

## Online Complaint Summary

8/2/24, 1:08 PM

Page 1 of 6

Board: Community Association Managers

License Type: CAM Firm

Complaint Number: 2024044370

Incident Date: 07/23/2024

Description: This Complaint is regarding unprofessional harassment behavior that Jay Pietrafetta, LCAM from Sunrise Management has exhibited in our community which may be linked to a possible corruption to a possible fraud ring which is why this is being reported to be investigated. These issues date back to 2015 or so when I first began dealing with Jay. I have witnessed him lie to our community in regard to when our roofs or other common element issues were going to get repaired from delaying repairs of my leaking roof to not fixing it at all. My roof leak has been going on since 2008 or earlier. It was an off and on leak, sometimes showing up and disappearing. However, our incompetent management firm and Board have not successfully repaired the leak in all this time and Jay has lied to me about when it would be fixed, etc.

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The continuation of this complaint is contained in the attached file named Sunrise Mgt. Complaint v3.doc. As the entire complaint exceeds 4000 characters. NOTE: I could NOT upload all of the supporting documents or images. You may request those files separately if would would like to review any of the supporting files I listed in the document Sunrise Mgt. Complaint v3.doc.

### Capacity

I am complaining in my capacity as a: Other

### Attestation

Electronic Signature: Yes

### Association Info

Name of Association: Omega Villas Condominium Association, Inc.

Address: 1713 NW 72ND AVE.

City: **Plantation**

County: **Broward**

State: **Florida**

Zip: **33313**

Is this a residential homeowner's association or condominium association in which membership in the association is a condition of ownership of the unit? **Yes**

Is the association authorized to impose a fee which may become a lien against a unit if not paid? **Yes**

What is the total number of units in the association? **128**

### Performing CAM Info

Name of the subject: **Jay Pietrafetta**

Is the subject employed by one or more associations or by a company that provides services to one or more associations? **Yes**

If yes, how many associations are involved? **1**

Name of association(s) and/or company: **Sunrise Management**

Total number of units in all associations: **128**

Does the subject receive compensation (for instance, a salary, reduction in rent or fees, free rent, or any other benefits) for his or her services? **Yes**

What is the total dollar amount of the association's annual budget(s)? **\$95,000**

### Specific CAM Duties

Does the subject receive funds from unit owners either by check or cash? **No**

What does the subject do with the funds: write receipts, make bank deposits? **I don't think the CAM has any access to funds other than possible Home Depot card. Not sure.**

Does the subject post funds to the accounts? **No**

Does the subject have the authority to sign checks and does the subject sign the checks? **No**

Does the association maintain a petty cash fund and is the subject authorized to spend petty cash? **No**

Does the subject have the authority to make changes in the association's account(s)? **No**

Does the subject work directly for a licensed CAM or is he/she a licensed CAM? **Yes**

Name and License Number of the CAM: **Jay Pietrafetta and License #: CAM25291**

### **Budget**

Name: **Blaire Laipides (Treasurer)**

Can the Subject incur charges on association accounts? **Yes**

Address: **1713 NW 72ND AVE.**

City: **Plantation**

State: **Florida**

Zip: **33313**

Does the subject have input regarding the monthly or yearly financial statements? **Yes**

If yes, explain: **Patty Sabates (President) and Blaire Lapides (Treasurer) have all the financial control over our Condo Association. In my opinion, they have hidden information from unit owners and not disclosed pertinent financial information.**

Does the subject have input preparing the budget? **Yes**

If yes, explain: **Patty Sabates (President) and Blaire Lapides (Treasurer) have all the financial control over our Condo Association. In my opinion, they have hidden information from unit owners and not disclosed pertinent financial information.**

### **Subject's Role in Association**

Does the subject determine when or how to provide notice of association meetings? **Yes**

Does the subject conduct the association meeting? **Yes**

Does the subject coordinate the overall operation of the association? **Yes**

Does the subject supervise other association employees? **Yes**

Is the subject a registered agent for the association? **No**

### **Misc CAM Duties (General Duties)**

Who do unit owners notify with maintenance problems? **Sunrise Management**

Does the subject perform clerical functions under the direct supervision and control of a licensed CAM? **Yes**

If yes, what is the name and license number of the CAM?

