



Shawn Martin <sem2000s@gmail.com>

Follow up

23 messages

Patty Sabates <psabates48@gmail.com>

Thu, Feb 27, 2025 at 9:27 AM

To: o2btal@aol.com

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Patty Sabates <psabates48@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Hi Jan

Following up on your inquiry. I have been advised that since you are requesting a legal interpretation of a part of the contract, that is a certified inquiry in the context of condominiums and the statute requires that you provide a written inquiry sent by a unit owner to their condominium association, Board of directors, via certified mail, which requires the board to provide a substantive response within 30 days under Florida Statute 718.112.

This request is for a unit owner to request information or clarification on a matter related to their condominium and legally compels the board to respond in a timely manner and discuss and decide what direction they want to go with engaging legal and engineer services.

Please send your certified inquiry to the attention of the BOD to : Your Management Services. Diana can confirm the mailing address to which Jan needs to mail the certified letter.

Diana, once you receive it, please forward to the board

Thank you

Patty Sabates Sent from my iPhone

o2btal@aol.com <o2btal@aol.com>

Thu, Feb 27, 2025 at 9:57 AM

To: Patty Sabates <psabates48@gmail.com>

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Hi,

Happy to do so . . . but I do think this is pretty ridiculous since all owners should have a clear understanding of what the contract reads for work that we are paying for. Also, since the Board of Directors approved this contract on our behalf, I feel they should also have a clear understanding of what was signed on our behalf PRIOR to signing it. Why in the world would anyone approve and sign a contract without that . . . it's the Board's responsibility since they represent us. It's just part of due diligence for the Board and any attorney who reviewed it. Just sayin' . . .

[Quoted text hidden]

Patty Sabates <psabates48@gmail.com>

Thu, Feb 27, 2025 at 11:04 AM

To: o2btal@aol.com

Cc: bjlapides@bellsouth.net, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Jan

Legal did review the contract prior to it being authorized to be signed. You did not want to hear from the contractor when he responded This board is guided by the subject matter experts. You have requested a legal interpretation and all questions of legal interpretations shall be responded by such as no board members are an attorney or PE representing this association.

I am sorry you find it " pretty ridiculous" just trying to get you the info you requested

Thank You

Patty Sabates Sent from my iPhone

On Feb 27, 2025, at 10:00 AM, o2btal@aol.com wrote:

[Quoted text hidden]

o2btal@aol.com <o2btal@aol.com>

Thu, Feb 27, 2025 at 11:22 AM

To: Patty Sabates <psabates48@gmail.com>

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Patty,

Perhaps you misunderstood my email. I don't find it ridiculous trying to get the answer, I find it ridiculous that the answer isn't known by our attorneys and the Board who reviewed the contract and signed it. In addition, **Austro should also be able to point to the language in the contract that answers the question since it's his contract.** But he didn't provide that information when I asked him.

I've signed many contracts for large organizations for construction and was very familiar with all aspects of the contract before signing it. The contract should be clear and the signors should be clear on exactly what is being signed before signing it. So my beef is that I have to go thru all of this after it was already signed and in place and the contractor is giving information that does not correspond to the contract. That's the only reason that it has to go back to an attorney and follow the 30 day inquiry rule when the answer should be clear to all.

If the contractor wanted us to reinstall all of our windows, it should have been spelled out clearly in the contract. If I missed it, I was looking for someone to show me where it says that. If it isn't in there, then the contractor has to reinstall the windows.

Owners are spending a ton of money on the construction work and if it in fact isn't our responsibility to reinstall them, then we should know that. Just trying to get an answer that should be a simple one spelled out in the contract. That's my frustration . . .

Thanks for the follow-up.

[Quoted text hidden]

Patty Sabates <psabates48@gmail.com>

Thu, Feb 27, 2025 at 11:56 AM

To: o2btal@aol.com

Cc: bjlapides@bellsouth.net, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Jan

Did you receive the letter written by the PE to further clarify questions unit owners are having? If not let me know and I will resend it.

Your asked for a legal interpretation from the association. That involves the process the statue states.

Let me know if the PE letter dated in January does not answer your questions.

If not, please follow the requested process

Thank you

Patty Sabates Sent from my iPhone

On Feb 27, 2025, at 11:22 AM, o2btal@aol.com wrote:

[Quoted text hidden]

o2btal@aol.com <o2btal@aol.com>

Thu, Feb 27, 2025 at 12:15 PM

To: Patty Sabates <psabates48@gmail.com>

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Patty,

I scanned the info but I am looking for the language **in the contract**, the **legal** document, stating that owners need to hire someone to reinstall the windows. It doesn't matter what the two gentlemen say. Responses from Austro and the engineer are not the legal contract, which is what needs to be adhered to. Both of these people should be able to just point me to that language if it's in the contract. That's all I am looking for. Maybe they can advise you where to find it in the contract. That would make things so simple.

