

Omega Villas Condominium Association Inc.  
Board of Directors Meeting  
Tuesday, June 23, 2026  
7PM  
Clubhouse  
Meeting Agenda

**Meeting Called to order.**

**Establish a quorum.**

**Officer's Report:**

**President:** Board of Directors organization  
Board phase walkthrough discussion  
Establish date for next construction meeting  
Discussion creating a resolution adoption of uniform courtesy late fee waiver policy  
Ratify Beach Environmental clubhouse termite tenting

**Vice President:** New residents Application process discussion to include process, tracking and timeline

**Treasurer:** Financials update

**Secretary:**

Review of prior meeting minutes

Update and review of previous meeting open forum tracker items

**Managers Update**

Review of association maintenance schedule items upcoming

Update of gutter cleaning

Update on backyard tree trimming for no action taken from unit owners regarding overgrown backyard trees and foliage.

Update of tree removal of common area tress identified as a needing action

Update of annual hardwood tree trimming

Update of sidewalk repairs for Phase 4- Start date

Update on Asphalt repairs for phase 4- Start date

Update on new pest control company start date

Update of duck season and stray cats removal

Update of relocation of doggie bag stations

Update of clubhouse termite tenting.

Update of unit owner violation letters

Update of unit owners in phase 4 that still owe Cavalier Electric for GFI and lights install

Discussion of hurricane season prep items

Any other business

**Open forum.**

**Adjournment**

Posted - June 18, 2026

Acct #: \_\_\_\_\_

☐ Commercial ☒ Residential

Notice of inspection and/or Treatment Affixed:

☐ Attic ☐ Crawl ☐ Main Elec. Panel

MAIL TO: BEACH ENVIRONMENTAL, P.O. BOX 290592, DAVIE, FL 33329-0592

## TENT FUMIGATION TERMITE AGREEMENT

SERVICE DATE: \_\_\_\_\_

BILL-TO NAME

BILL-TO ADDRESS

CITY

STATE

ZIP CODE

BILL-TO PHONE

SERVICE PHONE

EMAIL ADDRESS

Beach Environmental is hereby authorized to tent fumigate the premises described above for the control of:

- ☒ DRYWOOD TERMITES ☐ LIVE ACTIVITY  
☐ OLD HOUSE BORERS ☒ PRESUMPTIVE EVIDENCE  
☐ POWDER POST BEETLES ☐ PREVENTION  
☐ BED BUGS  
☐ OTHER \_\_\_\_\_  
☒ DAMAGE PRESENT - SEE GRAPH

CUSTOMER HAS RECEIVED:

- ☒ PREPARATION CHECK LIST  
☒ FACT SHEET

CUST INITIALS

GUARANTEE SELECTED

☒ LIMITED PROTECTION PROGRAM  
 (RETREATMENT ONLY)

### 1. GUARANTEED PROTECTION

The type of Guarantee checked above will apply upon completion of initial treatment and payment in full. The Limited Protection Program is explained in detail and subject to the General Terms and Conditions on the reverse side hereof. The Limited Protection Program provides for any retreatment at no additional cost to the Owner.

### 2. CONTINUOUS PROTECTION

The Initial Treatment is guaranteed for a period of one-year and Beach Environmental (BE) will offer the Owner an option to renew the Guarantee each year thereafter. The first annual renewal fee will be \$ 290.00 with BE reserving the right to adjust the annual fee each year thereafter by giving the Owner advance notice. The Owner must pay the annual renewal fee on or before the expiration month (month of initial treatment) or the Guarantee will be terminated.

### 3. REINSPECTION

During the effective period of the Guarantee, BE will reinspect the treatment structure at such intervals as BE may deem necessary, or annually upon the Owner's request. No failure on the part of the Owner to request reinspection shall, in any way, affect the Owner's rights under the Guarantee. The Owner agrees to make the treatment structure available for reinspection.

### 4. TRANSFER OF OWNERSHIP AND STRUCTURAL CHANGES

In the event the property is sold, BE agrees to transfer the Guarantee to the new owner, provided BE is notified by the new owner. In the event the new owner fails to request continued coverage, or does not pay the annual renewal fee, the Guarantee will terminate automatically as of the date of the change of ownership. BE reserves the right to adjust the annual renewal fee upon transfer of ownership. In the event of additions and/or alterations to the treated structure, the owner must arrange with BE for additional service, which may require additional service charges and/or an adjustment in the annual renewal fee.

