

**From Attorney General Bill McCollum**

Thursday, December 4, 2008 5:35 PM

From: "AG" <.@myfloridalegal.com>**To:** shawn2000m@yahoo.com

Florida Attorney General Bill McCollum received your email regarding your concerns with your condominium association. Attorney General McCollum asked that I respond.

While I do not wish to minimize your concerns, the Attorney General's Office does not have jurisdiction in this matter. Florida law relating to condominiums is contained in Chapter 718, Florida Statutes. A searchable database of the statutes is available on the Internet at:

<http://www.leg.state.fl.us>

The state agency with authority to interpret and administer Florida's condominium laws is the Division of Florida Land Sales, Condominiums, and Mobile Homes, Department of Business and Professional Regulation (DBPR). You may reach that agency at (850) 488-1122 or toll-free within Florida at (800) 226-9101. DBPR's website, which includes additional contact information as well as frequently asked questions about condominium issues, is at:

<http://www.myflorida.com/dbpr/>

You may also wish to contact the Office of the Condominium Ombudsman for any assistance and/or information they may be able to provide. You may reach this office at:

1400 West Commercial Boulevard
Fort Lauderdale, Florida 33309
Phone: (954) 202-3234

If you wish to seek consideration of a criminal investigation regarding suspected misappropriation of funds, please contact the local law enforcement agency and state attorney's office where you live or where the alleged violation occurred. In Florida, the police or sheriff's department and the elected state attorney in each judicial circuit are responsible for investigating and prosecuting crime at the local level. Those authorities operate independently and are not a part of the Attorney General's Office. You may reach the local authorities in Plantation, Florida, at:

Plantation Police Department
451 NW 70th Terrace
Plantation, Florida 33317
Phone: (954) 797-2100
Website: <http://www.psd.plantation.org/>

Broward County Sheriff's Office
Post Office Box 9507

Fort Lauderdale, Florida 33310-9507
Telephone: (954) 831-8901
Website: <http://www.sheriff.org/>

Otherwise, please consult a private attorney for any legal guidance you may need. An attorney can give you the legal advice which our office is precluded by law from giving to private individuals. The Florida Bar offers a Lawyer Referral Service which you may contact toll-free at (800) 342-8060.

Thank you for contacting Attorney General McCollum's Office. I hope this information proves helpful to you. If you would like to keep current with news on Attorney General McCollum's efforts to fight fraud please follow this link and subscribe to the Attorney General's weekly and monthly electronic newsletters:

<http://myfloridalegal.com/NewsBrie.nsf/Subscriber>

Sincerely,

Samantha Santana
Office of Citizen Services

PLEASE DO NOT REPLY TO THIS E-MAIL. THIS ADDRESS IS FOR PROCESSING ONLY.

To contact this office please visit the Attorney General's website at www.myfloridalegal.com and fill out the on-line contact form. Again, thank you for contacting the Office of the Florida Attorney General.

Internet Mail Message

Posted Date:
From:
Reply To: shawn2000m@yahoo.com
To: ag.mccollum@myfloridalegal.com
Subject:

I need help with my condominium association. I was a former Board Member and after serving on the Board I chose to resign as I found that I felt the Board was Corrupt. I found areas of misappropriation of funds, wasteful spending, and

general corruption that I believed was out of control. I tried working with the Board to change this and was rewarded by two law firms trying to confront and handle me. Now, I filed a recall arbitration that was signed by 73 said unit owners to remove these people from office and now this recall is in Recall Arbitration in Tallahassee. The details of my findings and filings are as follows:

General Corruption 1. Neglect of Buildings – The condominium association has not properly maintained the buildings for some 10 to 15 years now. We had several vendors come in and give us an estimate of repairing the damages. The estimate is between \$200,000 & \$500,000 per phase of condominiums. We have four condominium phases, so your looking at approximately \$800,000 to \$2,000,000 in damages. I do not trust the current Board for correcting this issue as I believe they do not have the skills necessary to manage the repair the damages of this magnitude based on their prior performance. 2. Mismanagement of association funds – I conducted an audit myself of all of the accounts payable for 2006 – 2007. I found areas of wasteful spending which include the following – landscape, repairs to buildings, and assessments collected. I. For landscape mismanagement, I have found that we have been paying the current landscape company for 8 – 10 years for not properly maintaining the grounds. We have been spending approximately \$30,000 to \$45,000 per year in landscaping costs, yet the grounds are not properly maintained as there are weeds and trees not trimmed properly on the grounds. We are also constantly paying \$1,000 to \$5,000 per year for sprinkler repairs, yet I have a sprinkler by my house that has not worked in over 2 years and I have constantly reported it to the Board. II. We have a roof loan which was taken out in 2001 and as of date it is still being paid years later. III. For repairs to the buildings, upon my review of the accounts receivable, I found that the association had paid an unlicensed electrician approximately \$4,000 to \$8,000 to rewire outside electrical lighting. I reported this to the Florida Division of Licensing and to the City of Plantation. Both entities are currently investigating this issue and per my last conversation with Code Enforcement, this act could constitute a 3rd Degree Felony could go before a judge. I also discovered that we paid last year alone nearly \$30,000 to an roofing company to complete structural repairs. This company was operating outside the scope of its license as you must be a licensed General Contractor in order to repair those repairs. Therefore, I also reported them to the Florida Division of Licensing and to the City of Plantation. They too are currently under investigation by the City and per my last conversation with the City they will be issuing violation tickets per no license, not properly licensed, and no permits pulled. The current management company hiring a relative to do work when unlicensed or at least exceeding area of license i.e. roofer

