas</u>			
	Type of Commercial Establishment		

BILLING	<u>Omega Villas Condominium Association Inc C/O You r</u>		
	Company Name		
	<u>150 S Pine Island Rd Suite 300</u>		
	Billing Address		
	<u>Plantation</u>	<u>FL</u>	<u>33324-26</u>
	City	State	Zip Code
<u>954-624-2449</u>			
	Billing Phone	Business/Cell Phone	
<u>info@yourmanagementservices.com</u>			
	E-mail Address	Fax #	

Contact Name

Job Title

SCOPE AND NATURE OF WORK

A. Pests Covered

☒ Ants ☒ Roaches ☐ Rats ☐ Mice ☒ Pantry Pests ☒ Flies: _____ ☐

B. Intensive Initial Service

- Customized treatment to address any existing pest problems inside the structure.
- Identifies and corrects conditions conducive to pest infestation.

C. Recurring Service

- Performed ☒ 1 Time ☐ 2 Times ☐ 4 Times per month ☒ Other _____
- Creates a protective barrier around the property.
- If a pest problem occurs, *Northwest will immediately schedule an additional service at no additional cost to you within 24 hours - Guaranteed!*

SERVICE CHARGES:

☐ Tax Exempt

Special Instructions:

INCLUDES ALL 4 PHASES

24 BUILDINGS TOTAL-128 UNITS
EXTERIOR ONLY SERVICE WITH COMMON
AREAS INCLUDED
PHASE 1- 1700-1761 NW 74TH AVE
PHSE 2- 1700-1761 NW 73RD AVE
PHASE 3- 1700-1764 NW 72ND AVE
PHASE 4- 1700-1764 NW 71ST AVE
MONTHLY SERVICE

#Rodent Stations _____ #Tin Cats _____ #Fly Lights _____ #Drains _____

1. INITIAL SERVICE PAYMENT

a. Initial/Start-up Service \$ 550.00
b. One-Time Charges \$ _____
c. Product Charges \$ _____
d. Sales Tax (if applicable) \$ 0.00
550.00
TOTAL (1a+1b+1c+1d)
\$ _____

2. MONTHLY SERVICE CHARGES

a. Monthly Service Charges \$ 60550.00
b. Sales Tax (if applicable) \$ 0.00
550.00
TOTAL (2a+2b)
\$ _____

3. MONTHLY LEASE CHARGES

a. Leased Component Charges \$ _____
☐ Sconce ☐ Standard ☐ Industrial

☐ Other _____

b. Sales Tax (if applicable) \$ _____ 0

TOTAL (3a+3b) \$ _____

INITIAL SERVICE PAYMENT (Total of 1a,1b,1c and 1d) \$ **550.00**

MONTHLY SERVICE/LEASE CHARGES (Total of 2+3) \$ **550.00**

Type Multi-unit C or R

Sq. Ft. _____

of Structures **24**

Other _____

Payment Information:

☐ EasyPay ☐ Cash ☐ Check # P.O.# _____
☐ ACH ☐ Visa ☐ MasterCard ☐ Discover ☐ AMEX

Roger Perez

05/16/2026

Northwest Representative

Date

Customer/Authorized Agent Signature

Date

By signing above, you are acknowledging that you have read and agree to the terms and conditions listed on the front and on the reverse side of this Agreement.

