

Melanie S. Griffin, Secretary

Ron DeSantis, Governor

April 21, 2025

Shawn Martin
1760 NW 73rd Avenue
Plantation, Florida 33313

RE: DBPR v. Omega Villas Condominium Association, Inc.
DBPR Case No: 2024-019952

Dear Mr. Martin,

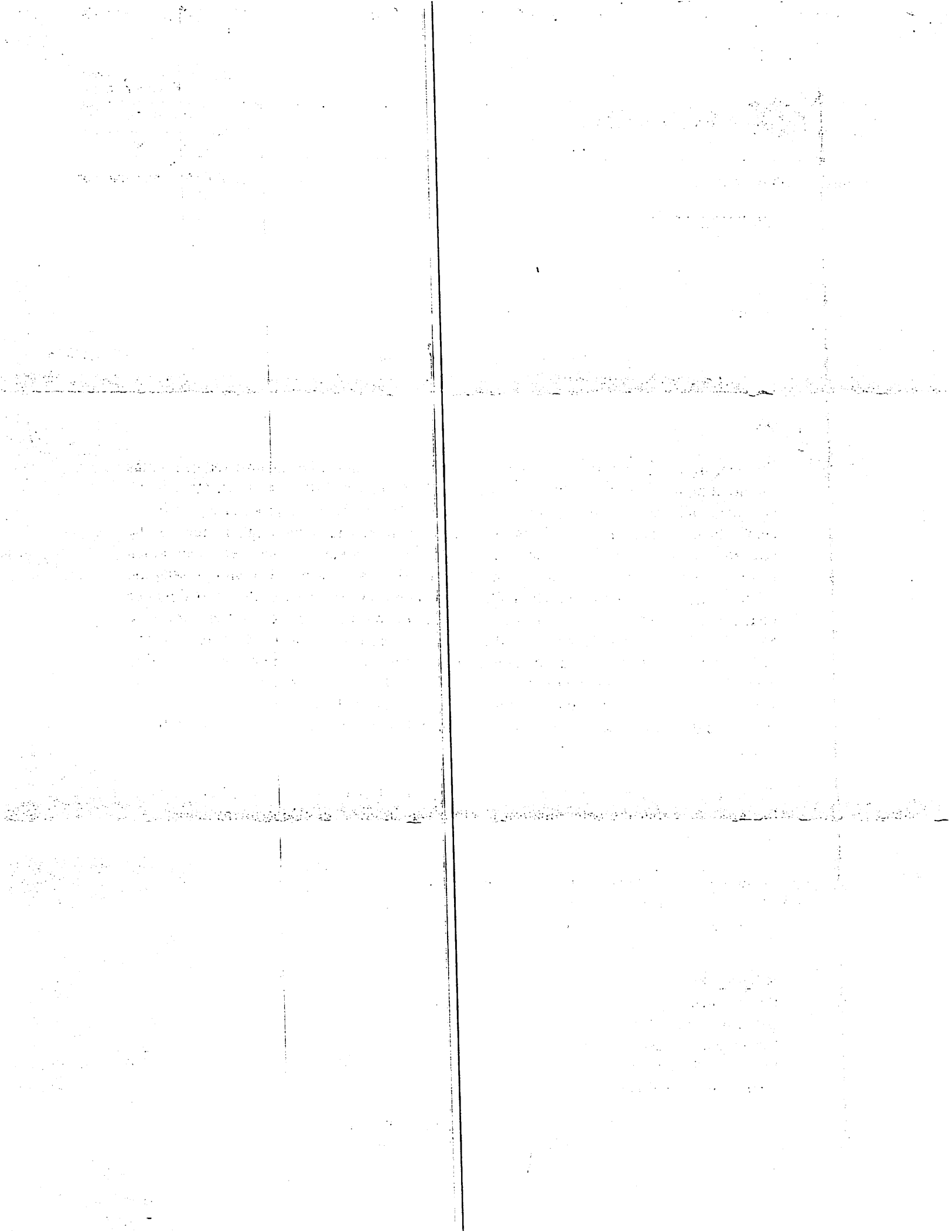
The Department has completed its review of the complaint filed against Omega Villas Condominium Association, Inc. ("Subject") under chapter 718, Florida Statutes. The complaint alleged that the Association violated several election procedures. After a comprehensive examination of the evidence submitted and a thorough review of the relevant statutory provisions under chapter 718, Florida Statutes, it has been determined that there is insufficient evidence to establish probable cause to proceed with prosecution in this matter. First, Subject timely mailed to each unit owner a copy of the Second Notice of Election on March 1, 2024, at least fourteen (14) days before the 2024 election held March 19, 2024. Secondly, based on the evidence presented, Subject did not receive Ms. Garcia Notice of Intent Form, therefore, Ms. Garcia was not placed on the 2024 ballot. Thirdly, Subject in compliance with rule 61B-21.0021(8), Fla. Admin. Code, properly structured the outer election envelopes. Lastly, neither Florida Statutes nor Florida Administrative Code require candidates to include a resume with the Notice of Intent Letters.

Should additional evidence be revealed, or should the Department determine upon further review that the determination to close was in error, the Department may reopen the case.

Thank you for bringing this matter to our attention.

Sincerely,

/s/Baron Olden, Jr.
Baron Olden, Jr.
Office of General Counsel
Department of Business and
Professional Regulation
2601 Blair Stone Road



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