doing electrical, foundation work etc. - the management company would have known when they hired them that multiple companies needed to be hired or at least a General Contractor . My point is they are trying to remedy this now but it should never have occurred. IV. Assessments Collected – For 2006-2007 year-end periods, the association collected \$384,000 for hurricane Wilma Repairs. The money was supposed to have gone for wood repair, and fence repair due to damages by Wilma. However, the money only went towards replacing rear fences and no wood repair was performed. The front fences were not repaired and are currently falling down and in hazardous condition per the City of Plantation. I also questioned the association on multiple occasions as to why they did not obtain FEMA loans or grants, and why they did not collect any monies from the insurance company. To date, these questions have remained unanswered even though I have requested them multiple times in writing. A second assessment in 2007 and I am referring to the one which was assessed again for an identical amount. Hiring unqualified fencing company at inflated price and even paying overtime for association maintenance man to watch or was it also to dig holes when fence company should have done it all. V. Management Company- numerous residents are outraged that the board continues to use the management company despite the conflict of interest and the fact that they did not have the experience to hire different licensed contractors i.e. electrical or structural engineers when they should have known it was needed or worse they did so out of favoritism to a relative - and still they board uses this management company. VI. Clubhouse Fire – We had a fire which was caused by arson and the party arrested was a former resident of the Condominium Association. Now, I am not sure what drove this man to commit such a crime, but regardless we suffered approx . \$120,000 in damages. The fire was April 1, 2008. We still have not begin construction on this building due to the fact that the Board could not make a decision on which Architect/ Engineer and which General Contractor to use for this process . We had 5 to 10 meetings in which the Board would make a decision and then overturn its decision several times until we had to get more bids for each of the Architects /Engineers and General Contractors. The Board finally went against their Association's Attorney's advice and selected a company that was an Architect and General Contractor. This created additional delays for drafting a contract to encompass this new firm. The contract was signed yesterday as I was told as I was not at the meeting. Minutes 1. The association has not maintained the proper minutes for the past 7 years. There are several gaps in records as they do not have all of the minutes. I can provide documentation as to which minutes I am missing. Records 1. The association has not maintained the proper records of the accounting firm. I asked for the past 7 years of records for accounts receivable and was not given the complete set per my multiple written

requests. I have documentation supporting each of the
aforementioned violations.

More information is available including printouts, invoices,
vIDEOS of Board Meetings, and etc. on the website that I
created at :

<http://www.myspace.com/omegavillas>

Shawn Martin

**RE: Corrupt Association??**

Tuesday, November 25, 2008 8:55 AM

From: "Miller, Deborah" <Deborah.Miller@dbpr.state.fl.us>
To: shawn2000m@yahoo.com

Dear Shawn,

You can access State Attorneys Offices throughout Florida at the following website: <http://sa18.state.fl.us/consume/conlist.htm>. Also, you may access the Office of the Attorney General of Florida at <http://myfloridalegal.com>.

Have a Happy Thanksgiving!

Sincerely,

Debbie Miller
Government Analyst I

Division of Florida Condominiums, Timeshares, and Mobile Homes
Department of Business and Professional Regulation
1940 North Monroe Street
Tallahassee, FL 32399-1030

From: Shawn Martin [mailto:shawn2000m@yahoo.com]
Sent: Friday, November 21, 2008 3:18 PM
To: Miller, Deborah
Subject: RE: Corrupt Association??

Deborah,

Thank you for contacting me back regarding this matter. However, I have contacted the state and filed two complaints with your division. The first complaint was dropped because I joined the board on 1/1/08 to see if I could work with them and correct the discrepancies. However, after I found that this was not possible, I filed another complaint around May of 2008. This complaint was for mismanagement of the common elements. Well, this complaint was not answered until around Sept. of 2008 and then was dismissed due to the law changing on 10/1/08.