### 5. ALLERGIES AND SENSITIVITIES

If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, etc., or suffer from any respective illness, you should consult your physician before any service is performed on your property.

SERVICE ADDRESS:

Omega Villas (CLUB HOUSE)  
 NAME (IF OTHER THAN BILL TO)

1713 NW 72nd  
 STREET ADDRESS

PLANTATION FL  
 CITY STATE

33313  
 ZIP CODE

5 FH 1 ONE 50 K  
 TYPE/NUMBER STRUCTURES NUMBER OF STORIES CUBIC FEET  
☒ SLAB ☐ CRAWL

1. Initial Treatment Price \$ 2,800.00  
 2. Crane Fee \$ \_\_\_\_\_  
 3. Tax \$ \_\_\_\_\_  
 4. Total Price \$ 2,800.00  
 5. Less 50% \$ 1,400.00  
 6. Unpaid Balance Due Upon Completion \$ 1,400.00

PAYMENT:

- ☐ E Check # \_\_\_\_\_  
☐ Credit Card # \_\_\_\_\_ Expiration \_\_\_\_\_ CVV \_\_\_\_\_

NOTICE TO BUYER:

YOU ARE ENTITLED TO AN EXACT, EXECUTED COPY OF THIS AGREEMENT.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION, IN WRITING, AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION ACCEPTED BY:

BUYER OR BUYER(S) AUTHORIZED AGENT

DATE

Inspector/Beach Environmental 06/04/2026

## Beach Environmental Exterminating (BEE) Fumigation Preparation Check List

1. ALL food products and medications (including refrigerators & freezers) must be removed from the structure or **DOUBLE** bagged in specialty fumigation bags provided by BEE. No other types of bags can be used. Unopened cans and glass jars may remain. All food/items not bagged properly will be disposed of by fumigator. It is your responsibility to contact your BEE representative or BEE office if you require more fumigation bags.
2. The gas leaves no residual; therefore, ants may commonly re-enter the structure in search of dead insects. We suggest a perimeter pest control service be completed post fumigation.
3. All living things such as plants and animals must be removed. Consult with your BEE representative for special fish tank preparations (removal is always preferred). You are responsible to notify your neighbors with outside cats of your fumigation schedule.
4. Zero lot line structures, please notify your neighbors, as we will need access to the entire perimeter of your home.
5. Natural gas must be shut off. Contact your gas company to turn the gas off and on and relight pilot lights.
6. All baby mattresses such as: crib, playpen, changing table etc. must be removed.
7. All cabinets, drawers, and interior doors must be open and unlocked, raise blinds, open attic vents and drapes. All Safes and Gun Safes **MUST** be left open.
8. Fences must have 6" clearance from the buildings side walls. Please detach if applicable.
9. Any plants closer than 1 ft must be trimmed back. ALL mulch or rock must be raked away 1 ft from exterior walls. Plant material attached to the structure must be lowered away from wall. Branches in near proximity to roof must be pruned. Water all plant material heavily around perimeter of structure the night prior to the fumigation. Grass may die up to 18" away from structure from exposure to gas. BEE is not be responsible for any plant damage.
10. Although caution is used, we work on roof areas. BEE is not responsible for damages to roofs, cracked/broken tiles, solar panels skylights, & gutters. Lightning rods **MUST** be removed. Notify BEE of any tar roof repairs.
11. Depending on mounting locations, tarps may come in contact with exterior fixtures (lighting, including low voltage, cameras, etc). Although precautionary measures are used, BEE is not be responsible for damage to these items.
12. State law requires that all buildings be locked during the fumigation. During the fumigation process, the property keys, (including gate keys) must be placed in a lock box provided by BEE. (Our certified operators will be the only ones entering the structure.) Electronic push button entry locks (batteries will be removed), or garage door codes cannot be used as sole access. Structure **MUST** have a keyed lock (front, side, or back door) entry method. At the completion of the job our clearing fumigator will call the phone number below for directions to return the keys.
13. During the fumigation & aeration period BEE will not be responsible for vandalism, theft or breaking and entering. If you are concerned, we recommend that you obtain a guard during this period.
14. All awnings must be lowered. BEE will not be responsible for lowering or raising your awnings.
15. Electricity is required to run fans for circulation. Please turn off all A/C units at the thermostat. We will turn A/C back on post fumigation. Water service is also required onsite during the fumigation process.
16. In limited situations masking tape and may be used to obtain a seal around planter boxes and privacy walls. BEE cannot be responsible for paint lifting.
17. It is the homeowner's responsibility to make arrangements to have pool & patio screens dropped 12"-18" away from the roofs edge, as well as vertical panels where they attach to the wall prior to the fumigation.
18. Some satellite dishes may need to be covered in order to wrap the structure. BEE cannot be responsible for any re-alignment of the dish.
19. All exterior doors are secured with additional locking devices designed to prevent entry by anybody but our certified operators. BEE will not be responsible for damage if secondary locks are tampered with before the fumigation is cleared.
20. In order for our truck mounted crane to place tarps on the roof, your driveway must be clear of all vehicles.
21. Sprinkler systems and pool pumps must be turned off for the entire fumigation and clearing process.
22. Automatic stand by power generators must be disabled during the fumigation process.
23. Under the tarp, select operable windows will be opened during the fumigation per label requirements. This allows even distribution of the fumigant to the structure. All due care will be taken however, BEE will not be responsible for any damage caused by water coming in the open windows.
24. No arrival time or clear time can be guaranteed due to numerous factors that change daily.
25. If cars are left in garage, windows and trunk must be open during Fumigation and not parked under attic access.

