

Omega Villas

WhatsApp Communications & Governance Review, 2025–2026

August 12, 2025 – October 20, 2026 • Prepared October 22, 2026 • Public edition — homeowner names replaced with Owner letters

Executive summary

Two consecutive WhatsApp text exports contain 9,073 timestamped messages from August 12, 2025 through October 20, 2026: 4,285 in 2025 (August 12–December 28) and 4,788 in 2026 (January 4–October 20). Messages include 3,793 posted by the export account (“You”) and 5,280 by other participants. The same concerns — financial statements and minutes not provided, rising legal fees, stalled construction, unrepaired damage and unanswered owner inquiries — appear in the first months of the record and are still being raised in October 2026. The record reflects continuing discussion of association finances, construction delays and workmanship, property maintenance, board responsiveness, and legal disputes. This report describes communications; it does not establish the truth of every allegation or a legal violation.

Method and limitations

Source: two WhatsApp plain-text exports (August 12–December 28, 2025 and January 4–October 20, 2026), preserving displayed dates, times, sender labels and message text. Counts are message counts, not independent witnesses or verified incidents. Attached media are represented by placeholders such as <image omitted> or <video omitted> and have not been examined. The group is not a representative survey of all unit owners. Participant descriptions and allegations have not been independently verified. Quoted excerpts below are truncated where indicated; full messages are preserved in the original, unaltered export.

Message volume by month

Month	Messages	Other participants’ messages
August 2025	291	188
September 2025	1,103	646
October 2025	1,155	634
November 2025	1,214	683
December 2025	522	318
January 2026	639	440
February 2026	708	660
March 2026	767	636
April 2026	243	212
May 2026	166	132
June 2026	115	109
July 2026	1,760	330
August 2026	151	65
September 2026	87	79
October 2026	152	148
Total	9,073	5,280

Issue-frequency indicators

January 4–October 20, 2026 export. Keyword-based, non-exclusive indicators only. A single message can match multiple themes; keyword matches are not verified incident counts.

- Financial transparency / assessments: 410 matching messages
- Construction / contractors: 389 matching messages
- Maintenance / safety: 187 matching messages
- Governance / communications: 731 matching messages
- Legal / regulatory: 414 matching messages

Selected contemporaneous homeowner statements

Financial reporting

Aug 18, 2025 • 10:40:53 AM • Owner B

“Also has anybody notified anyone that the June financials have not been posted”

Assessment: contemporaneous participant statement; independent verification needed.

Meeting minutes

Aug 25, 2025 • 11:40:42 AM • Owner B

“I don't see meeting minutes posted past March where's the past 4 months minutes? The portal says May 23rd minutes but I don't see them posted, what the hell?”

Assessment: contemporaneous participant statement; independent verification needed.

Accounting firm access

Sep 08, 2025 • 11:07:27 AM • Owner K

“I called the number, there's currently 33 people in the que on hold. It tells me to press 7 for a call back, I press 7. It prompts me that after the beep, leave a voice mail. After the beep, it hangs up every time. This cannot be real life.”

Assessment: contemporaneous participant statement; independent verification needed.

Owner approval of renovation

Sep 22, 2025 • 4:03:09 PM • Owner B

“I have a question who exactly approved the 4.85 million renovation? Did the owners have any say in that at all?”

Assessment: contemporaneous participant statement; independent verification needed.

Management responsiveness

Sep 25, 2025 • 2:25:44 PM • Owner B

“I just received my very first response to a question in the portal. It took 9 months to get my first response.”

Assessment: contemporaneous participant statement; independent verification needed.

Water intrusion

Oct 14, 2025 • 6:10:12 PM • Owner H

“We have dealt with the water intrusion from every angle in our unit, spent thousand of dollars and we do not see it getting any better! This community is run down, dirty, filthy and what’s worse, people are losing homes.”

Assessment: contemporaneous participant statement; independent verification needed.

Budget increases

Nov 06, 2025 • 5:39:46 PM • Owner Q

“This is crazy, we have a huge reduction in insurance cost and yet our monthly increases!”

Assessment: contemporaneous participant statement; independent verification needed.

Legal fees

Dec 17, 2025 • 12:37:09 PM • Owner B

“From January 1 to October 30th we paid the attorneys \$130,000. I checked the contract and we are paying the attorneys a lot more per hour than what the contract says.”

Assessment: contemporaneous participant statement; independent verification needed.

Financial reporting

Feb 01, 2026 • 5:40:13 PM • Owner B

“Hi all, FYI since we’ve not received any financial statements for 6 months I have legally requested that they provide me with December’s statements. I think it would be good if we know where our money is going 😊”

Assessment: contemporaneous participant statement; independent verification needed.

Construction schedule

Jun 09, 2026 • 1:13:22 PM • Owner B

“I honestly think we may need help from a lawyer soon. Original austro contract was for 600 days, we are going on 3 yrs at this rate.”

Assessment: contemporaneous participant statement; independent verification needed.

Construction stoppage

Jun 19, 2026 • 3:20:58 PM • Owner C

“The construction stopped for some reason, nothing is being done.”