I have another complaint that I will be filing with your division shortly but please understand that in our community the majority does not rule when they are being intimidated by certain individuals. Also, the city has issued 12 citations for violating the laws of having unlicensed contractors working on our property. The county also is investigating this unlicensed activity. My third complaint should be sent by the middle of next week for your review.

Finally, I am seeking help from any division that will lend me assistance with this corruption. You mentioned the State Attorney's Office. Do you have contact information for them?

I forwarded this message to the governor's office as I understand certain influential people in Dade County suggested that Christ was fighting corruption. I was hoping to reach another regulatory body that could handle this. Please let me know of any other advise you have for dealing with this situation.

Sincerely,

Shawn Martin

--- On **Fri, 11/21/08, Miller, Deborah** <Deborah.Miller@dbpr.state.fl.us> wrote:

From: Miller, Deborah <Deborah.Miller@dbpr.state.fl.us>
Subject: RE: Corrupt Association??
To: shawn2000m@yahoo.com
Date: Friday, November 21, 2008, 2:56 PM

Dear Mr. Martin:

Thank you for your recent email to Governor Charlie Crist regarding your condominium association. The Governor and Secretary Charles Drago have asked that our division respond directly to you on their behalf. We regulate the creation and operation of residential condominiums pursuant to Chapter 718 of the Florida Statutes, known as the "Condominium Act". We appreciate this opportunity to assist you.

You asked for help with your condominium association.

Please note that issues that are currently pending before various other agencies will not be addressed in this email. As you are aware, Omega Villas Condominium Association, Inc. filed a petition for recall arbitration with our arbitration section; this matter is presently pending before the Division in arbitration case number 2008058941. (The Final Order will be issued sometime next week.)

Effective Oct. 1, 2008, after developer turnover has occurred, the Division only has jurisdiction to investigate complaints related to financial issues, elections, and unit owner access to association records. All other complaints against an association are to be addressed by the arbitration or mediation process, or the courts. (The authority, responsibility, and duties of our division are stated in section 718.501, Florida Statutes.)

If you have requested access to records in accordance with section 718.111(12), FS, and have discovered that certain records have not been maintained as official records of the association, in accordance with the Condominium Act, then you may want to file a complaint with our division's Bureau of Compliance. I have attached a complaint form for your convenience. Please complete the form, listing all of your allegations (including any documentation or backup information that you may have) and send it to our division at the address shown on the form (or fax to 850.921.5446). The complaint will be assigned to an investigator, and the investigator will then contact you.

It appears that you disagree with several of the business decisions made by your board of directors. The board might make certain decisions that every unit owner does not agree with, but are not violations of the law. As you also are aware, if a majority of the unit owners disagree with the decisions being made by the board, they can recall the board. Any member (or members) of a board of directors may be removed with or without cause by a majority of all the voting interests. If it is suspected, however, that a crime is being committed by the board, then local law enforcement or the State Attorney's Office should be contacted.

If you have additional questions, or need any other information about condominiums in Florida, please contact us directly at 1.800.226.9101 or email us at Call.Center@dbpr.state.fl.us. You can access the full text of the statute and rules, and a list of frequently asked questions, as well as other educational materials, on our division's website at <http://www.myfloridalicense.com/dbpr/lsc/condominiums.html>. You may also visit our website for the dates, times, and locations of the educational seminars that we will be holding throughout our state regarding a variety of topics including budgets, reserves, financial reporting, and elections.

I hope this information is helpful. Again, thank you for writing.

Sincerely,

Debbie Miller, Government Analyst I

Division of Florida Condominiums, Timeshares, and Mobile Homes

Department of Business and Professional Regulation

<<Condo Complaint Form.pdf>>

-----Original Message-----

From: Shawn Martin [<mailto:shawn2000m@yahoo.com>]

Sent: Monday, November 17, 2008 3:28 PM

To: Governor Charlie Crist; Lt. Governor Jeff Kottkamp

Subject: Corrupt Association??

I need help with my condominium association. I was a former Board Member and after serving on the Board I chose to resign as I found that I felt the Board was Corrupt. I found areas of misappropriation of funds, wasteful spending, and general corruption that I believed was out of control. I tried working with the Board to change this and was rewarded by two law firms trying to confront and handle me. Now, I filed a recall arbitration that was signed by 73 said unit owners to remove these people from office and now this recall is in Recall Arbitration in Tallahassee. The details of my findings and filings are as follows:

General Corruption 1 <<http://www.myspace.com/omegavillas>> .Neglect of Buildings – The condominium association has not properly maintained the buildings for some 10 to 15 years now <<http://www.myspace.com/omegavillas>> . We had several vendors come in and give us an estimate of repairing the damages <<http://www.myspace.com/omegavillas>> . The estimate is between \$200 <<http://www.myspace.com/omegavillas>> ,000 & <<http://www.myspace.com/omegavillas>> ; \$500 <<http://www.myspace.com/omegavillas>> ,000 per phase of condominiums <<http://www.myspace.com/omegavillas>> . We have four condominium phases <<http://www.myspace.com/omegavillas>> , so your looking at approximately \$800 <<http://www.myspace.com/omegavillas>> ,000 to \$2 <<http://www.myspace.com/omegavillas>> ,000 <<http://www.myspace.com/omegavillas>> ,000 in damages <<http://www.myspace.com/omegavillas>> . I do not trust the current Board for correcting this issue as I believe they do not have the skills necessary to manage the repair the damages of this magnitude based on their prior performance <<http://www.myspace.com/omegavillas>> . 2 <<http://www.myspace.com/omegavillas>> .Mismanagement of association funds – I conducted an audit myself of all of the accounts payable for 2006 – 2007 <<http://www.myspace.com/omegavillas>> . I found areas of wasteful spending which include the following – landscape <<http://www.myspace.com/omegavillas>> , repairs to buildings <<http://www.myspace.com/omegavillas>> , and assessments collected <<http://www.myspace.com/omegavillas>> . I <<http://www.myspace.com/omegavillas>> .For landscape mismanagement <<http://www.myspace.com/omegavillas>> , I have found that we have been paying the current landscape company for 8 – 10 years for not properly maintaining the grounds <<http://www.myspace.com/omegavillas>> . We have been spending approximately \$30 <<http://www.myspace.com/omegavillas>> ,000 to \$45 <<http://www.myspace.com/omegavillas>> ,000 per year in landscaping costs <<http://www.myspace.com/omegavillas>> , yet the grounds are not properly maintained as there are weeds and trees not trimmed properly on the grounds <<http://www.myspace.com/omegavillas>> . We are also constantly paying \$1 <<http://www.myspace.com/omegavillas>> ,000 to \$5 <<http://www.myspace.com/omegavillas>> ,000 per year for sprinkler repairs <<http://www.myspace.com/omegavillas>> , yet I have a sprinkler by my house that has not worked in over 2 years and I have constantly reported it to the Board <<http://www.myspace.com/omegavillas>> . II <<http://www.myspace.com/omegavillas>> .We have a roof loan which was taken out in 2001 and as of date it is still being paid years later <<http://www.myspace.com/omegavillas>> . III <<http://www.myspace.com/omegavillas>> .For repairs to the buildings <<http://www.myspace.com/omegavillas>> , upon my review of the accounts receivable <<http://www.myspace.com/omegavillas>> , I found that the association had paid an unlicensed electrician approximately \$4 <<http://www.myspace.com/omegavillas>> ,000 to \$8 <<http://www.myspace.com/omegavillas>> ,000 to rewire outside electrical lighting <<http://www.myspace.com/omegavillas>> . I reported this to the Florida Division of Licensing and to the City of Plantation <<http://www.myspace.com/omegavillas>> . Both entities are currently investigating this