I will be mailing the certified letter to the management company this afternoon.

Thanks, Jan

[Quoted text hidden]

Shawn Martin <sem2000s@gmail.com>

Thu, Feb 27, 2025 at 12:26 PM

To: "o2btal@aol.com" <o2btal@aol.com>

Cc: Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>,

"ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>

Yes, agreed. I have multiple videos of multiple reasons that owners were given as to why window systems in frame/concrete construction type buildings had to be replaced dating back to 2023 that have all been turned over to the State for investigation into these similar matters... I had to dig through contracts and figure out on my own via confrontations with the Board to building code research that the building code **upgrades in the 1990s sometime after Hurricane Andrew were what caused the extra sheet of plywood to need to be installed behind the hardie board according to my research.** That, NOA issued by Miami-Dade County for hardie board approval approved in 2024 and used as in my opinion an excuse had NOTHING at all to do with the requirement of the extra sheet of plywood making our walls 2-ply instead of 1-ply to one and a half inches thicker to require window systems to be replaced, per se. .

But, also in my opinion, the above example is what the Board does is makes owners dig for information yourself, make assumptions, unless you spend the money to have a thorough legal review conducted at your cost. But, I have these confrontations of assumptions that I confronted the Board with on video as well including the last video of the last Construction Meeting where I confronted them about the extra sheet of plywood on the walls to apparently change our walls thickness? As a Board Member fiduciary responsibility for our community, I and 60 +/- other owners find this totally unacceptable behavior which is why we have requested for these actions to be investigated! And, keep in mind, even after all these hidden to unexpected costs, Phase 2 alone has \$640k +/- as of January 31, 2025 to a total of \$899k +/- in all subdivisions City of Plantation Fines due after Construction is complete. And, remember the state also has it embedded in complaints the retaliatory actions that I believe were taken against me when I was trying to warn the community about all these issues. Yet, the Board continues to claim our issues relate to lack of reserves for all these years yet doesn't mention that we paid Austro around \$100k in emergency roof repairs (yep, that has all been documented and reported as well), yet people have suffered constant water intrusions over all these years making our properties in even worse condition. Further, in the few emergency repairs done to my roof, it reflects and has also been reported that Austro never touched my roof in the 2017 to 2022 or 2023 time-frame that they were doing these emergency repairs. It has also been documented through correspondence submitted to the DBPR in 2008-2009 about the unlicensed to not properly licensed contractors that led to 2009 Adam Attah Chief Building Inspector for the City of Plantation issuing the email saying we would have fines from the Special Magistrate if those citations weren't corrected. Yet, here we are in 2025 with \$640k +/- in Phase 2 City of Plantation Fines which are at \$250 to \$200 per building per day where as the other Phases are at \$75 per day per Phase or Subdivision.

So, it is clear at least to me that those above Phase 2 fines are retaliatory. Further, due to my buildings bad roof repair, we were supposed to be first in line in the construction schedule which was also moved to last in line in my opinion that is retaliatory as well among all the other examples that I have on video and listed in complaints including trying to state I was responsible for a huge increase in legal fees to insurance claims (yep, multiple meetings showing this behavior on video along with supporting documentation including audience owner supporters' participation in these events which means they as a group must be strategizing with these audience members on these events in my opinion - all documentation and videos have been submitted in the multitude of complaints which support my concerns for investigations).

The Board hasn't seemed to give you clear information on financial, contractual, or other major issues that owners need to understand to make informed financial decisions for their property. This information has been captured in multiple examples in many complaints that were filed with the State in my opinion. Several of those complaints have now been investigated and have been turned over to the General Counsel's Office for legal review to action which is the last step in this process... So, hopefully, our congress men and women will help us on these HOA/COA issues that I believe are plaguing this HOA/COA community which is also inline with all the taxpayer dollars that Governor DeSantis has issued to support this the July 1, 2024 HOA/COA reform laws!

-Shawn Martin, MBA

[Quoted text hidden]

o2btal@aol.com <o2btal@aol.com>

Thu, Feb 27, 2025 at 6:25 PM

To: Patty Sabates <psabates48@gmail.com>

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Hi All, So per your directive, I just sent a certified letter to the management company who will in turn give it to the Board I'm sure.

It would be so much easier if Austro would simply either provide the section in the contract that would address my question regarding the reinstallation of the windows . . . or just tell us that it isn't in there. That would save all of us time and aggravation. I guess that would be up to the Board as our representative to require him to do so.