Assessment: contemporaneous participant statement; independent verification needed.

Budget access

May 29, 2026 • 1:07:55 PM • Owner L

“Good Afternoon everyone, does anyone have a PDF of the 2026 budget?”

Assessment: contemporaneous participant statement; independent verification needed.

Community condition

Oct 20, 2026 • 8:02:07 AM • Owner H

“They should be going around cleaning the community which is filthy with construction debris, garbage. Ficus on maintenance and not annoying the homeowners and spending our money on [expletive]!”

Assessment: contemporaneous participant statement; independent verification needed.

Paint condition

Oct 20, 2026 • 8:42:33 AM • Owner H

“Has anyone else noticed the top of the units, where the gutters are, that piece that was Painted brown because originally it was white, i don’t know what it’s called. They are all peeling !!”

Assessment: contemporaneous participant statement; independent verification needed.

Safety / walkways

Oct 20, 2026 • 8:55:08 AM • Owner H

“They should be more concerned about the pavement. I tripped and fell a few months back. I can’t even walk my dogs on the side walk because the hedges are over grown!”

Assessment: contemporaneous participant statement; independent verification needed.

Homeowner financial burden

Jan 04, 2026 • 4:25:13 PM • Owner A

“If I add everything together since 2020 I’ve paid \$40,547 in dues to the HOA, not including HOA lawyer fees or out of pocket expenses like the front and side fences, windows and doors that I personally paid for, so add another \$20k minimum to that amount.”

Assessment: contemporaneous participant statement; independent verification needed.

Financial reporting continuity

Sep 14, 2026 • 3:12:41 PM • Owner C

“I wonder who’s going to do financials updates.. As it is we didn’t get much from her.”

Assessment: contemporaneous participant statement; independent verification needed.

Maintenance access

Oct 20, 2026 • 9:09:06 AM • Owner H

“They ignore emails, certified letters”

Assessment: contemporaneous participant statement; independent verification needed.

Monthly chronology — discussion themes

August 2025

- Aug 13 — Owner C: His assistant measured my windows 3 weeks ago, and I'm still waiting for the estimate.
- Aug 14 — Owner B: Here's the bottom line, the contract was written without replacement of insulation.
- Aug 25 — Owner B: we are supposed to send our questions to the portal but we don't get answers. What is the protocol for management to respond?

September 2025

- Sep 13 — Owner N: Does anybody know why Austro did not continue fixing the structure of the houses?
- Sep 22 — Owner B: I have a question who exactly approved the 4.85 million renovation? Did the owners have any say in that at all?
- Sep 24 — Owner B: There's a bid here for \$152,000 and one for \$300,000 and one for \$780,000. This is not considered competitive bids this is ridiculous.

October 2025

- Oct 09 — Owner B: the board voted on accepting the proposal from live electric instead of austro for the additional work. Cost is going to be approximately 125,000. ... the engineer made a \$30,000 mistake
- Oct 14 — Owner H: We have dealt with the water intrusion from every angle in our unit, spent thousand of dollars and we do not see it getting any better!
- Oct 29 — Owner I: When does this stop ? First it was the top windows only , then do the bottom windows. I agree to replace that , but now they just realizing that we need replace the sliding door?

November 2025

- Nov 06 — Owner G: Looking at the new budget. Legal fees your phase #4. Last year 6000 next year 46000.
- Nov 18 — Owner G: The board doesn't like any dissent and gets nasty and sarcastic when homeowners make reasonable statements.
- Nov 22 — Owner B: I am in receipt of the financials that have not been posted since June and even though we had no financials given to us we still paid Juda \$8200 since June.

December 2025

- Dec 05 — Owner B: our financials and minutes have still not been posted since June despite promises from our accountant in the last meeting who said that the financials would be posted the following week.
- Dec 12 — Owner C: This place still looks like a dump and we pay a lot to maintain it.
- Dec 17 — Owner B: From January 1 to October 30th we paid the attorneys \$130,000.

January 2026

- Jan 05 — Owner B: I would suggest making a list of all these things and presenting them to Diana and possibly the board at a meeting all at one time
- Jan 13 — Owner B: UPDATE: regarding legal fees to owners. As of October 2025 legal fees exceeded \$130,000 being billed to all owners, expect it to go higher for the last 2 months which have not been posted. Our contract with Hollander States we will be charged \$275 per hour for Rhonda and \$250 per...
- Jan 20 — Owner B: Our illustrious board extended their contract by 9 months so they won't be done for a long time

February 2026

- Feb 10 — Owner C: Nope, not really, only 5 people showed up, the board was Patty, Blair, Elizabeth and Kareem on the phone. Diana was there, she told me that the workers should come back next week. She didn't go into details as to why they were not here last week or this week. Also the new pool co...
- Feb 13 — Owner A: Astro removed and reinstalled my front door, 3-panel glider, and two upstairs impact windows, but they did not use the required galvanized screws per the inspector. Not only were the wrong screws used, but many were also left out — at least 5 screws per window, 8 screws for the g...
- Feb 17 — Owner B: I hope somebody plans on notifying Diana and the board about that pool and the severe miscommunication about the meeting