issue and per my last conversation with Code Enforcement <<http://www.myspace.com/omegavillas>> , this act could constitute a 3rd Degree Felony could go before a judge <<http://www.myspace.com/omegavillas>> . I also discovered that we paid last year alone nearly \$30 <<http://www.myspace.com/omegavillas>> ,000 to an roofing company to complete structural repairs <<http://www.myspace.com/omegavillas>> . This company was operating outside the scope of its license as you must be a licensed General Contractor in order to repair those repairs <<http://www.myspace.com/omegavillas>> . Therefore <<http://www.myspace.com/omegavillas>> , I also reported them to the Florida Division of Licensing and to the City of Plantation <<http://www.myspace.com/omegavillas>> . They too are currently under investigation by the City and per my last conversation with the City they will be issuing violation tickets per no license <<http://www.myspace.com/omegavillas>> , not properly licensed <<http://www.myspace.com/omegavillas>> , and no permits pulled <<http://www.myspace.com/omegavillas>> . The current management company hiring a relative to do work when unlicensed or at least exceeding area of license i <<http://www.myspace.com/omegavillas>> .e <<http://www.myspace.com/omegavillas>> . roofer doing electrical <<http://www.myspace.com/omegavillas>> , foundation work etc <<http://www.myspace.com/omegavillas>> . - the management company would have known when they hired them that multiple companies needed to be hired or at least a General Contractor <<http://www.myspace.com/omegavillas>> . My point is they are trying to remedy this now but it should never have occurred <<http://www.myspace.com/omegavillas>> . IV <<http://www.myspace.com/omegavillas>> .Assessments Collected – For 2006 <<http://www.myspace.com/omegavillas>> -2007 year <<http://www.myspace.com/omegavillas>> -end periods <<http://www.myspace.com/omegavillas>> , the association collected \$384 <<http://www.myspace.com/omegavillas>> ,000 for hurricane Wilma Repairs <<http://www.myspace.com/omegavillas>> . The money was supposed to have gone for wood repair <<http://www.myspace.com/omegavillas>> , and fence repair due to damages by Wilma <<http://www.myspace.com/omegavillas>> . However <<http://www.myspace.com/omegavillas>> , the money only went towards replacing rear fences and no wood repair was performed <<http://www.myspace.com/omegavillas>> . The front fences were not repaired and are currently falling down and in hazardous condition per the City of Plantation <<http://www.myspace.com/omegavillas>> . I also questioned the association on multiple occasions as to why they did not obtain FEMA loans or grants <<http://www.myspace.com/omegavillas>> , and why they did not collect any monies from the insurance company <<http://www.myspace.com/omegavillas>> . To date <<http://www.myspace.com/omegavillas>> , these questions have remained unanswered even though I have requested them multiple times in writing <<http://www.myspace.com/omegavillas>> . A second assessment in 2007 and I am referring to the one which was assessed again for an identical amount <<http://www.myspace.com/omegavillas>> . Hiring unqualified fencing company at inflated price and even paying overtime for association maintenance man to watch or was it also to dig holes when fence company should have done it all <<http://www.myspace.com/omegavillas>> . V <<http://www.myspace.com/omegavillas>> .Management Company <<http://www.myspace.com/omegavillas>> - numerous residents are outraged that the board continues to use the management company despite the conflict of interest and the fact that they did not have the experience to hire different licensed contractors i <<http://www.myspace.com/omegavillas>> .e <<http://www.myspace.com/omegavillas>> . electrical or structural engineers when they should have known it was needed or worse they did so out of favoritism to a relative <<http://www.myspace.com/omegavillas>> - and still they board uses this management company <<http://www.myspace.com/omegavillas>> . VI <<http://www.myspace.com/omegavillas>> .Clubhouse Fire – We had a fire which was caused by arson and the party arrested was a former resident of the Condominium Association <<http://www.myspace.com/omegavillas>> . Now <<http://www.myspace.com/omegavillas>> , I am not sure what drove this man to commit such a crime <<http://www.myspace.com/omegavillas>> , but regardless we suffered approx <<http://www.myspace.com/omegavillas>> . \$120 <<http://www.myspace.com/omegavillas>> ,000 in damages <<http://www.myspace.com/omegavillas>> . The fire was April 1 <<http://www.myspace.com/omegavillas>> , 2008 <<http://www.myspace.com/omegavillas>> . We still have

not begin construction on this building due to the fact that the Board could not make a decision on which Architect <<http://www.myspace.com/omegavillas>> /Engineer and which General Contractor to use for this process <<http://www.myspace.com/omegavillas>> . We had 5 to 10 meetings in which the Board would make a decision and then overturn its decision several times until we had to get more bids for each of the Architects <<http://www.myspace.com/omegavillas>> /Engineers and General Contractors <<http://www.myspace.com/omegavillas>> . The Board finally went against their Association's Attorney's advice and selected a company that was an Architect and General Contractor <<http://www.myspace.com/omegavillas>> . This created additional delays for drafting a contract to encompass this new firm <<http://www.myspace.com/omegavillas>> . The contract was signed yesterday as I was told as I was not at the meeting <<http://www.myspace.com/omegavillas>> . Minutes 1 <<http://www.myspace.com/omegavillas>> . The association has not maintained the proper minutes for the past 7 years <<http://www.myspace.com/omegavillas>> . There are several gaps in records as they do not have all of the minutes <<http://www.myspace.com/omegavillas>> . I can provide documentation as to which minutes I am missing. Records 1. The association has not maintained the proper records of the accounting firm <<http://www.myspace.com/omegavillas>> . I asked for the past 7 years of records for accounts receivable and was not given the complete set per my multiple written requests <<http://www.myspace.com/omegavillas>> . I have documentation supporting each of the aforementioned violations.

More information is available including printouts, invoices, vidoes of Board Meetings, and etc. on the website that I created at :

<http://www.myspace.com/omegavillas>

Shawn Martin



Florida Department of Agriculture & Consumer Services
CHARLES H. BRONSON, Commissioner
Tallahassee, Florida

August 3, 2007

Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee FL 32399-6500
Phone: 1-800-HELP-FLA
URL: <http://www.800helpfla.com>

Refer To: 0708-22064 / DLJ

SHAWN MARTIN
1760 NW 73RD AVE
PLANTATION, FL 33313-4433

Consumer: SHAWN MARTIN

Business: OMEGA VILLAS CONDOMINIUM ASSOCIATION

The Division of Consumer Services, Bureau of Mediation and Enforcement has received your complaint. Thank you for filing your complaint with this Department. Often it is only through correspondence from concerned and responsible citizens that we become aware of consumer problems. In this case, the Division does not have jurisdiction over the subject area referenced in your complaint, so we have forwarded your complaint to DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION, on your behalf. This agency will review your complaint and take whatever action they deem appropriate. Their address is:

DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION
BUREAU OF CONSUMER COMPLAINTS
1940 N MONROE ST
TALLAHASSEE, FL 32399-6506

Please be advised that the State of Florida cannot serve as a personal attorney for an individual; therefore, you may wish to contact an independent attorney for legal advice, or you may consider filing a small claims action in county court.