TERMS AND CONDITIONS

1. This Agreement will be in effect for an original period of 12 months and will continue thereafter month to month until terminated by either party with a 30-day written notice.
2. Northwest Exterminating (NW) reserves the right to adjust the service charge any time after the first year.
3. Customer agrees to make the premises available for service in order to maintain the effectiveness of NW's Commercial Pest Prevention program, and to accept such service. Customer also agrees to contact NW for additional service when a pest sighting occurs inside the structure.
4. Customer agrees to assist in correcting existing and potential conditions, such as sanitation and corrective construction measures, in order to prevent pest infestation. This includes, but is not limited to, keeping gutters and drains clean, cleaning debris from trash areas, repairing plumbing leaks, etc... Failure of Customer to take necessary steps to correct such conditions will relieve NW of its obligations under this Agreement.
5. Customer agrees to notify NW, prior to technician rendering service, of any person on the premises to be treated who is or maybe allergic or sensitive to chemicals. If customer or any person on the premises is or may be allergic or sensitive to dust, pollen, odors, etc..., or suffers from respiratory illness, a physician should be consulted prior to any service being performed.
6. Customer expressly releases and waives all liability claims against NW for compensation, retreatments or repairs for past, present, or future insect or rodent damage to the structure or its contents, personal injury or damages arising from biting or stinging pests, or contact with any product used by NW at the service address.
7. This Agreement does not include control or prevention of bed bugs, fleas, ticks, exterior fire ants, termites, and/or other wood-destroying organisms, nor does it include treatment for mold or mold-like conditions, or any other insect or organism not specifically listed in this Agreement.
8. Should a rat or mouse problem become severe and require multiple visits between regular services, it may require additional fees for retreatment and/or exclusion.
9. Customer is responsible for replacement of damaged fly lights, rodent bait stations and/or tin cats, at an additional fee.
10. NW owns all equipment/bait stations to control and monitor insects and/or rodents unless otherwise noted on the front of this Agreement. Should the account be canceled, NW will need to access the property to retrieve said equipment/bait stations.
11. If Customer fails to cancel service prior to thirty (30) days before the next scheduled service, one month's regular service charge will be assessed.
12. In the case of default in payment by the customer, NW or its assignee may declare the entire balance to be immediately due and payable.
13. NW is entitled to bring civil suit and claim damages, interest, attorney's fees, and costs for issues arising from this Agreement relating to collection of unpaid amounts. Customer agrees to pay interest on all amounts 30 days past due at the rate of one and one-half percent (1½%) per month (18% per annum). Venue of any legal action involving this Agreement shall be only in Marietta, Georgia. Upon request, NW shall furnish to the customer a certificate of liability insurance coverage in effect.
14. Virtually all pesticides have some odor which may be present for a short time after application. Upon request, NW will provide information about the materials to be used in treating the premises.

Thank you for choosing Northwest Exterminating!

www.callnorthwest.com/southflorida

855-789-9807

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NORTHWEST

EXTERMINATING

Pest Control Specialty Service Agreement

- Pest Prevention
- Termite Control
- Rodent Control

callnorthwest.com

/southflorida

☒ Residential ☐ Commercial

Date of Inspection: _____ Branch: 09 Broward

☐ Same As Service Address

Account #: 749529

SERVICE	Omega Villas Condominium Association Inc		
	First Name	Last Name	
	1713 NW 72nd Ave		
	Service Address		
	Plantation	FL	33313-4
	City	State	Zip Code
954-624-2449			
Service Phone			
Business/Cell Phone			
info@yourmanagementservices.com			
E-mail Address			
Fax #			

BILLING	Omega Villas Condominium Association C/O Your Mar		
	First Name	Last Name	
	150 S Pine Island Rd Suite 300		
	Billing Address		
	Plantation	FL	33324-2
	City	State	Zip Code
954-624-2449			
Billing Phone			
Business/Cell Phone			

Contact Name

Contact Phone

SERVICE INFORMATION

☐ Mosquito Reduction

☐ Flea Treatment

☐ Bee Control

☐ Rodent Exclusion

☐ Tick Treatment

☐ Other: _____

☒ Rodent Monitoring

☐ Bird Control

☐ Rodent Trapping

SERVICE CHARGES:

Intensive Initial Service -discount \$480.00

Recurring Service (if applicable) \$480.00

Sales Tax \$

Total Amount \$5760.00

Amount Paid with Agreement \$480.00

Special Instructions:

PHASE 1- 1700-1761 NW 74TH AVE
 PHASE 2- 1700-1761 NW 73RD AVE
 PHASE 3- 1700-1764 NW 72ND AVE
 PHASE 4- 1700-1764 NW 71ST AVE
 4 BOXES PER BUILDING/96 TOTAL BOXES

Mosquito Resting Areas: (if Mosquito Reduction selected above)

☐ Ornamental Sq. Ft.: _____

☐ Linear Ft. of Water-Holding Areas: _____

Payment Information:

☐ EasyPay ☐ Cash ☐ Check # _____

☐ ACH ☐ Visa ☐ MasterCard ☐ Discover ☐ AMEX

Sq. Ft. _____ Type Multi-unit C or R Other _____



Recurring Service Schedule

Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec

Intensive Initial Service Schedule

1st Trip	2nd Trip	3rd Trip

Buyer's Right to Cancel: If this is a home solicitation sale and Customer does not want the goods or services, Customer may cancel this Agreement by giving written notice of cancellation to NW before midnight of the third business day after the day Customer signed this Agreement.

Roger Perez

05/16/2026

Northwest Representative

Date

Customer/Authorized Agent Signature

Date

Dear Customer:

Northwest Exterminating's business is based on excellent service, and we want you to be happy with us. Should you have a problem, we want to hear from you. Thank you.

By signing above, you are acknowledging that you have read and agree to the terms and conditions listed on the front and on the reverse side of this Agreement.

TERMS AND CONDITIONS

PC Speciality

General

(These terms and conditions apply to all services under this Agreement.)

1. Customer agrees to make the premises available for service in order to maintain the effectiveness of the treatment, and to accept such services.
2. Customer agrees to assist in correcting existing and potential conditions, such as sanitation and corrective construction measures, in order to prevent pest infestation. This includes, but is not limited to: keeping gutters and drains clean, cleaning debris from trash areas, repairing plumbing leaks, etc... Failure of Customer to take necessary steps to correct such conditions will relieve Northwest Exterminating (NW) of its obligations under this Agreement.
3. Customer agrees to notify NW, prior to technician rendering service, of any occupant of the premises to be treated who is allergic or sensitive to chemicals. If Customer or any occupant is allergic or sensitive to dust, pollen, odors, etc..., or suffers from respiratory illness, a physician should be consulted prior to any service being performed.
4. Customer expressly releases and waives all liability claims against NW for injuries or damages arising from any work NW performs under the terms of this Agreement. This waiver and release shall include, but is not limited to: rodent exclusion efforts, including property damage to the structure, compensation, retreatments or repairs for past, present, or future insect or rodent damage to the structure or its contents, personal injury or damages arising from biting or stinging insects, or contact with any product used by NW at the service address.
5. In the case of default in payment by Customer, NW or its assignee may declare the entire balance to be immediately due and payable. NW is entitled to bring civil suit and claim damages, interest, attorney's fees, and costs for issues arising from this Agreement relating to collection of unpaid amounts. Customer agrees to pay interest on all amounts 30 days past due at the rate of one and one-half percent (1½%) per month (18% per annum). Venue of any legal action involving this Agreement shall be only in Marietta, Georgia.
6. NW owns all equipment/bait stations to control and monitor insects and rodents unless otherwise noted on the front of this Agreement. This Agreement does not include control or prevention of Africanized honey bees, termites, and/or other wood-destroying organisms, nor does it include treatment for mold or mold-like conditions.
7. Customer agrees to follow all written and oral instructions provided by NW pertaining to methods of integrated pest management. Should Customer fail to perform its obligations in this regard, NW reserves the right to terminate this Agreement immediately.
8. Due to the behavior characteristics of rodents, NW cannot guarantee the capture of rodents.
9. NW does not guarantee the effectiveness of its Rodent Exclusion service when rodents gain access to a structure through entry points that are not visible or accessible to NW technicians or are the result of faulty or defective construction methods.
10. Any services listed on the front of this Agreement may be subcontracted by NW, either in part or in whole, to another vendor.
11. Customer acknowledges receipt of, and agrees to comply with, preparation sheets specific to services (*Customer Preparation Sheet for Mosquito Reduction Program* and *Customer Preparation Sheet for Parasitic Insect Treatments*) provided by NW, which are incorporated by reference into this Agreement.

