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**RE: [EXTERNAL SENDER] - Urgent Request for Inspection, Code Compliance Review, and Engineering Plan Verification – Omega Villas Condominium Association**

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Hurlbut, Carmen <CHurlbut@plantation.org>  
To: "Shawn Martin" <smartin@isccompany.net>

Thu, May 1, 2025 at 6:17 AM

Good morning Mr. Martin,

Thank you for your email.

In regards to your requested actions please see answers in red color:

**Requested Actions:**

**1. Immediate Field Inspection:**

- Conduct physical inspections of roof structures and wall assemblies across Omega Villas to verify compliance with insulation and construction requirements.

There are several open permits in these premises, City inspections can be scheduled as requested by permit's qualifier.

If someone suspected a building code violation is in place please contact Building Code Enforcement to open a code violation for investigation at [BUILDINGENFORCEMENT@PLANTATION.ORG](mailto:BUILDINGENFORCEMENT@PLANTATION.ORG). Complaints also can be submitted by visiting the Accela Citizen Access Page ([Plantation E-Permit Online Portal](#)).

**2. Engineering Documentation Verification:**

- Confirm whether any **sealed and approved engineering plans** were submitted, reviewed, and approved authorizing the use of furring strips on the building exteriors.

A plan review is being conducted to verify these allegations.

- Confirm whether the absence of insulation was ever approved or documented in deviation from original specifications.

A plan review is being conducted to verify these allegations.

**3. Permit and Inspection Record Review:**

- Provide copies of all permits, inspection reports, and plan reviews tied to the roofing, siding, and window work performed under the Austro Construction contract.

Public Records Request can be done using the following link: [Support Home Page](#)

Or by visiting our website [PLANTATION.ORG-I WANT TO-GET-PUBLIC RECORDS REQUEST](http://PLANTATION.ORG-I-WANT-TO-GET-PUBLIC-RECORDS-REQUEST).

**4. Compliance Hold Request:**

- Place a **hold** on any Certificates of Completion or Certificates of Occupancy for the Omega Villas construction project until these serious concerns are fully inspected and resolved.

Certificates of Occupancy or Completion are not required for this project.

Please don't hesitate to contact me should you need more information.

Regards,

Carmen Hurlbut

**From:** Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

**Sent:** Tuesday, April 29, 2025 9:50 AM

**To:** Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)>

**Cc:** Hurlbut, Carmen <[CHurlbut@plantation.org](mailto:CHurlbut@plantation.org)>; Matthew.Collier@myfloridalicense.com; citizenservices@myfloridalegal.com; Richard Otway <[richard.otway@myfloridalicense.com](mailto:richard.otway@myfloridalicense.com)>; Connie Fossi <[connie.fossi@nbcuni.com](mailto:connie.fossi@nbcuni.com)>; Ask City Hall <[askcityhall@plantation.org](mailto:askcityhall@plantation.org)>; ashley.moody@gmail.com; Tina Polsky <[polsky.tina@flsenate.gov](mailto:polsky.tina@flsenate.gov)>; Office of Senator Sharief <[sharief.barbara.web@flsenate.gov](mailto:sharief.barbara.web@flsenate.gov)>; marie.woodson@myfloridahouse.gov; pizzo.jason@flsenate.gov; christine.hunchofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; DBPR.GeneralCounsel@myfloridalicense.com; Melanie.Griffin@myfloridalicense.com; oig@myfloridalicense.com; Internal Affairs <[internalaffairs@psd.plantation.org](mailto:internalaffairs@psd.plantation.org)>; Dorr, William <[WDorr@psd.plantation.org](mailto:WDorr@psd.plantation.org)>; TCollins@browardsao.com; ethics@leg.state.fl.us; Press@MyFloridaLegal.com; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; patricia.williams@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov; tips@cnn.com; viewermail@newshour.org; press.office@theguardian.com; tips@miamiherald.com; msnbtvinfo@nbcuni.com; investigates@cbsnews.com; news.tips@abc.com; newstips@cbsnews.com; cnn.tips@cnn.com; tips@propublica.org; newstips@miamiherald.com; newstips@sunsentinel.com