On behalf of the Division of Consumer Services, I appreciate your contacting us concerning this matter. We hope that you will consider contacting the Department in the future so that we may assist you with a consumer related issue.

Sincerely,

Debra L Jordan

Debra L Jordan
Regulatory Specialist III
850-410-3773
Fax: 850-410-3801
E-mail: jordand2@doacs.state.fl.us

Charles W. Drago, Secretary

Charlie Crist, Governor

March 16, 2009

Shawn Martin
1760 NW 73rd Ave
Plantation, FL 33313

RE: DBPR Case No: 2008-024074
Subject: Vincent Pagan

Dear Shawn Martin:

The Complaint that you filed against the Subject has been reviewed in this office. We have determined based upon the evidence obtained through our investigation that the activities in question do constitute unlicensed practice as alleged. This agency has issued a Notice to Cease and Desist to the Subject in this matter. This case is being closed at this time.

If **AFTER** receipt of this letter, you find the Subject continuing to engage in unlicensed activity in spite of our action herein, we would strongly urge you to file another complaint. **Please feel free to call our Unlicensed Activity toll-free number: 1.866.532.1440.**

Under no circumstances is DBPR authorized to obtain money back for persons damaged by unlicensed activity. Should you desire to seek such restitution, please contact your local state attorney to follow up on criminal prosecution, or you may pursue a civil lawsuit by hiring your own attorney.

Should you desire further information, you may call me at 850.488.0062. Thank you for your interest and effort in bringing this matter to our attention.

Respectfully submitted,

Courtney Love
Administrative Assistant II
Unlicensed Activity

/cel

**RE: FW: Re: Omega Villas Questions**

Wednesday, September 24, 2008 8:51 AM

From: "Attah, Adam" <AAttah@plantation.org>

To: "Shawn Martin" <shawn2000m@yahoo.com>

Cc: "Hargreaves, Ben" <BHargreaves@plantation.org>

Shawn:

The building department's violation process gives the property owners enough time to come into compliance. Failure to secure a permit to comply will eventually be passed to the special magistrate who then decides after holding a hearing on the appropriate fines. The property owners are given the required documentations during this process and we at the building department do not get involved with the associations internal procedures to determine who and how much should be reimbursed.

Ben Hargreaves is currently pursuing the violations as required.

Thank you,

Adam Attah, AIA, NCARB
Chief Structural Inspector/ABO
Building Department
City of Plantation
T 954.797.2794
F 954.797.2273

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send your electronic mail to this entity. Instead, contact this office by phone or in writing.

TRANSMISSION VERIFICATION REPORT

TIME : 06/30/2006 22:19
NAME :
FAX :
SER.# : BROD6F726165

Charlie Crist, Governor
Holly Benson, Secretary

Department of **Business
Professional Regulation**

Division of Florida Land Sales, Condominiums and Mobile Homes
Bureau of Compliance
1400 West Commercial Boulevard
Suite 115
Ft. Lauderdale, Florida 33309-3782

Phone: 954.202.3982
Fax: 954.202.3990
www.MyFlorida.com/dbpr
www.MyFloridaLicense.com

August 20, 2007

Mr. Shawn Martin
1760 NW 73rd Avenue
Plantation, FL 33313

RE: Receipt of Complaint

Dear Mr. Martin:

I wanted to drop you a quick letter to advise you of the status of your complaint. I regret and apologize for the delay in addressing your concerns. The Bureau of Compliance is in the midst of reorganizing our investigative process.

In order to more efficiently handle complaints we are converting our old investigative process to a new one. The problem is we have to use both systems at the same time until all of the old cases that were started using the old system are completed, as you can imagine this is a difficult and time consuming situation.

We are doing our best to keep up with our older cases while at the same time doing a thorough and detailed review of new complaints. Unfortunately, the situation has created a backlog and we continue to run about three weeks behind.

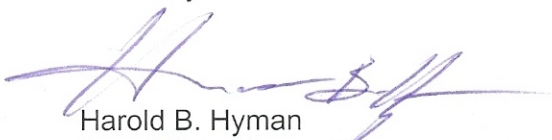
We have not forgotten you and we are doing our best to catch up.

