

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.

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:	05/01/2024
Description:	This complaint is filed under Fla. Stat. §718.303(1) and (3), addressing misuse of authority by a condominium association in adopting and enforcing rules that may be unlawful, unreasonable, or applied in a retaliatory or discriminatory manner.

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? **As a Board Member, I have notified her in many Board Meetings of the potential violations to owners.**

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 and 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

Access to Records **Introductory Note:** Due to system limitations, these allegations are listed under "Access to Records," but they concern abuse and retaliation related to Rules & Regulations, not records access. This complaint does not concern records or financial access. It relates to the substantive abuse and retaliatory enforcement of Rules & Regulations under Florida Statutes §718.303 and §718.112, with potential implications under Fair Housing law.

Access to Records **Potential Conflict with Governing Documents:** The newly adopted Rules & Regulations may conflict with the Declaration or Bylaws, particularly regarding resident occupancy and Board approval of adult household members. Owners were not given legal guidance or side-by-side comparisons to determine whether these changes are consistent with governing documents.

Access to Records **Disparate Impact on Protected Classes** The Board's new rule requiring approval of adult residents (e.g., roommates) may create a disparate impact on owners and tenants based on familial status, disability, or income level, potentially violating federal Fair Housing protections.

Access to Records **Owner Transparency Concerns:** While redlined rule changes were reviewed by the Board, it remains unclear whether these were ever provided to unit owners. This lack of transparency likely hindered informed feedback and allowed controversial changes to pass without meaningful owner input.

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
Access to Records	Pattern of Retaliatory Governance: The Board has demonstrated a long-term pattern of retaliating against owners who speak out, request records, or challenge misconduct. The newly adopted rules appear to formalize mechanisms of control and continue this pattern in violation of F.S. 718.303(3).
Access to Records	Selective Enforcement: Enforcement of the new rules is being applied in a targeted and unequal manner, disproportionately aimed at owners who oppose the Board. Favoritism toward other residents is apparent. This violates both Florida Statute 718.303(1) and established case law on equal treatment in common interest communities.
Access to Records	Use of Rules to Threaten Housing Stability: Multiple owners may have received letters or threats tied to roommate approval or occupancy issues. These actions appear intended to intimidate or force out vocal residents, potentially amounting to constructive eviction by rule enforcement.
Access to Records	Avoidance of Governing Document Reform for Strategic Control: The Association's governing documents — including the Bylaws and Declaration — remain largely unchanged since the 1980s. The Board has refused to initiate formal updates, citing cost. However, they continue to use the Association's legal counsel for discretionary enforcement and retaliation. This contradiction suggests a strategic effort to maintain unchecked authority and suppress member input.
Access to Records	Digital Harassment and Intimidation via WhatsApp: A Board member used a WhatsApp group chat to publicly attack me, referencing or implying enforcement of the new Rules & Regulations in a retaliatory context. This was not only a private conversation — it was sent to a private group, then brought up in a Board Meeting to escalating the situation beyond internal Board discussion. This conduct contributes to a documented pattern of harassment, digital intimidation, and abuse of authority under the guise of enforcing newly adopted rules. It further validates the concern that these rules are being used not as neutral governance tools, but as weapons to suppress dissent and create a hostile environment for vocal owners — which is prohibited under F.S. 718.303(3).
Access to Records	Abuse of Communication Channels to Intimidate and Retaliate: Vice President Elizabeth Palen used a Board-wide email thread and references to a private WhatsApp group to make disparaging statements about me and other owners, including referring to me as emotionally unstable and falsely tying me to a gun-related comment. These public statements were shared to multiple Board members and the property manager and appear to be part of a broader campaign to discredit dissenting owners and justify heightened rule enforcement. This is a textbook example of digital retaliation tied directly to the enforcement culture created by the newly adopted Rules & Regulations. It further supports the pattern of governance misconduct under F.S. 718.303(3) and reveals how private communication platforms are being weaponized as part of association politics.

Respondent Detail

License Type **Condominium Project**
License Number:
Name: **Omega Villas Condominium Association, Inc.**
Address: **1713 NW 72nd AVE**
 Florida
 Plantation, FL
 US 33313

Complainant Detail

Name: **Martin, Shawn**
Address: **1760 NW 73rd Ave.**
 33313
 Plantation, FL
 US 33313

Phone: **9547160915**
E-mail: **smartin@isccompany.net**

Image Details

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