Non-Recurring Services

(Rodent exclusion without warranty, rodent monitoring without warranty, rodent trapping, flea treatment, tick treatment, bird control, bee control, general pest treatment, animal trapping, and any other service indicated in writing as non-recurring on the front of this Agreement)

1. NW agrees to retreat the serviced structure(s), if deemed necessary, within a thirty (30) day period following the initial treatment (unless otherwise indicated in writing).
2. NW is not responsible for the removal of dead rodents unless Rodent Exclusion has been selected and the appropriate service fee paid.
3. NW does not guarantee spot treatments for Caribbean Crazy ants, White Footed ants, and/or Big Headed ants.
4. NW does not guarantee flea, tick, and/or rodent services on homes with crawl spaces.
5. NW does not guarantee the elimination of any pests at the service address, nor does it guarantee against a future reinfestation.
6. NW is not responsible for removal of interior bee/wasp nests, hives, or honeycombs.

Recurring Services

(Mosquito reduction program, rodent exclusion with retreatment warranty, rodent monitoring with retreatment warranty, and any other service indicated in writing as recurring on the front of this Agreement)

1. This Agreement will be in effect for an original period of 12 months and will continue thereafter month to month until terminated by either party with a 30-day written notice.
2. NW reserves the right to adjust the service charge any time after the first year.
3. Customer is aware that the regular Northwest services will be performed on the outside of the home only. If Customer experiences any pest problems on the inside of the home, NW will perform necessary interior treatments on or between regular services at no additional charge. If Customer fails to cancel service prior to thirty (30) days before the next scheduled service, one month's regular service charge will be assessed.
4. Customer acknowledges that NW's Mosquito Reduction service is offered to reduce the mosquito population present in or around the structure, and in no way guarantees the elimination of mosquitoes from the treated area, especially due to the mobility and nature of mosquitoes.
5. Customer acknowledges that this Agreement does not contemplate any health issues, personal injuries, or damages associated with the treatment of mosquitoes, and as such NW will not be responsible for any claims arising from NW's treatment of the property or structure, including, but not limited to, those arising from mosquito bites, encephalitis, malaria, dengue fever, West Nile virus, chikungunya fever, Zika virus, or Zika fever.
6. Customer agrees to eliminate, and maintain the property free from mosquito-conducive conditions including, but not limited to, debris, compost, tires, abandoned items, trash, clogged drains, gutters or eaves, standing or stagnant water (i.e., unused pools, bird baths, fountains, pet dishes), water leaks, artificial containers able to retain rain water or irrigation water for extended periods of time, or any other condition recognized by NW that may contribute to mosquito development.
7. NW's Mosquito Reduction service is not designed to, nor will it provide any control for no-see-ums, midges, or any other non-mosquito species that may be present on the property.
8. NW disclaims responsibility for any damage or replacement of ornamental shrubbery, vegetation, flora, or succulent plants, as well as patios, sidewalks, furniture or other surfaces, as a result of the application of mosquito products or the provision of any pest control services under this Agreement.

Thank you for choosing Northwest Exterminating!

www.callnorthwest.com/southflorida

855-789-9807

THE BUG KILLER

PEST SOLUTIONS

The Bug Killer Pest Solutions LLC

Business Number: 954-669-6164

1725 NW 81 ST Way

Plantation, FL 33322

info@bugkillersolutions.com

ESTIMATE / PROPOSAL FOR PEST CONTROL SERVICES

TO:

Omega Villas Condominium Association Inc

1713 NW 72 Ave

Plantation, FL 33313

The Bug Killer Pest Solutions LLC is pleased to provide monthly pest control services for Omega Villas Condo.