Signature: X

Print Name: X

Address: 1713 NW 72nd AVE, Plantation FL 33333 Phone # X

3211 N 74th Ave Hollywood, FL 33024

Office: 954-458-1104

Night: 561-718-3648



WILTON SIMPSON  
COMMISSIONER

Florida Department of Agriculture and Consumer Services  
Division of Agricultural Environmental Services

CONSUMER NOTICE FORM

R.14 6E-14.105, F.A.C.

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

**BASIC REQUIREMENTS FOR CONTRACTS**

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
- Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
- The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

**REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT**

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
- These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation.

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks
- Leaks in the roof
- Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
- You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
- If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7898 or email: [tdcomplaints@fdacs.gov](mailto:tdcomplaints@fdacs.gov).

I understand that I am entering into a contract with BEACH ENVIRONMENTAL PEST (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

(X)  
Print Name of Consumer

Date: (X)

(X)  
Signature of Consumer

Title: Property Owner or authorized agent

Roger Ruiz  
Print Name of Pest Control Representative

Date: 06/04/2026

Roger Ruiz  
Signature of Pest Control Representative

Company: BEACH ENVIRONMENTAL PEST CONTROL

## Vikane® Gas Fumigant

### Nervous System And Respiratory Irritation

Overexposure to high levels of sulfuryl fluoride can result in nose and throat irritation and nausea. At high concentrations (such as those used during the fumigation) it can cause excess fluid in the lungs, sleepiness, pneumonia, and convulsions. These symptoms would be expected to appear within 8 hours after such an exposure. In the unlikely event you experience these symptoms in the building that has been recently fumigated, you should leave immediately. Consult your physician and call the pest control company to have your building retested.

### Additional Studies

Sulfuryl fluoride has not been shown to cause birth defects in pregnant animals exposed under experimental conditions. In addition, current studies have demonstrated there are not mutagenic or genotoxic effects caused by exposure to sulfuryl fluoride.

### Questions

If you have specific questions about your fumigation, refer to documents provided by the fumigator or call the fumigator listed on the warning signs posted on your structure. Call the Douglas Products Customer Information Center at 800-45-TRANE (844-984-5263) if you need additional information or have questions concerning this product.

### Safety Precautions And Homeowner Preparation

- Discuss the treatment program in advance with your pest control company so you fully understand what will be done and what you need to do.
- Carefully follow the instructions you are given about what items you are to remove from your building.
- Stay out of the treated building until it is cleared by your pest control company for reentry.
- If you are interested or concerned, you should ask your pest control company to show the records of how your building was treated before it was cleared for reentry.
- You may wish to increase ventilation by opening doors and windows.



