Omega Villas Condominium Association Inc.
Board of Directors Meeting
Tuesday, July28, 2026
7PM
Clubhouse
Meeting Agenda

Meeting Called to order.

Establish a quorum.

Officer's Report:

President: Update on current landscaping company
Construction meeting scheduled date
Ratify Austro proposal for drywall repairs – Unit 1720 Phase 2
Discussion of pothole repairs Phase 1 and others noted
Discussion of proposals needed for sod replacement phase 4

Vice President: General Update

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 sidewalk repairs for Phase 4
Update on Asphalt repairs for phase 4
Update on new pest control company start date and communications to unit owners/residents
Update of duck and stray cats' removal
Update of unit owner violation letters
Update of unit owners in phase 4 that still owe Cavalier Electric for GFI and lights install
Any other business

Open forum.
Adjournment