Scope of Service:

- Monthly exterior treatment of all 4 phases of the condominium
- Total of 128 units
- Treatment around the exterior perimeter of the 24 buildings
- Service includes control of roaches and common ants
- Monitoring and maintenance of pest activity throughout the property
- Service reports will be provided after treatments

Excluded Services:

This proposal does not include treatment for termites, bed bugs, mosquitoes, rodents, carpenter ants, bees, wasps, or any infestation requiring specialized remediation. Additional services can be quoted separately if needed.

Service Notes:

- All products used are EPA approved and professionally applied
- Treatments will be performed by trained and licensed technicians
- Any additional infestation or special treatment outside regular maintenance will require a separate estimate

DESCRIPTION	RATE	QTY	AMOUNT
Monthly Pest Control Service – Omega Villas Condo	\$500.00	1	\$500.00

TOTAL: USD \$500.00

Termination Policy

Either party may terminate this agreement with thirty (30) days written notice provided by physical letter and email.

Acceptance of Agreement

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to perform the work as specified.

X _____
Signature – Omega Villas Condo Title _____

X _____
Print Name – Omega Villas Condo Date _____

X _____
Signature – The Bug Killer Pest Solutions Title _____

X _____
Print Name – The Bug Killer Pest Solutions Date _____

Truly Nolen Pest Control Service Proposal

Omega Villas Condominium Association, Inc.

1713 NW 72 Avenue
Plantation, Florida 33313

Date: May 15, 2026

Attn: Diana Morgan, Property Manager
YOUR Management Services
Email: info@yourmanagementservices.com
Office: (954) 624-2449

Subject: Pest Control Agreement – Scope of Work

Dear Omega Villas Board of Directors,

Truly Nolen is pleased to present this Pest Control Service Agreement for Omega Villas Condominium Association, Inc.

Scope of Services

Truly Nolen will provide the following services:

- Perform **monthly exterior pest control treatments** around each building.
- Treatments will be conducted using either:
 - A pest control vehicle equipped with a pump system, or
 - A technician utilizing a backpack sprayer.
- The technician will treat the **perimeter of all 24 buildings** during each visit.
- All buildings will be serviced on the **same scheduled day each month**.
- Truly Nolen will **communicate the scheduled service date in advance** each month.
- **Yard signs will be placed** throughout the property to notify residents that treatment has been completed.

Target Pests

- Roaches
- Common ants

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- A **service report** will be provided after each visit, documenting services performed.

Note: Technicians will not enter any gated or fenced areas unless access is provided.

Exclusions

The following pests and services are **not included** under this agreement and will be billed separately if requested:

- Carpenter Ants
 - White-Footed Ants
 - Fire Ants
 - Big-Headed Ants
 - Bed Bugs
 - Mites
 - Termites
 - Mosquitoes
-

Existing Conditions & Liability

- Truly Nolen does **not assume responsibility** for any pre-existing pest conditions.
 - If remediation services are required, a **separate written estimate** will be provided.
 - Truly Nolen assumes **no responsibility** for:
 - Existing pest issues
 - Interior structural conditions
 - Ongoing or previously existing infestations
-

Professional Standards

Truly Nolen maintains a highly trained team committed to:

- Proper pesticide application procedures
- Use of Personal Protective Equipment (PPE)

- Compliance with all safety standards and regulations
 - Safe handling and storage of pest control products
-

Additional Services / Exceptions

The following services are **excluded** and require separate approval and billing:

- Carpenter ants
- Hornet or wasp nests
- Honeybees
- Squirrels
- Birds
- Rodents

All additional services will be performed **only upon Board approval**.