On the bright side, our new system should cut 50%-75% of the time it takes to fully address your concerns once we have entered your case on our computer database.

I greatly appreciate your understanding and cooperation and again apologize for any inconvenience this delay has caused. We continue to be committed to providing you with the best service possible.

Thank you. If you have any questions please contact me by telephone at: 954.202.3982, or by email at: Harold.Hyman@dbpr.state.fl.us.

Sincerely,


Harold B. Hyman
Investigator Supervisor
Bureau of Compliance

June 5, 2008

CONFIDENTIAL TO:
SHAWN MARTIN
1760 NW 73RD AVE
PLANTATION, FL 33313

RE: CASE NO. 2008024074
SUBJECT: VINCENT PAGAN

Dear Sir or Madam:

The Department of Business and Professional Regulation has received your complaint against VINCENT PAGAN. Your complaint has been reviewed and forwarded to the MARGATE office for investigation. Please note that the department will also provide VINCENT PAGAN with a copy of your complaint, as required by Florida law.

Per Section 455.225(10), Florida Statutes, unless this complaint regards an unlicensed individual or a community association manager, it is confidential and exempt from disclosure at this time; however, once the investigation is complete, your case will go before the regulatory board. If the regulatory board determines that probable cause exists, meaning they believe a violation has occurred, then 10 days later your case will become public record. Therefore, unless and until probable cause is found, the department cannot disclose your complaint or the investigation.

If you have any questions, please do not hesitate to contact the Margate office at 954-917-1333. Thank you for bringing this matter to our attention.

Sincerely,



LINDA BUTLER - MANAGEMENT REVIEW SPECIALIST
CONSUMER SERVICES
1940 NORTH MONROE
TALLAHASSEE, FL 32399-0782
PHONE: (850) 488-6603 FAX: (850) 921-2124

Charles W. Drago, Secretary

Charlie Crist, Governor

October 30, 2008

Mr. Shawn Martin
1760 NW 73rd Avenue
Plantation, FL 33313

Re: Omega Villas Condominium Association, Incorporated
Case No. 2008032273

Dear Mr. Martin:

This letter is to provide you with an update regarding your complaint. Recent changes to Florida Law, effective October 1, 2008, reduce State of Florida regulation with respect to unit owner controlled condominium associations. The Division no longer has authority to investigate matters other than those that are related to access to records, elections and financial issues.

As a result of the change in the law the Division does not have authority to investigate the association for failing to maintain the common elements and will take no action regarding this matter. Nevertheless, we will contact your association's board of directors in writing and by phone, and inform them of their legal obligations and the action they should take. This contact will be documented in our files and you will receive a copy of this communication.

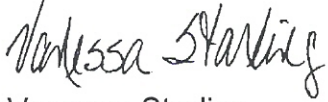
In addition, we are willing to assist you in resolving this issue in one or more of the following ways:

- Arranging a meeting between you, one or more members of your board of directors.
- Attending a meeting of your association's board of directors to provide education regarding the association's responsibilities in this area. This meeting is subject to invitation by the board, with proper notice to the unit owners.
- Providing educational materials to you or your association regarding this issue. If you have a personal computer, you may view all of the division's educational materials as well as frequently asked questions the division's internet page at: <http://www.myflorida.com/dbpr/lsc/index.html>. For example, if you feel the board is not properly managing the affairs of your condominium you may want to review the publications that discuss electing a new board. Just click on the

condominium tab on the left hand side of our home page. If you do not see a publication that you find useful, please contact our office and we will attempt to answer your question.

Thank you and please let us know if we may be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Vanessa Starling". The signature is written in a cursive, flowing style.

Vanessa Starling
Investigator – Fort Lauderdale
BUREAU OF COMPLIANCE

Division of Florida Land Sales, Condominiums and Mobile Homes
Bureau of Compliance
1400 West Commercial Boulevard
Suite 115
Ft. Lauderdale, Florida 33309-3782

Phone: 954.202.3982
Fax: 954.202.3990
www.MyFlorida.com/dbpr
www.MyFloridaLicense.com

August 17, 2007

Shawn Martin
1760 NW 73rd Avenue
Plantation, FL 33313

RE: Receipt of Complaint

Dear Mr. Martin:

This letter is to advise you that your complaint was received by the Division at our headquarters in Tallahassee, Florida.

It will now be sent to us for review and possible investigation. We should receive your complaint within 5-7 days.

If the information and documentation you provide and our initial review shows a reasonable basis for believing that a violation occurred we will open an investigation. If not, we will provide you with a full explanation of why we cannot investigate your complaint. We will also provide you with any contact information we have for other state agencies that might be able to help you.