March 2026

- Mar 05 — Owner C: Noticed there is a construction meeting on March 10th at 6:30 pm. I guess they have something to report. There are only 3 or 4 guys working on Phase 2. But they have been putting the Hardy Boards on some units and also covering the patios that have the nails sticking out from the...
- Mar 10 — Owner C: It's funny how these so called board, or management, are so inconsistent. I got a tech reminding me that there's a construction meeting today. The past few meetings, no reminders whatsoever.
- Mar 22 — Owner B: I absolutely love your participation and enthusiasm, thank you! I think it's going to be important that we are very specific on anything that gets presented to them . Okay so here's my response don't take it negatively. Number one has been addressed by Owner E and they have done ...

April 2026

- Apr 04 — Owner E: This is a really good, real-world question—and the answer is actually about procedure and safety, not a special tool.  First—key rule: Electricians are NOT supposed to work a live (“hot”) circuit for something like removing exterior outlets unless absolutely necessary (and this ...
- Apr 14 — Owner C: <image omitted> The construction meeting for this Thursday evening.
- Apr 16 — Owner C: Anyone in this chat going to the construction meeting tonight?

May 2026

- May 11 — Owner B: And of course there's always the option of calling your property manager or board of directors for Help
- May 21 — Owner B: I just struggled through the first half of the meeting up until the managers report. The incompetence of this board to allow the accounting and financial situation to get to this point is beyond comprehension. 11 months have gone by and they're just now starting to get upset! Mon...
- May 30 — Owner B: Another funny part is if they had read the contract they would know that Astros contract was based on work days only and did not include holidays lol, but the board never read the contract

June 2026

- Jun 03 — Owner C: My neighbor says the same thing, she hasn't seen them. On top of that Austro excuse is always the same. They are not getting paid and unit owners are not cooperating. Same crap , all the time. The construction meeting was canceled last time because of scheduling conflicts. This ...
- Jun 04 — Owner B: The board that does not care about monitoring contracts and making contractors do what they're supposed to do. Ostros contract says he will start repairs 72 hours after being notified of them. 16 months is a little longer than 72 hours
- Jun 09 — Owner B: I requested via certified letter and email a copy of the extension that they gave to austro to complete this job and they have not signed an executed document from what I am seeing. They sign a 5 million dollar contract and then they do a verbal extension which is asinine. It als...

July 2026

- Jul 01 — Owner C: On another note, I went to the last meeting, did you know that Maude was reinstated again on the board, she was behind on her payments. So at the last meeting she was reinstated, but she was at the prior meeting on May 19, and she was seating at the table. So I don't know how far...
- Jul 02 — Owner B: There's no reason to do roof maintenance nor patches on a brand new roof if it was a decent job
- Jul 07 — Owner B: As we all know the board has no idea what they're doing nor did they even read the contract, have no idea how they managed the bidding process

August 2026

- Aug 01 — Owner C: https://youtu.be/o_RNq9C8eTM?is=9CRMbkeJKlI5Kqn1 Construction meeting on Thursday July 28, 2026. For those that are interested in knowing what's going on.
- Aug 03 — Owner B: I don't have time to look into that right now but keep two things in mind. Askew has a new Financial program that they're working with which may make a difference and secondly the board does not need to provide us with monthly statements according to the law. That sucks but unfor...
- Aug 07 — Owner E: It is Article 10 – TIME, Section 10.4. The clause says that if the project is not completed within the contractually required time, after accounting for properly granted extensions, Omega may withhold \$500 from Austro's compensation for every day the work remains incomplete. Cons...

September 2026

- Sep 14 — Owner C: No work being done on any of the phases, and at the last construction my, Patty told Levy to finish phase 3, he agreed, but he hasn't done it at all. We are paying high HOA fees every month, and tha landscaping hasn't been done in 4 weeks. Things are piling up and the maintenance...
- Sep 21 — Owner M: <video omitted> Someone in phase 3 is throwing garbage in no recycling bags in front of my unit at 4:05 am last sunday.If anybody recognize this person in my camera pls let me know.
- Sep 30 — Owner E: Also, we haven't sold yet. We're now on our 3rd buyer. The last one didn't go through because the title company didn't want to go through with it. It was due to the open permits and city liens that I cannot do anything about. It scared the buyers off. My parents sold their condo ...

October 2026

- Oct 08 — Owner B: Did anybody here get their ceilings repaired by austro from prior roof leaks and if so did they paint the ceiling areas that were stained?
- Oct 15 — Owner B: So here's the thing from my perspective. The board does not thing except hold the title and look to Diana for information. The electrician gave me incorrect information and I notified Patty and Diana and Patty said I don't know where you get your information so I sent her the ema...
- Oct 20 — Owner H: They should be going around cleaning the community which is filthy with construction debris, garbage. Ficus on maintenance and not annoying the homeowners and spending our money on [expletive]!

STATUS: Summary of homeowner communications. No independent audit, forensic authentication or court-record verification is represented.