Service Calls & Emergencies

- Service requests, callbacks, or emergency services must be coordinated through:
 - Omega Villas Condominium Association, Inc., or
 - The Property Manager
 - Services performed during **normal business hours (Monday–Friday)** will be provided at **no additional charge**.
 - **Emergency services outside normal business hours** will be billed at the contracted hourly rate.
-

Termination Clause

Either party may terminate this agreement with **thirty (30) days written notice** submitted via:

- Certified Mail
- Email

Monthly Service Fee

Monthly Fee: \$480.00 *(Includes all buildings in all phases)*

Acceptance of Agreement

The above pricing, specifications, and conditions are hereby accepted. Truly Nolen is authorized to perform the work as outlined.

Omega Villas Condominium Association, Inc.

X	_____	_____
	Signature	Title
X	_____	_____
	Print Name	Date

Truly Nolen

X	_____	_____
	Signature	Title
X	_____	_____
	Print Name	Date

Sunrise Tree Care, Inc.

43 S Pompano Pkwy #204
Pompano Beach, FL 33069-3001
(954) 708-7195
sunrisecustomerservice@gmail.com

**Contract proposal****ADDRESS**

OMEGA Condominium Association, Inc.
c/o Your Management Services
150 S Pine Island Road
Plantation, FL 33324

CONTRACT 7486
PROPOSAL
DATE 05/15/2026

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Trimming	Yearly Pre-Hurricane Tree Trimming 2026	1	19,500.00	19,500.00

Trimming of 168 Palms - Per Broward County and City code, trim to normal 9" to 3" semicircle trim for palms (no hurricane or candle or pineapple cuts allowed, per inspectors.) We trim the boot (the bulbous part of palm head just below the fronds) and fronds/seeds/flowers, aka. "inflorescence," except the immature pods close to the spearleaf, i.e. the 'heart of the palm.' The spearleaf area should not be disturbed because if it is bruised the palm can die. If invasive such as "strangler fig" have taken root in boot, cut out before palm is engulfed. Special care will be placed on maintaining good clearance around security cameras and entrances / windows, as well as lights and light poles.

Trimming of 154 Hardwoods - Per Broward County and City code, and pursuant to the national standard (ANSI Z133): trim hardwoods, which include: Ficus, mahogany, bischofia, Java plum, oak, black olive, melaleuca, and red bottlebrush. The primary objective is to lift them off structures, signs, walkways and roadways for normal clearance. In addition, trim dead branches over 2" in diameter and correct notable lopsidedness of canopy. Trim off suckers / watersprouts from trunk and off main branches up to 15 feet of height. Trim off broken or improperly trimmed stubs on trunk / lower branches. Special care will be placed on maintaining good clearance around security cameras and entrances / windows, as well as lights and light poles.

Above: note that 9-to-3 is the Law in Broward County, and it is better for the palm's health than the over-shaved "hurricane" or "pineapple" trim, which are illegal and can generate fines and code violations per tree.
References: FLEPPC. 2015. List of Invasive Plant Species. Florida Exotic Pest Plant Council.
<http://www.fleppc.org/list/list.htm>

The Customer is responsible for making sure the property is clear of obstacles before work begins, removing items

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such as construction debris, vehicles in work area, and items that may obstruct or interfere with the project work performed by the Contractor.

TERMS:

- 1) Contractor will provide all licenses and insurance to Customer.
- 2) Contractor will assure Client has copies of current licenses and insurance, including General Liability and Worker's Compensation.
- 3) Contractor shall remove debris in a timely manner.
- 4) Changes to agreement and/or scope of work shall be agreed to in writing by both parties.

If customer choses to trim only the 168 Palm trees, the cost of this trimming job is \$9,240.00

PAYMENT TERMS:

0.00

- 50% When contract is approved \$9,750.
50% When all work is complete \$9,750.