**Jay Pietrafetta and License #: CAM25291**

Does the subject perform only maintenance services?

**No**

Additional Information:

**Refer to the attached documents and images.**

### **Attorney Respondent**

License Number:

**CAB5390**

Organization Name:

**BIGHAM REAL ESTATE SERVICES INC**

Address:

**8181 W. BROWARD BLVD # 380**

**Broward**

**PLANTATION, FL**

**33324**

**US**

### **Complainant**

First Name:

**Shawn**

Last Name:

**Martin**

Address:

**1760 NW 73rd Ave.**

**Calhoun**

**Plantation, FL**

**33313**

**US**

Phone Number:

**954-716-0915**

Extension:

E-mail Address:

**smartin@isccompany.net**

### **Attachments**

Exhibit6.pdf

NewRecapofHighlightsofthePackagev6workingdocument.pdf

OMEGAVILLASCOMMUNITYNOTIFICATION1stSectionStapledFinal.pdf

RecordsSources2ndSectionStapledfinal.pdf

20240701\_TheFloridaBarResponsetoInquiryletter.pdf

20240715\_JudaComplaintInvestigation7.15.24.pdf

OmegaVillasCondoAssociationInc.CaseNo.2024019952CCCLLetter.pdf

ComplaintPDF\_DATE181205075809\_61740  
225320287652442673.pdf

Exhibit1E.pdf

Exhibit1Fv2.pdf

Exhibit1G.pdf

Exhibit4.pdf

7R7QZF0.PDF

RecordsRequest1EmailtoJayJudaEskew3.21  
.24.pdf

RecordsRequest2Re\_Recordsrequest9.12.1  
35.pdf

RecordsRequest3Re\_Recordsrequest9.12.1  
37.pdf

RecordsRequest4ArbitrationLetterv2.pdf

RecordRequest5Revised04052013SMRequ  
estv2.pdf

RecordsRequest620230908.pdf

RecordsRequest7JayJudaEskew3.21.24.pdf

RecordsRequest7RequestRevised04052013  
.pdf

RecordsRequesttoJayRhondaYahooMail.pdf

Resubmission1PetitionforArbitrationeff70304  
Part2.pdf

Resubmission4faxcoversheet.png

Resubmission4faxpart2.png

Resubmission4faxpart3.png

Resubmission4faxpart4.png

YahooMailRe\_Recordsrequest9.12.13.pdf

YahooMailRe\_Recordsrequest9.12.131.pdf

YahooMailRe\_Recordsrequest9.12.132.pdf

YahooMailRe\_Recordsrequest9.12.133.pdf

YahooMailRe\_Recordsrequest9.12.134.pdf

YahooMailRe\_Recordsrequest9.12.135.pdf

YahooMailRe\_Recordsrequest9.12.136.pdf

YahooMailRe\_Recordsrequest9.12.137.pdf

DatePermitwaspulledon1760Building.JPG

ShawnsAttorneytoJay.jpeg

SMFLBARRESPONSELETTERPCKG7.1.24.pdf

UQV3XP4.PDF

RE2Y9FO.PDF

PHASE2UNITWATERDAMAGES.pdf

NoticeofLeaks2.20.24.pdf

EmailstoJayonWaterDamagefor2022.pdf

EHHWMXF.PDF

EHHWMXE.PDF

EHHWMXH.PDF

EHHWMXG.PDF

Fwd\_UpdateonInvestigations7.31.24.pdf

HTRUUI1.PDF

JayEmail6.18.19.pdf

JayEmail8.20.21.pdf

JayEmail12.17.20.pdf

JayEmail2019.pdf

SunriseMgt.Complaintv3.docx