

Online Complaint Summary

4/4/24, 2:02 PM

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Board:	Condominiums, Cooperatives, Timeshares, & Multi-Site Timeshares
License Type:	Condominium Project
Complaint Number:	2024019952
Incident Date:	03/19/2024
Description:	<p>Complaint for violating the rules of the Annual Election by not timely delivering our Ballots and 2nd Notice of Election by March 5th, 2024 for an Election on March 19th, 2024. We have a list of approximately 6 or more people that were late or didn't ever receive the ballot package who were all in a group that is trying to Recall some of the Board Members.</p> <p>Nerva Garcia (Omega Villas Community for Change group member) timely submitted/mailed her request to be on the Election Ballot before the Deadline and the Condo Association Manager says like in other incidences that he never received the mail.</p> <p>Miriam Tirados (Omega Villas Community for Change group member) name was spelled incorrectly as Mariam. She has served on the Board and Juda Eskew and the Board knows the correct spelling of her name.</p> <p>The Ballots dont reflect which unit owner cast the ballot which appears to easily open the door to fraud. Why, at a later date in an audit, how could we validate who cast the vote? How can we validate that the votes were fraudulently entered since no unit owner's name is on the ballot to ask? Elizabeth Palen and Maritza Wilhem have never served on our Board or submitted there resumes as candidates. Yet, Elizabeth Palen was added to the Board as a Secretary Officer??? Where is the logic in this?</p>

Attestation

Electronic Signature:	Yes
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Developer/Association

Select who the complaint is filed against:	Association
If Association list President:	Patty Sabates

Notification

Has the respondent been notified of the issues in this complaint?

Yes

If you answered yes to the above question , what was the method of notification?

Verbal at the 4.2.24 Board Meeting

Attorney

Witness 1

Witness Name: **Miriam Tirado**

Address: **1745 NW 71 AVENUE 108**

City: **Plantation**

State: **Florida**

Zip: **33313**

Country: **Broward**

Phone: **(954) 644-929**

Witness 2

Witness Name: **Nerva Garcia**

Address: **1753 NW 72 AVENUE 76**

County: **Broward**

City: **Plantation**

State: **Florida**

Zip: **33313**

Phone: **(954) 326-835**

Witness 3

Witness Name: **Elena Salazar**

Address: **1705 NW 73 AVENUE 36**

County: **Broward**

City: **Plantation**

State: **Florida**

Zip: **33313**

Phone: **(954) 393-5253**

Witness 4

Witness Name: **Beatriz Retana**

Address: **1737 NW 74 AVENUE 10**

County: **Broward**

City: **Plantation**

State: **Florida**

Zip: **33313**

Phone: **(954) 242-2200**

Legal

If you have retained legal counsel regarding the issues listed in this complaint, do you want the division to contact your attorney? **No**

Has court action been filed regarding any of the allegations in this complaint? **No**

Has a petition for a Declaratory Statement been filed with the division regarding any of the allegations in this complaint? **No**

Has a petition for Mandatory Nonbinding Arbitration been filed with the division regarding any of the allegations in this complaint? **No**

Allegation 1

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Violating the rules of the Annual Election by not timely delivering our Ballots and 2nd Notice of Election by March 5th, 2024 for an Election on March 19th, 2024. We have a list of 6 to 8 people that were late or didn't ever receive the ballot package who were all in a group that is trying to Recall some of the Board Members.

Allegation 2

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Nerva Garcia (Omega Villas Community for Change group member) timely submitted/mailed her request to be on the Election Ballot before the Deadline and the Condo Association Manager says like in other incidences that he never received the mail.

Allegation 3

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Miriam Tirados (Omega Villas Community for Change group member) name was spelled incorrectly as Mariam. She has served on the Board and Juda Eskew and the Board knows the correct spelling of her name.

Allegation 4

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

The Ballots dont reflect which unit owner cast the ballot which appears to easily open the door to fraud. Why, at a later date in an audit, how could we validate who cast the vote? How can we validate that the votes were fraudulently entered since no unit owner's name is on the ballot to ask?

Allegation 5

Allegation:

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Elections

Elizabeth Palen and Maritza Wilhem have never served on our Board or submitted there resumes as candidates. Yet, Elizabeth Palen was added to the Board as a Secretary Officer??? Where is the logic in this?

Respondent

License Number:

PR1M016099

Organization Name:

OMEGA VILLAS, PHASE II

Address:

400 S.E. 18TH ST

Broward

FORT LAUDERDALE, FL

33316

US

Complainant

First Name:

Shawn

Last Name:

Martin

Address:

1760 NW 73 Ave.

33313

Plantation, FL

33313

US

Phone Number:

9547160915

Extension:

E-mail Address:

smartin@isccompany.net

Attachments

cccomplaintv2.pdf

Capture6.JPG

Capture7.JPG

Capture8.JPG

Capture9.JPG

WhatsAppImage20240310at15.14.34_e9f2192e.jpg

WhatsAppImage20240310at15.14.41_3c122045.jpg

WhatsAppImage20240310at12.20.48_9cd81cfe.jpg