Approval signature:

Thank you for the opportunity to present this estimate

TOTAL

\$19,500.00

Accepted By

Accepted Date

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Estimate

2605-1416-6170

2026-05-14

Treeworks Management Inc
15751 Sheridan St.
#431
Davie FL 33331
hans@treeworksgc.com
954-248-1444

OMEGA VILLAS CONDO ASSN INC - Board of
Directors
1713 NW 72 AVE
PLANTATION FL 33313
info@yourmanagementservices.com

2026 Tree and Palm
1713 NW 72 AVE, PLANTATION, FL, 33313

SCOPE OF WORK

Description	Total
ISA CERTIFIED TREE AND PALM PRUNING	\$0.00
<p>TreeWorks Management, Inc. (TWM) shall perform all work in accordance with ANSI A300 standards associated Best Management Practices for Tree Pruning and safety as well as Broward County codes and standards. All Palms are to be pruned to remove dead, dying and diseased fronds, as well as fruiting bodies and stalks and leaf stubs. No fronds are to be removed above the horizontal plane (beyond the 9 and 3 positions). The use of climbing spikes or other activities that may damage trees and palms are prohibited. All Trees are to be trimmed to remove a maximum of 25% of living foliage on a single branch or from the entire tree within a calendar year unless the ISA Certified Arborist deems it necessary. Tree pruning will be in accordance with the following order of priorities. The TWM ISA Certified Arborist is the deciding authority that will determine when the tree in question is complete.</p> <p>IMPORTANT: All trees are different and as such, the volume of trimming will be different in each tree. The volume of foliage removed will be determined by what must be completed to make the tree safe, while protecting the health and the proper canopy of each tree. TWM will trim each tree with the following guide lines being addressed</p> <ul style="list-style-type: none"> • 1: Removal of dead branches, dying, weak or crossing branches • 2: Removal of adventitious shoots,sucker growth, or water sprouts, except where needed to restore desired branch structure. IE: To grow new branches to correct and over lifted tree • 3: Removal or reduction of branches for clearance from infrastructure, including sidewalks, roadways, parking areas, buildings, or Light poles. 	

- 4: Thinning Canopy Foliage to reduce wind resistance and increase light penetration

The TWM ISA Certified Arborist is the deciding authority that will determine when the contracted work in question is complete. TWM is regulated by County and City codes, along with ANSI standards that we MUST follow, regardless of the requests from our customers

All debris created by work below or associated with project will be removed by TWM, unless otherwise agreed to, which will be described in scope of work below

TWM shall NEVER "Top" or "Hat Rack" any tree, leave branch stubs, make unnecessary heading cuts. cut off the branch collar (perform a flush cut), or create a lion's tail tree branch (stripping a branch from the inside leaving foliage just at the ends)

IMPORTANT: Class IV Canopy Reduction Cuts are NOT included in this estimate unless stated inside the scope of work below

NOTE: Any other types of work that may be above and beyond the above scope of work shall be explained in the body of the proposal.

SCOPE OF WORK - ISA CERTIFIED TREE AND PALM PRUNING (COMPLETE)

\$19,850.00

- TWM shall prune 154 Hardwood trees of various size and species (TWM will focus on roof clearance, but we cannot make a straight line "hair cut" to remove any branches that are growing over a roof)
- TWM shall prune 168 Palm trees of various size and species

NOTE 1: All Schefflera trees (umbrella trees) will be reduced by 30-40%

NOTE 2: Tree and palms within front and rear fenced in areas, are NOT included in this proposal. TWM will send over a separate, itemized proposal for those trees and palms

NOTE 3: TWM does not charge a fee to apply for the permit, but The City of Plantation permit fee is NOT included and will be charged in the final invoice.

NOTE 4: TWM can complete full canopy reductions on specified trees that maybe a concern to the board. Prices range from \$300-\$800 based on size and location, but will dramatically reduce the overall canopy size. This type of pruning will allow for these trees to perform better in storms and in most cases, slow root growth down

_____(Please sign to accept option)

SCOPE OF WORK - ISA CERTIFIED PALM ONLY PRUNING

\$7,560.00

- TWM shall prune 168 Palm trees of various size and species

_____(Please sign to accept option)

Deposit/Payment Terms

Description

Deposit/Payment Terms

A 50% deposit is required before any work can be scheduled, along with a signed proposal or email approval. The remaining 50% is due upon completion of work.

