

**Omega Condominium No. 11
Special Assessment Meeting Minutes
September 18th, 2024**

Paul Shapiro of USA Management called the meeting to order at 6:38 p.m.

Roll call: Ronald Gangoo and Sandra Lemos. A quorum was established

Paul presented the Affidavit of mailing and posting

Review of non-budgeted expenditures:

Ronald discussed the water bill which normally runs \$2,000.00 per month. Approximately 3 months ago the water bill was approximately \$36,000.00. The Board had the bill reduced to \$6,770.00. All owners and tenants must make sure toilets are not running.

The building is required to have Flood Insurance. The premium for the year 2024 - 2025 is \$4,647.00. This expense was not included in the Finance Agreement and was paid.

The Backflow had 2 seal leaks that had to be repaired for \$2,056.00.

The total unforeseen additional, non-budgeted expenses were \$13,473.00.

Vote to approve expenditures.

Sandra moved to approve payment for the unforeseen additional expenses.
Seconded by Ronald. Vote: 2 - 0. Approved.

Vote to approve a Special Assessment and payment terms:

Ronald moved to approve a \$14,000.00 Special Assessment, \$333.00 per unit, due in full on October 1st, 2024, or payable in 2 payments, each \$166.67, due October 1st, 2024 and December 1st, 2024. Seconded by Sandra. Vote: 2 - 0. Approved.

Ronald discussed the roof replacement Special Assessment, which was approved on June 24th, 2021, due on September 1st, 2021 for 60 months. The final payment is due on August 1st, 2026.

Payment Instructions:

Please make your check(s) payable to Omega Condominium No. 11 and mail to:

USA Management
9000 Sheridan Street #166
Pembroke Pines, FL 33024

Adjournment: Ronald moved to adjourn. Seconded by Sandra. Vote: 2 - 0. Approved
The meeting was adjourned at 6:50 p.m.

USA Management
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