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File a Complaint - Complaint Review

Please review the below information you have provided before submitting. Press "submit" when you are ready to file your complaint. If you need to add or remove any information from below, please press the "previous" button at the bottom until you return to the appropriate section.

- Your complaint has been submitted for processing. An agent will be assigned to review your complaint. If you have provided an Email Address, an Email confirmation will be sent to you with a case number to reference your complaint. Select "Cancel" below to return to the Main Menu.

Press "Return" to return to the Public Services Main Menu.

Press "Cancel" to cancel this complaint and return to the main menu.

Complaint Detail

License Type

Condominium Project

Incident Date:

08/30/2023

Description:

Complaint against the 2023 to 2024 Board Members for failing to do their fiduciary duty and notifying the unit owners about thousands of dollars now over \$400,000 in liens and fines as of February 29, 2024 which started in 2022 from the City of Plantation for failing to meet the 40 year recertification requirements. Then, blocking Shawn Martin on August 28th, 2023 from obtaining his certified records request for which he is filing an arbitration hearing for. Further, the excessive fines from the City of Plantation are linked to unlicensed contractor activity that the Board did in 2007 to 2008. Our subdivisions are divided into four phases. So, the fines for Phases 1, 2, & 3 are only \$75 per day per building. Whereas, Phase 4 which had the most citations for unlicensed activity has 4 buildings at \$250 per day and 2 buildings at \$200 per day in fines. I have an MBA and Finance degree so I created a projection table attached that displays what these fees will be at the end of the 2 to 3 year renovation period. AFTER BEING CONFRONTED BY SHAWN MARTIN, THE BOARD FINALLY HAD ATTORNEY LOPEZ DISCUSS THE CITY OF PLANTATION LIENS AND FINES IN JANUARY OF 2024, ALMOST 3 MONTHS AFTER THE INITIAL CONFRONTATION. PLEASE TAKE THE TIME TO REVIEW THESE FACTS AS OUR COMMUNITY IS STRUGGLING TO STAY AFLOAT AFTER THIS INFLECTION WAS PLACED UPON US BY THIS ROUGE BOARD DATING ALL THE WAY BACK TO 2008. PLEASE TAKE THE TIME TO REVIEW THESE RECORDS AND MAKE A RECOMMENDATION FOR THIS CASE TO BE REVIEWED BY THE BROWARD COUNTY STATE ATTORNEY'S OFFICE MERELY BECAUSE OF POSSIBLE FAILURE OF FIDUCIARY DUTY POSSIBLE FRAUD MAY BE INVOLVED AND WE HAVE RESIDENTS GOING INTO FORECLOSURE DAILY! SHAWN MARTIN CREATED EXHIBIT 1 WHICH PROVIDES A BASIC SUMMARY OF WHAT IS IN EACH OF THE EXHIBITS THAT I AM PRESENTING SUPPORTING DOCUMENTATION WHICH INCLUDES FILES TO VIDEO FOOTAGE ON THESE MATTERS FOR THIS COMPLAINT FROM EXHIBIT 1 TO EXHIBIT 6.

Attestation

Electronic Signature:

Yes

Developer/Association

Select who the complaint is filed against:

Association

If Developer list principal officer:

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?

VIA EMAIL AS A BOARD MEMBER

Attorney

Attorney Name:

Address:

County:
 City:
 State:
 Zip:
 Country:
 Phone:
 Alternate Phone:
 E-mail Address:

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

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

Financial Issues	<p>For a quick backstory on this unlicensed activity, Shawn Martin noticed activities on the Board that raised concern over the work being performed in the community. So, he conducted a certified records request when he was on the Board in 2008. From this request, he noticed unlicensed activity that he reported to several regulatory agencies which ultimately led to citations being issued by the City of Plantation as well as a few other actions taken against Gould Roofing and Vincent Pagan at that time. Shawn Martin also had repairs done by Gould Roofing for which he received a citation on his unit as well. Instead of correcting the unlicensed work, the Board (Patty and Blaire specifically as well as Norma and Ken Aker, former presidents) hired a law firm to defend them against a Recall from 2008 to 2009 and also defend them against the City of Plantation for the citations. The invoices for this repair work, complaints to various regulatory agencies including the City of Plantation, and even a letter from the law firm stating they would correct these damages by hiring a licensed general contractor (which they never corrected the damage or cured the citations). The main letters are attached as supporting evidence and I have more should this open into an investigation. Fast forward to 2024, we are still filing these complaints and dealing with the same types of issues again!</p>
Financial Issues	<p>Members still on our Board from this time frame are Patty Sabates (President) and Blaire Lapides (Treasurer & Secretary). They were also Board Officers from around 2005 to present. They have gone to great lengths to hide and defend this unlicensed activity from 2008 to present which has ultimately resulted in thousands in fines and will possibly be over \$2 million by the time the renovation is complete. To date, they have paid attorneys, the accounting firm, the management firm, and police officers to attend all of our meetings. This has resulted in excessive additional costs per month to our community dating back to when Shawn Martin confronted them about the City of Plantation liens and fines in the October 2023 Board Budget Meeting. The Board Members Patty, Blaire, and Eric had their supporters who also tried to run interference with a group of unit owners (now over 60+) that gathered together to combat this activity. I have given them a copy of this complaint so each one of them can file it with your division for the record.</p>
Elections	<p>We have documentation on their actions which also resulted in us noticing improper activities and violations in our Annual Election process. This was also documented. Also, from 2008 to 2023, the Board had a three-member Board because no one wanted to work with Patty and Blaire except Eric. However, in 2024, since Shawn Martin was going to be on the Board, Elizabeth Palen and her group members that were in her WhatsApp group joined the Board and they all had the lowest number of votes. During the Annual Election, one of our witnesses noticed that one of their members who volunteered to count the votes (since we had requested an Election Monitor to ensure our votes were all counted properly) noticed Cindy who was in Elizabeth's WhatsApp group trying to discredit 4 votes that were for Shawn to make it look like he didn't receive 40 votes, the most popular candidate. Then, on the first day of the new Board, the Board members tried to pass all these hush rules on how matters are brought to the floor and other overly extreme rules for voluntary board members serving the community. We are starting to see similarities between our situation and what happened in the Hammock's case so we are reaching out for assistance.</p>
Financial Issues	<p>Also, Shawn Martin reported a police case where his roof had been what appeared to be cut and was left unrepaired all the way back to 2007 to 2008. The Board has paid thousands of dollars in roof repairs but yet could never make proper emergency repairs to Shawn Martin's roof? So, he reported this to the police department then to the Broward County State Attorney's Office and started working with Margaret Carpenter, Assistant State Attorney in Charge, Misdemeanor Trial Unit. She recommended that Shawn file a police report to open an</p>

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

investigation into possible financial crimes. This is why we are also making a complaint here. This documentation is also attached for your review. When is enough of this going to be enough, I think the DBPR should open a formal investigation with the Broward County State Attorney's Office as now we have Millions of Dollars involved here! PLEASE HELP US SAVE OUR COMMUNITY!

Respondent Detail

License Number: **PR1M016099**

Name: **OMEGA VILLAS, PHASE II**

Address: **400 S.E. 18TH ST
FORT LAUDERDALE, FL
Broward
US 33316**

Complainant Detail

Name: **Martin, Shawn**

Address: **1760 NW 73 AVE.
1760 NW 73 AVE.
FORT LAUDERDALE, FL
US 33313**

Phone: **954-716-0915**

E-mail: **smartin@isccompany.net**

Image Details

Image File Name: **Exhibit1.pdf**

Image File Name: **Exhibit1A.pdf**

Image File Name: **Exhibit1B.pdf**

Image File Name: **Exhibit1C.pdf**

Image File Name: **Exhibit1D.pdf**

Image File Name: **Exhibit1E.pdf**

Image File Name: **Exhibit1Fv2.pdf**

Image File Name: **Exhibit1G.pdf**

Image File Name: **Exhibit1H.pdf**

Image File Name: **Exhibit2.pdf**

Image File Name: **Exhibit4.pdf**

Image File Name: **Exhibit6.pdf**

Image File Name: **Exhibit5v2.pdf**

Image File Name: **Exhibit3.1V2.pdf**

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Please see our [Chapter 455](#) page to determine if you are affected by this change.