Insurance

Description

Insurance

All work shall be performed by a licensed contractor and/or by/under the direction of an ISA Certified Arborist, if applicable. TWM or any Sub Contractor shall carry workman's compensation insurance for their staff and a certificate of liability insurance with a minimum of \$1,000,000. All Certificates are available upon request.

Description

Breach of Contract and Attorney's Fees

In the event of a breach of this agreement, the non-breaching party reserves the right to sue the opposing party to enforce the terms of the agreement or seek damages resulting from the breach. Furthermore, should legal action be necessary, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and any other expenses incurred in connection with enforcing or defending their rights under this contract. All potential litigation to take place in Broward County.

Compensation. Client shall pay as set forth above. Price is subject to change, with customer's approval. Proposal pricing is valid for **90 days**

Invoicing & Payment. Invoice will be issued to Client upon completion of the Work. Client shall pay invoice within 10 days of Client's receipt of the invoice. Client shall also pay a late charge of 1-1/2% per month on all balances unpaid 30 days after the invoice date.

ADDITIONAL INSURES ONLY DISCLAIMER

TreeWorks Management agrees that in addition to the terms and conditions related to the work set forth in the written agreement between them, TWM shall cause TWM Commercial General Liability insurance policy to include Owner as an Additional Insured for claims caused in whole or in part by TWM acts or omissions during the performance of TWM ongoing operations. TWM further agrees that it shall maintain said liability coverage, at its own expense, for the duration of its work on the Owner's Property

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Treeworks Management Inc is authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date

Accept via Email: Reply to this email to confirm your acceptance of this pricing and project. No signature/date required.



May 8, 2026

Contract No. - 1658

Omega Villas Condominium Association, Inc

The work shall be performed in accordance with the International Society of Arboriculture "Best Management Practices", ANSI A 300 "Pruning Standards" and Broward County Code of Ordinances Chapter 27- Pollution Control- Article XIV "Tree Preservation and Abuse Ordinance".

Hardwoods

154 Total Hardwoods:

- *Black Olive Terminalia buceras tree
- *Calophyllum inophyllum tree
- *Bulnesia arborea tree
- *Oak Quercus tree
- *Scefflera actinophylla tree
- *Silk Oak tree
- *Avocado tree
- *Crepe Myrtle Lagerstroemia indica tree
- *Japanese Fern tree
- *Pongum Millettia pinnata tree
- *Ficus Tree
- *Swietenia macrophylla mahogany tree
- *Royal Poinciana Tree
- *Bridal vil
- *Pink Tabebuia heterophylla tree

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168 **Clearance Pruning is the process of selectively removing branches from trees to create space between the tree and surrounding structures, such as buildings, power lines, sidewalks, and roadways.

Palms

169 Total palm Trees

*Sabal palmetto palms

*Queen Syagrus romanzoffiana palms

*Chinese Fan palms

*Washingtonia robusta palms

*Alexander palms

*Christmas palms

*Coconut Cocos nucifera palms

**All palms will be pruned at a position 9 to 3 o'clock. Removing any dead fronds, seeds, and away from buildings.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Arbor Labor	120.00	\$80.00	\$9,600.00
Green Waste Disposal	2.00	\$450.00	\$900.00
Arbor Labor	80.00	\$80.00	\$6,400.00
			\$16,900.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
HARDWOOD TREE TRIMMING	\$0.00	\$10,500.00
PALM PRUNING	\$0.00	\$6,400.00
		\$0.00
		\$16,900.00

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PAYMENT SCHEDULE

Sale	\$16,900.00
Sales Tax	\$ 0.00
Total	\$16,900.00

Michael Conover, Cutters EdgeDate 5/15/2026

Omega Villas Condo Assoc, Inc.Date _____

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