Signature

Date

[TermiteFenting.com](http://TermiteFenting.com)

 **DOUGLAS  
PRODUCTS**

**VIKANE**

\*\*Registered Trademark  
Sulfuryl fluoride is a registered trademark of Douglas Products. Sulfuryl fluoride is a registered trademark of Douglas Products.  
These materials have been tested and approved for use by the EPA and are registered with the EPA. These materials are not to be used  
in a building that is not registered with the EPA and are not to be used in a building that is not registered with the EPA.

**OMEGA VILLAS CONDOMINIUM ASSOCIATION INC.**  
**SALE / LEASE APPLICATION PACKET**

**NOTICE TO OWNERS, BUYERS,**

**IMPORTANT:**

No application shall be reviewed, approved, or considered complete until all required documents, fees, and supporting information are submitted.  
Incomplete packages will be returned without processing.

The Association reserves the right to deny any application that does not meet the requirements outlined in the governing documents.

**SECTION 1 — GENERAL APPLICATION REQUIREMENTS**

**FOR SALES (PURCHASES)**

The following must be submitted:

- ☐ Fully completed Association Application
- ☐ Copy of fully executed Purchase, Sale Agreement and Comprehensive Rider
- ☐ Government-issued ID for all occupants over 18
- ☐ Background Screening Authorization
- ☐ Credit Authorization
- ☐ Employment Verification (5 years)
- ☐ Financial Statement
- ☐ Proof of Funds or Mortgage Pre-Approval
- ☐ Occupant Information Sheet
- ☐ Color photo of Driver's license(s)
- ☐ Color photo of rear of vehicle showing license plate
- ☐ Vehicle Registration(s)
- ☐ Pet Registration (if applicable) color picture of pet, recent vet records, emotional support documents (if applicable)
- ☐ Signed acknowledgment of governing documents
- ☐ Application fees

**FOR LEASES (RENTALS)**

The following must be submitted:

- ☐ Fully completed Lease Application
- ☐ Copy of fully executed Lease Agreement
- ☐ Owner Authorization to Lease
- ☐ Government-issued ID for all occupants over 18
- ☐ Background Screening Authorization

## **FOR LEASES (RENTALS CONTINUED)**

- ☐ Credit Authorization
- ☐ Employment Verification (5 years)
- ☐ Occupant Information Sheet
- ☐ Vehicle Registration(s)
- ☐ Color photo of Driver's license(s)
- ☐ Color photo of rear of vehicle showing license plate
- ☐ Pet Registration (if applicable) color picture of pet, recent vet records, emotional support documents (if applicable)
- ☐ Signed acknowledgment of governing documents
- ☐ Application fees

## **SECTION 2 — OWNER REQUIREMENTS PRIOR TO TRANSFER OR LEASE**

**Before any sale or lease approval can be finalized:**

- ☐ Unit account must be current
- ☐ No outstanding fines, violations, or legal actions
- ☐ All special assessments must be paid or addressed
- ☐ Estoppel Certificate requested and paid for
- ☐ Required maintenance fees brought current

**Failure to satisfy these requirements may delay or prevent approval.—**

## **SECTION 3 — ESTOPPEL CERTIFICATE REQUIREMENTS**

**Pursuant to Florida Statute 718.116:**

**An Estoppel Certificate is required for all unit sales and may be required for lease approvals.**

**The Estoppel Certificate shall be disclosed:**

- Outstanding assessments
- Pending special assessments
- Violations or fines
- Transfer fees owed
- Amount due to close
- Account status

**Important:**

**The seller/owner is responsible for ordering the estoppel from the bookkeeping firm.**

**Closing cannot occur until estoppel obligations are satisfied.**

## **SECTION 4 — APPROVAL TIMELINES**

**Pursuant to Florida Statute 718.104 and 718.112 and the Association's governing documents:**

**Applications are processed in the order received.**

**Processing timeline begins only upon receipt of a complete application package.**

**Standard review timeline:**

- Sales: \_\_\_\_\_ business days**
- Rentals: \_\_\_\_\_ business days**

**If additional documentation is requested, the application is deemed incomplete until received.**

**The Association may suspend processing during holidays, emergencies, or incomplete submissions.**

**Applicants should not schedule occupancy, moving, or closing until written approval is issued.**

## **SECTION 5 — BOARD INTERVIEW PROCEDURES**

**The Board or Screening Committee may require an interview before approval.**

**Interview procedures:**

- 1. Applicant will be contacted once the file is complete.**
- 2. Interview must be scheduled within the review period.**
- 3. All adult occupants must attend.**
- 4. Failure to appear may result in delay or denial.**