**Subject:** [EXTERNAL SENDER] - Urgent Request for Inspection, Code Compliance Review, and Engineering Plan Verification – Omega Villas Condominium Association

**Subject:** Urgent Request for Inspection, Code Compliance Review, and Engineering Plan Verification – Omega Villas Condominium Association

Dear Rudy,

I am writing to formally request an immediate review and inspection regarding serious concerns of potential Florida Building Code violations and unauthorized construction practices occurring at Omega Villas Condominium Association, located in Plantation (4 Subdivisions from 74th Ave. to 71st Ave.).

Specifically, it has come to the attention of multiple homeowners that the recently conducted construction projects — funded through a **\$4.85 million** contract with Austro Construction — may be non-compliant in the following critical areas:

### 1. Lack of Required Roof and Wall Insulation

- Florida Building Code — Energy Conservation (2023 FBC-EC) Sections R402 and C402 mandate minimum insulation standards for residential and commercial structures, including:
  - **Roof/Attic Insulation:** Minimum R-30 to R-38 depending on ceiling design.
  - **Wall Insulation:** Minimum R-13 cavity insulation for wood-framed walls; R-13 plus R-5 continuous insulation for steel-framed walls; or R-5.7 minimum for mass walls.
- Field observations, video recordings, and photographs reveal that **no insulation has been installed** in the roofing systems or side wall assemblies of multiple units, including my unit and neighboring Units **#48** and **#49**.
- A **video has been recorded** clearly showing roofing systems lacking any insulation material, and the community has **widely observed** these deficiencies.

### 2. Unauthorized Installation of Furring Strips

- Furring strips have been installed on the exterior walls of multiple buildings.
- **Multiple photographs** taken by community members document the extensive use of furring strips, which were **not included in the original \$4.85 million construction scope**.
- There are serious concerns that:
  - The furring strips were installed **without sealed engineering approval**.
  - There are **no known permit amendments** authorizing this material change.
  - Improper installation could severely compromise the structural and waterproofing integrity of the buildings.

**Critically, the unauthorized installation of these furring strips may be the only reason why numerous window systems across the community would now require full reinstallation, imposing multi-million dollar costs on unit owners that would not otherwise have existed.**

- Residents have expressed growing alarm over these changes, and **photos are circulating within the community** demonstrating widespread visibility of these concerns.

### Requested Actions:

#### 1. Immediate Field Inspection:

- Conduct physical inspections of roof structures and wall assemblies across Omega Villas to verify compliance with insulation and construction requirements.

#### 2. Engineering Documentation Verification:

- Confirm whether any **sealed and approved engineering plans** were submitted, reviewed, and approved authorizing the use of furring strips on the building exteriors.
- Confirm whether the absence of insulation was ever approved or documented in deviation from original specifications.

**3. Permit and Inspection Record Review:**

- Provide copies of all permits, inspection reports, and plan reviews tied to the roofing, siding, and window work performed under the Austro Construction contract.

**4. Compliance Hold Request:**

- Place a **hold** on any Certificates of Completion or Certificates of Occupancy for the Omega Villas construction project until these serious concerns are fully inspected and resolved.

Given the scale and cost of this project, these potential violations present serious risks to building performance, resident safety, and legal compliance under Florida law. Further, the financial exposure created by these construction deviations could result in substantial economic harm to hundreds of homeowners if not immediately addressed.

We respectfully request swift action to investigate these matters.

Please confirm receipt of this request and provide an anticipated timeline for your review.

**Attachments:**

- Ring video on YouTube reflecting no insulation placed in pitched roofs: <https://youtu.be/D6TZNDRB6l0> (I have more videos on file if needed).
- Email to State Authorities and the Media on Furring Strips titled **Re\_ Case No. 2024038286 - Furring Strips 3.17.25.pdf**

Respectfully,

**Shawn Martin, MBA**

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**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

ISC | [www.isccompany.net](http://www.isccompany.net)

Main | (954) 909-5178 | Cell (954) 716-0915

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On Feb 26 2025, at 2:06 pm, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

Thanks Rudy.