Thanks, Jan

[Quoted text hidden]

o2btal@aol.com <o2btal@aol.com>

Fri, Feb 28, 2025 at 5:51 PM

To: "larry@s-deng.com" <larry@s-deng.com>, Dorin Frai <dfrai@yahoo.com>

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>

Hi Dorin and Larry,

I've asked a couple of times but thought it was worth giving it one more try.

I would appreciate it if one of you could please tell me what section of the Austro contract contains the verbiage stating that Austro is not responsible for reinstalling the existing windows that it removes, and that the homeowners are solely responsible for this work.

Once again, I would appreciate a response giving me this info. I am unable to locate it.

Thanks,
Jan Costello

On Thursday, February 27, 2025 at 12:15:17 PM EST, o2btal@aol.com <o2btal@aol.com> wrote:

[Quoted text hidden]

o2btal@aol.com <o2btal@aol.com>

Wed, Mar 12, 2025 at 3:15 PM

To: Patty Sabates <psabates48@gmail.com>

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Hi All, just wanted to let you know that I never received notification of the upcoming meeting for voting on the Board of Directors. Please make sure I receive the mailing for voting. I have given my "notice" address to the Board and Juda, Eskew on more than one occasion.

Thanks! Jan

[Quoted text hidden]

Shawn Martin <sem2000s@gmail.com>

Wed, Mar 12, 2025 at 3:39 PM

To: "o2btal@aol.com" <o2btal@aol.com>

Cc: Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>

Yes, I also have not received the 2nd Notice of the Annual BOD Election Meeting either. It appears that even since the last complaint in 2024 was filed on other discrepancies our community noticed in this election process. We are back here again with our election approaching in **13 days (March 25th)** and we don't even know who all the 2025 Candidates are. However, we did get confirmation that a DBPR Election Monitor was appointed. So, please make sure they get a copy of this information. Thanks...

[Quoted text hidden]

YMS Office Support <info@yourmanagementservices.com>

Thu, Mar 13, 2025 at 9:43 AM

To: "o2btal@aol.com" <o2btal@aol.com>

Cc: Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>

Good morning Jan,

I am in receipt of your email. The Second Notice of the Annual Meeting was mailed, posted on the website and on both sides of the mailboxes. Only nine (9) candidates submitted their names to serve on the board. Thank you for your time.

Wishing you a peaceful day.

Diana Morgan, LCAM
Property Manager

YOUR MANAGEMENT SERVICES**"It Begins With YOU!"****150 S. Pine Island Road****Suite 300
Plantation, FL 33324****Office (954) 624-2449
Fax (954) 653-9173****HOURS M-F
8:30 A.M. - 4:30 P.M.****www.yourmanagementservices.com**For customer Service Complaints please forward your email to complaints@yourmanagementservices.com**From:** o2btal@aol.com <o2btal@aol.com>**Sent:** Wednesday, March 12, 2025 3:15 PM**To:** Patty Sabates <psabates48@gmail.com>**Cc:** bjlapides@bellsouth.net <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Miriam Tirado <miriam71@comcast.net>; Marjorie Thomas <mcthom71@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>**Subject:** Re: Follow up

[Quoted text hidden]

YMS Office Support <info@yourmanagementservices.com>

Thu, Mar 13, 2025 at 9:51 AM

To: Shawn Martin <sem2000s@gmail.com>**Cc:** "o2btal@aol.com" <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "ashley.moody@gmail.com" <ashley.moody@gmail.com>, Tina Polsky <POLSKY.TINA@flsenate.gov>, "SHARIEF.BARBARA.WEB@flsenate.gov" <SHARIEF.BARBARA.WEB@flsenate.gov>, Marie Woodson <Marie.Woodson@flhouse.gov>, Christine Hunschofsky <C.Hunschofsky@flhouse.gov>, Lisa Dunkley <Lisa.Dunkley@flhouse.gov>, Daryl Campbell <Daryl.Campbell@flhouse.gov>

Good morning Shawn,

A copy of the Second Notice of Annual Meeting was posted on each side of the mailboxes throughout the community and on the website. Only nine (9) candidates submitted their names to be on the board. The DBPR Election Monitor was made aware of same. Thank you for your time.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager

YOUR MANAGEMENT SERVICES**"It Begins With YOU!"****150 S. Pine Island Road****Suite 300
Plantation, FL 33324****Office (954) 624-2449
Fax (954) 653-9173****HOURS M-F
8:30 A.M. - 4:30 P.M.****www.yourmanagementservices.com**

For customer Service Complaints please forward your email to complaints@yourmanagementservices.com

From: Shawn Martin <sem2000s@gmail.com>**Sent:** Wednesday, March 12, 2025 3:39 PM**To:** o2btal@aol.com <o2btal@aol.com>