**Interview topics may include:**

- Review of Association Rules**
- Parking policies**
- Pet restrictions**
- Use of common areas**
- Occupancy limitations**
- Leasing restrictions**
- Community standards**

**The interview is part of the approval process and does not guarantee approval.**

## **SECTION 6 — FEES**

**All fees are non-refundable.**

☐ **Application Fee: \$150.00 made payable to YOUR Management Services (certified funds and money order only) per adult over 18 years old and married couple**

☐ **Estoppel Fee: \$\_\_\_\_\_ Contact bookkeeping firm**

**Accepted forms of payment:**

## **SECTION 7 — OCCUPANCY RULES**

**Occupancy is prohibited until:**

- ☐ **Written approval issued**
- ☐ **All fees paid**
- ☐ **Move-in scheduled**
- ☐ **Deposits received**
- ☐ **Access credentials issued**

**Unauthorized occupancy may result in fines, legal action, or denial of access.**

## **SECTION 8 — GOVERNING DOCUMENT ACKNOWLEDGMENT**

**Applicant(s) acknowledge receipt and agreement to comply with:**

- ☐ **Declaration of Condominium**
- ☐ **By-Laws**
- ☐ **Rules and Regulations**
- ☐ **Architectural Guidelines**
- ☐ **Parking Rules**
- ☐ **Pet Rules**
- ☐ **Move-In/Out Rules**
- ☐ **Pool/Amenity Rules**

**Violation of these documents may result in fines or legal action.**

**SECTION 9 — APPLICANT CERTIFICATION**

**I/We certify that all information provided is true and complete.**

**I/We understand that incomplete applications will not be processed.**

**I/We understand that occupancy is prohibited until written approval is granted.**

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Co-Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Owner Signature (Lease Only):** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Management Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Board Approval:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# **IMPORTANT NOTICE NOTICE OF GUTTER CLEANING**

**OMEGA VILLAS PHASE 3  
1700, 1704, 1708, 1712, 1716, 1720 & 1724**

Dear Residents,

This notice is to inform you that we have scheduled gutter cleaning as part of our commitment to maintaining a beautiful and safe environment within your community.

**BEGINNING – THURSDAY, JUNE 18, 2026**

**Resident Cooperation:**

- We kindly ask residents to remain vigilant and exercise extra caution in the cleaning zones.
- If your vehicle is parked near the cleaning area, please consider relocating it temporarily the night before to avoid any potential water exposure.

**Your water will be used for your area only. If you have a lock on your spigot, please temporarily remove it. Please leave your back gate open.**

The Board of Directors and YOUR Management Services, is dedicated to enhancing the quality and safety of Omega Villas. Should you have any questions or need further details, please do not hesitate to contact us through the portal below.

<https://app.payhoa.com/>

We appreciate your time, patience and cooperation during this process.

Sincerely,

Diana Morgan, Property Manager  
YOUR Management Services

**Posted on all doors June 16, 2026**

## **IMPORTANT NOTICE NOTICE OF GUTTER CLEANING**

**OMEGA VILLAS PHASE 3  
1728, 1732, 1736, 1740, 1744**

Dear Residents,

This notice is to inform you that we have scheduled gutter cleaning as part of our commitment to maintaining a beautiful and safe environment within your community.

**BEGINNING – WEDNESDAY, JUNE 24, 2026**

### **Resident Cooperation:**

- We kindly ask residents to remain vigilant and exercise extra caution in the cleaning zones.
- If your vehicle is parked near the cleaning area, please consider relocating it temporarily the night before to avoid any potential water exposure.

**Your water will be used for your area only. If you have a lock on your spigot, please temporarily remove it. Please leave your back gate open.**

The Board of Directors and YOUR Management Services, is dedicated to enhancing the quality and safety of Omega Villas. Should you have any questions or need further details, please do not hesitate to contact us through the portal below.