So, even though you might not have shutters you will have to get them merely because you uninstalled and reinstalled the same windows or installed like kind and quality under that building code that Carmen showed me? Is that correct?

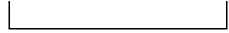
Thanks,

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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On Feb 26 2025, at 10:36 am, Esteva, Rodolfo <REsteva@plantation.org> wrote:

Shawn:

You do need a permit for both

Impact and non-impact windows. The only

Difference is non-impact require shutters

As well, but keep in mind the non-impact windows

Still have to authorized to be used in the

HVHZ region (Dade and Broward).

If you are removing and reinstalling the same

Window it is generally part of a larger scope

Generally that additional work is part of a

separate permit.

Respectfully,

Rudy Esteva

Structural Building Chief



[\[CLICK HERE\] Plantation Building Staff](#)

P: (954) 414-7850 -  
[resteva@plantation.org](mailto:resteva@plantation.org)

**From:** Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

**Sent:** Wednesday, February 19, 2025 12:50 PM

**To:** Hurlbut, Carmen <[CHurlbut@plantation.org](mailto:CHurlbut@plantation.org)>; Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)>

**Subject:** Fwd: [EXTERNAL SENDER] - Inspections on Omega Villas Units

Hi Rudy and Carmen,

In addition to the below email questions, I have a question about the window reinstallation. So, Carmen, you said we could install like kind and quality for windows that are grandfathered in under that code you showed me. Further, if we don't install impact windows do we need to get a building permit to reinstall non-impact windows?

Sorry, we have people in our community on tight budgets so we are seeing what our options are for the windows.

Thanks,

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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----- Forwarded message -----

From: Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Subject: Re: [EXTERNAL SENDER] - Inspections on Omega Villas Units

Date: Feb 14 2025, at 12:50 pm

To: Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)>

Hi Rudy,

Good afternoon. I have a question that came up as a part of this construction process and I am seeing if you can assist our group with it? So, we have some subdivisions here at Omega Villas with mixed construction of 1/2 frame to 1/2 concrete construction. Currently, on these building types we have 1-ply walls with t1-11 or hardie board siding over the weather strip paper. Has there been any code changes that would require us to upgrade to 2-ply walls where we would have a layer of plywood behind the weather strip paper then the hardie board as the outer siding? Or are 1-ply hardie board walls still acceptable in Broward County to Plantation?



Thanks,

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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On Oct 24 2024, at 4:39 pm, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

Thanks Rudy! I appreciate your transparency, cannor and openness to build a good relationship with our community! I appreciate you!

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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On Oct 24 2024, at 4:25 pm, Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)> wrote:

FYI...

Respectfully,

Rudy Esteva

Structural Building Chief



[\[CLICK HERE\]](#) [Plantation Building Staff](#)

P: (954) 414-7850 -  
[resteva@plantation.org](mailto:resteva@plantation.org)

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**From:** Esteva, Rodolfo

**Sent:** Thursday, October 24, 2024 4:25 PM

**To:** 'Shawn Martin' <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

**Subject:** RE: [EXTERNAL SENDER] - Inspections on Omega Villas Units

**Shawn:**

Good afternoon. As per our conversation, I (the City) is very careful

About giving directives on what to do and/or how to do it. Our  
Authority is limited to approving plans and confirming the plans  
Once issued that they are consistent with the work in the field.

Someone on your team may have misremembered our conversation  
From months ago. We tread very lightly on projects that involve HOA's as the  
Relationships between the board and the members are very delicate  
And universal changes involve a lot of money and we know that.

With regards to the fines, any negotiations with the accumulated  
Fines are handled by the magistrate. We have no jurisdiction on  
Money matters. We are here to serve our city where we can  
But on certain matters our hands are tied.

