

OMEGA CONDOMINIUM No. 2
Board of Directors Meeting Minutes
August 19th, 2025

The meeting was called to order at 6:08 p.m.

Roll call: All Board members were present. A quorum was established.

Discussion:

The Board addressed accounting and maintenance issues, highlighting discrepancies in records and need for solutions. Previous records obtained from previous management indicate owners have outstanding balances and/or credit the owners report to be invalid.

The call box and NVR system needs repaired. Multiple quotes have been provided, board members decided to purchase new NVR system and outsource for installation services.

The board voted to hire a new accountant and considered separating management and accounting. Mckenzie made motion for owner Thelma Morales to join the board as Vice president, Catharine second all in favor, Thelma accepted.

New construction quotes are being obtained from new contractors. Batista provided an extension letter and the City of Plantation approved repairs through January 28th, 2026.

The parking list originally adopted by the Association was provided. Owners have reported to have been parking in different spaces for years. Updated parking list will be provided.

The meeting concluded with a call for more Board Members to share the workload and improve accountability.

Pets and noise disturbances were a major concern and owners request more action be taken. The common areas of the Omega Recreation is now being Managed by Grant Property Management. For your concerns they can be reached at 954-745-7568.

Action Items:

Get a new accountant to take over the financial records and provide monthly updates.

Post the parking spot assignment list on the bulletin board and have residents confirm their assigned spots.

Schedule another meeting to discuss the new accountant and the concrete restoration project.

Adjournment:

The meeting was adjourned at 7:26 p.m.

USA Management
Unapproved Minutes