<https://app.payhoa.com/>

We appreciate your time, patience and cooperation during this process.

Sincerely,

Diana Morgan, Property Manager  
YOUR Management Services

**Posted on all doors June 19, 2026**

# **IMPORTANT NOTICE NOTICE OF GUTTER CLEANING**

**OMEGA VILLAS PHASE 3  
1748, 1752, 1756, 1760, 1764**

Dear Residents,

This notice is to inform you that we have scheduled gutter cleaning as part of our commitment to maintaining a beautiful and safe environment within your community.

**BEGINNING – THURSDAY, JUNE 25, 2026**

## **Resident Cooperation:**

- We kindly ask residents to remain vigilant and exercise extra caution in the cleaning zones.
- If your vehicle is parked near the cleaning area, please consider relocating it temporarily the night before to avoid any potential water exposure.

**Your water will be used for your area only. If you have a lock on your spigot, please temporarily remove it. Please leave your back gate open.**

The Board of Directors and YOUR Management Services, is dedicated to enhancing the quality and safety of Omega Villas. Should you have any questions or need further details, please do not hesitate to contact us through the portal below.

<https://app.payhoa.com/>

We appreciate your time, patience and cooperation during this process.

Sincerely,

Diana Morgan, Property Manager  
YOUR Management Services

**Posted on all doors June 19, 2026**



Proposal No. - 3325

**Cutters Edge Lawn and Maintenance, LLC**  
2281 College Ave  
Davie, FL 33317 (954) 472-0622  
info@cuttersedgepro.com  
www.cuttersedgepro.com

Omega Villas Condominium  
Association, Inc  
c/o YOUR Management Services  
150 S. Pines Island Road  
Suite 300  
Plantation, FL 33324

**WORK ORDER PROPOSAL**

Tree Removals to be performed at the following locations:

**PHASE 1 - 1701, 1721 and 1736 NW 74 Avenue**

**PHASE 3 - 1709 and 1717 NW 72 Avenue**

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".

| ITEM DESCRIPTION     |            |
|----------------------|------------|
| Green Waste Disposal |            |
| Climbing Labor       |            |
| PRICE                | \$2,000.00 |
| SALES TAX            | \$0.00     |
| TOTAL*               | \$2,000.00 |

\*Prices are subject to change 30 days from above date

\_\_\_\_\_  
Scott Strickland, Cutters Edge  
Date:

\_\_\_\_\_  
Omega Board of Directors  
Date:

## **⚠ NOTICE OF WORK ⚠**

### **Omega Villas Phase 4 residents**

Dear Omega Villas Phase 4 Residents,

Alpha Foundation Specialists, LLC has been engaged to perform repair work at your community on **Monday June 22<sup>nd</sup>**, weather permitted. Please read the following notice carefully so that you are fully informed of the work being performed, any areas affected, and how this may impact your daily routine during the repair period.

#### **Safety Notice**

**For your safety, please be aware of your surroundings at all times while work is in progress.**

Active construction zones may involve equipment, materials, and personnel moving throughout the property. Please exercise caution and keep children and pets away from work areas.

#### **Scope of Work**

The following repair work is currently underway at Omega Villas Phase 4:

- **Common walkway repairs** — The common walkway is currently under active repair and may be temporarily inaccessible or restricted during work hours.
- **Foundation and structural remediation** — Work is being performed in designated common areas as identified in the project scope.

#### **Your Unit Walkway**

Please note that the walkway leading directly to your individual unit is **not a common area and is not included in the current scope of repair**. If you have observed any damage, settling, cracking, or other concerns with the walkway leading to your unit and would like it inspected, we encourage you to reach out to us directly.

#### **What to Expect During the Repair Period**

- Work hours — **Monday 12-6 – Tuesday and Wednesday 7-4** will be conducted during normal business hours. Any exceptions will be communicated in advance.
- Equipment, materials, and personnel may be present in designated common areas.
- Temporary signage and barriers may be placed near active work zones for your protection.
- We will make every effort to minimize disruption to your daily routine.

We appreciate your patience and cooperation as we work to improve and protect your community. If you have any questions or concerns not addressed in this notice, please do not hesitate to reach out to YOUR Management Services and / or Omega Villas Portal.

Thank you,

Alpha Foundations (Posted June 19, 2026)