Thank you for the opportunity to be of service to you. If you have any questions please contact me at: 954.202.3982, or by email at: Marva.Jones@dbpr.state.fl.us.

Sincerely,



Marva Jones
Administrative Assistant
Bureau of Compliance

JUNE 18, 2008

SHAWN MARTIN
1760 NW 73RD AVE
PLANTATION, FL 33313

RE: SUBJECT: WILBUR BYNUM GOULD
CASE NO. 2008025353

DEAR SHAWN MARTIN:

THIS LETTER IS IN REFERENCE TO THE COMPLAINT YOU FILED WITH THE DIVISION OF PROFESSIONS AND REGULATION OF THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, AGAINST A REGISTERED CONTRACTOR.

EFFECTIVE OCTOBER 1, 1992, THE LOCAL GOVERNING BODY OF A COUNTY OR MUNICIPALITY, OR ITS LOCAL ENFORCEMENT BODY, IS AUTHORIZED TO ENFORCE CHAPTER 489, PART I, FLORIDA STATUTES, AGAINST LOCALLY LICENSED OR REGISTERED CONTRACTORS [S.489.131(7)(A)-(G), F.S.]. THEREFORE, THIS MATTER HAS BEEN REFERRED TO YOUR LOCAL BUILDING DEPARTMENT, FOR REVIEW AND ANY ACTION WHICH THEY DEEM NECESSARY. THE LOCAL BOARD WILL FORWARD THEIR FINDINGS TO THE CONSTRUCTION INDUSTRY LICENSING BOARD FOR POSSIBLE DISCIPLINARY ACTION.

PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT FOR INFORMATION REGARDING YOUR CASE AT:

BROWARD COUNTY BUILDING DEPARTMENT
ATTN: HIPOLITO CRUZ
955 SOUTH FEDERAL HIGHWAY
FT. LAUDERDALE, FL 33316

THANK YOU FOR YOUR COOPERATION IN THIS MATTER.

SINCERELY



LINDA BUTLER - MANAGEMENT REVIEW SPECIALIST
CONSUMER SERVICES
1940 NORTH MONROE
TALLAHASSEE, FL 32399-0782

PHONE: 850.488.6603

1940 North Monroe Street
Tallahassee, Florida 32399-0782

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Florida Department of
**Business &
Professional
Regulation**

Division of Land Sales, Condominiums and Mobile Homes
Bureau of Compliance
1400 West Commercial Boulevard, Suite #185
Ft. Lauderdale, Florida 33309-3789
Phone: 954.202.3982
Fax: 954.202.3990

Holly Benson
Secretary

Charlie Crist
Governor

February 5, 2008

Mr. Shawn Martin
1760 NW 73rd Avenue
Plantation, FL 33313

Re: Omega Villas Condominium Association, Inc.
Case No. 2007046482

Dear Mr. Martin:

This letter is to advise you that your case is being actively investigated. Either we are still gathering and reviewing information to determine whether or not a violation occurred or a violation was found and we are pursuing the required corrective action.

Please be patient, we want the outcome of the investigation to be the thorough, accurate and complete.

We will continue to keep you updated on our progress. If you have any questions or concerns specifically related to this case, please call the investigator assigned to the case. If you do not know the name of the Investigator please feel free to call me at (954) 202-3982 or e-mail me at marva.jones@dbpr.state.fl.us and I will be glad to help you in anyway I can.

Thank you for the opportunity to be of service.

Sincerely,



Marva Jones
Administrative Assistant

PERSONAL AND CONFIDENTIAL

OCTOBER 29, 2008

SHAWN MARTIN
1760 NW 73RD AVE
PLANTATION, FL 33313

RE: CASE NO. 2008024074
VINCENT PAGAN


DEAR SHAWN MARTIN:

THE DIVISION OF REGULATION HAS COMPLETED ITS INVESTIGATION REGARDING THE COMPLAINT YOU SUBMITTED.

THE INVESTIGATION WILL NOW BE FORWARDED TO OUR OFFICE OF THE GENERAL COUNSEL FOR LEGAL REVIEW. THE OFFICE OF THE GENERAL COUNSEL WILL SEND YOU WRITTEN NOTIFICATION OF THEIR ACTION IN THIS MATTER.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE OFFICE OF THE GENERAL COUNSEL, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, 1940 NORTH MONROE STREET, TALLAHASSEE, FL 32399-2202, PHONE (850) 488-0062, FAX (850) 414-6749.

SINCERELY,



NORMA FISHNER - INVESTIGATOR SPECIALIST II
REGIONAL OFFICE IX
5080 COCONUT CREEK PKWY, SUITE A
MARGATE, FL 33063-3942
PHONE: (954) 917-1333 FAX: (954) 917-1343