Respectfully,

Rudy Esteva

Structural Building Chief



[\[CLICK HERE\]](#) [Plantation  
Building Staff](#)

P: (954) 414-7850 -  
[resteva@plantation.org](mailto:resteva@plantation.org)

**From:** Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

**Sent:** Thursday, October 24, 2024 11:16 AM

**To:** Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)>

**Subject:** Re: [EXTERNAL SENDER] - Inspections on Omega Villas Units

Hi Rudy,

I have tried calling you a few times earlier this week. However, I did speak to Carmen while you were out and she answered several of my questions. However, i do have some clarification questions to ask. Could you call me this afternoon when you are available say after 1 pm?

Thanks,

**Shawn Martin, MBA**

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On Oct 21 2024, at 8:08 am, Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)> wrote:

Good morning Shawn:

There is quite a bit of information here.

I wanted to make sure I understood all your needs.

Please call me to discuss further

I just left you a message voice mail

**Dear Permit Applicant:**

I am in receipt of your communication.

I am following up to confirm you matter

If your issue remains outstanding,

Please reply to this email otherwise

Disregard this message and

Have a wonderful day!

Respectfully,

Rudy Esteva

Structural Building Chief



[\[CLICK HERE\]](#) [Plantation Building Staff](#)

P: (954) 414-7850 -  
[resteva@plantation.org](mailto:resteva@plantation.org)

**From:** Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>  
**Sent:** Friday, October 11, 2024 3:11 PM  
**To:** Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)>  
**Subject:** Re: [EXTERNAL SENDER] - Inspections on Omega Villas Units

Hi Rudy,

I am going to drop by to discuss these Sunrise to Austro construction matters with you today if you are in the office? With this being said, please review the attached documents in relation to these matters our community is facing.

Thanks,

**Shawn Martin, MBA**  
Principal | Senior Product & Compliance Consultant  
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On Sep 30 2024, at 12:05 pm, Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)> wrote:

Please come in to the building department to discuss

Your issue after 230 Monday through Friday

Respectfully,

Rudy Esteva

Structural Building Chief



[\[CLICK HERE\] Plantation Building Staff](#)

P: (954) 414-7850 -  
[resteva@plantation.org](mailto:resteva@plantation.org)

**From:** Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

**Sent:** Monday, September 30, 2024 11:44 AM

**To:** Esteva, Rodolfo <[REsteva@plantation.org](mailto:REsteva@plantation.org)>

**Subject:** [EXTERNAL SENDER] - Inspections on Omega Villas Units

Hi Rudy,

As you are aware since we met last year, we are continuing construction through the 40-year recertification. However, some major issues have come up during this process and I was curious if the inspectors at the City of Plantation are aware of these issues? I have a large group around 60+/- people in the WhatsApp group and we are sharing information as well as I am on the Board.

According to one of our residents, he complained that the Austro Construction company and the fence people didn't have the utility lines mapped out or surveyed. Then, the fence people come along dig a hole and strike a power line. He says a big puff of smoke came out which he immediately contacted our COA/HOA CAM. This was ignored and they built a fence over the broken power line. As you can imagine, we are very fortunate that no one was injured and no property was destroyed. **(For the FPL issue, refer to page 14 of the attached Document)**. However, these issues are all being documented and reported to the DBPR, State Attorney's Office, City of Plantation Police Department, FBI, and

FTC. So, these issues will eventually get investigated (actually two or three active investigations are occurring now with the DBPR). However, I wanted to see if your inspectors are able to assist with catching issues like these as this story may reach the news which will then place lots of focus on lots of City and State areas as applicable to our situation.

With this all said, I have included the attached exhibits where you can see the issues we have had with Austro Construction. Besides the safety issues, the other issues are they aren't covering our properties to protect them from water intrusion during work, several of the roofs that were supposed to be signed off on and completed have had water intrusions after the construction, and they are, in our opinion, cutting corners with the gutters and any other areas to save their time/money. Please let me know your thoughts on these matters. Please also refer to the attached Exhibits that were sent to the DBPR for investigations into Austro's behavior in our community.

Best,

**Shawn Martin, MBA**

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