Cc: Patty Sabates <psabates48@gmail.com>; bjlapides@bellsouth.net <bjlapides@bellsouth.net>; Elizabeth P <elizabeth.palen@hotmail.com>; Miriam Tirado <miriam71@comcast.net>; Marjorie Thomas <mcthom71@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Maude King-Bruce <maudekbruce2@gmail.com>; YMS Office Support <info@yourmanagementservices.com>; Richard Otway <Richard.Otway@myfloridalicense.com>; MTC Margaret Carpenter <mcarpenter@sao17.state.fl.us>; Connie Fossi <connie.fossi@nbcuni.com>; askcityhall@plantation.org <askcityhall@plantation.org>; ashley.moody@gmail.com <ashley.moody@gmail.com>; Tina Polsky <POLSKY.TINA@flsenate.gov>; SHARIEF.BARBARA.WEB@flsenate.gov <SHARIEF.BARBARA.WEB@flsenate.gov>; Marie Woodson <Marie.Woodson@flhouse.gov>; Christine Hunschofsky <C.Hunschofsky@flhouse.gov>; Lisa Dunkley <Lisa.Dunkley@flhouse.gov>; Daryl Campbell <Daryl.Campbell@flhouse.gov>

Subject: Re: Follow up

[Quoted text hidden]

o2btal <o2btal@aol.com>

Thu, Mar 13, 2025 at 10:08 AM

To: YMS Office Support <info@yourmanagementservices.com>

Cc: Patty Sabates <psabates48@gmail.com>, bjlapides@bellsouth.net <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>

Good morning, I didn't receive the first notice nor the second notice. I don't live on the property so I don't see what is posted therefore it's important that all notices are sent to my notice address at my home on 12th Street. I would appreciate your checking to make sure you all have the correct address for me as I have corrected it on several occasions with the board. Thank you

Sent from my T-Mobile 5G Device

[Quoted text hidden]

miriam71@comcast.net <miriam71@comcast.net>

Fri, Mar 14, 2025 at 6:20 AM

To: YMS Office Support <info@yourmanagementservices.com>

Cc: o2btal@aol.com, Patty Sabates <psabates48@gmail.com>, bjlapides@bellsouth.net, Elizabeth P <elizabeth.palen@hotmail.com>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>

Good morning Diana,

I haven't received the notification for the upcoming voting and who are the candidates. Looks like various owners haven't received the notification.

What is going on?

Miriam

[Quoted text hidden]

Elizabeth P <Elizabeth.Palen@hotmail.com>

Fri, Mar 14, 2025 at 7:52 AM

To: "miriam71@comcast.net" <miriam71@comcast.net>

Cc: YMS Office Support <info@yourmanagementservices.com>, "o2btal@aol.com" <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>

Hi Miriam,

No one has received anything about voting for candidates or any information about who the candidates are. There are 9 seats on the Board, so if 9 or less people apply to go on, they just automatically are on the Board. There's a vote if there is 10 or more people to see who gets the 9 seats available. The only reason we voted last year was because we received 10 applications.

I only know of 8 candidates because I have spoken to neighbors or people have expressed they were applying to be on the Board.

Hope this helps you better understand.

Well wishes,
Elizabeth

On Mar 14, 2025, at 6:21 AM, miriam71@comcast.net wrote:

[Quoted text hidden]

Shawn Martin <sem2000s@gmail.com>

Fri, Mar 14, 2025 at 9:14 AM

To: Elizabeth P <Elizabeth.Palen@hotmail.com>

Whelp, at least all these activities including the annual election processes here at Omega Villas are under legal investigation with the DBPR, so we will be able to set best practices after these investigations conclude! If any legal liability is found, the State will surely take action so no worries there...

[Quoted text hidden]

Shawn Martin <sem2000s@gmail.com>

Fri, Mar 14, 2025 at 9:14 AM

To: Elizabeth P <Elizabeth.Palen@hotmail.com>

Cc: "miriam71@comcast.net" <miriam71@comcast.net>, YMS Office Support <info@yourmanagementservices.com>, "o2btal@aol.com" <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>

Whelp, at least all these activities including the annual election processes here at Omega Villas are under legal investigation with the DBPR, so we will be able to set best practices after these investigations conclude! If any legal liability is found, the State will surely take action so no worries there...

On Fri, Mar 14, 2025 at 7:52 AM Elizabeth P <Elizabeth.Palen@hotmail.com> wrote:

[Quoted text hidden]

miriam71@comcast.net <miriam71@comcast.net>

Fri, Mar 14, 2025 at 12:49 PM

To: Elizabeth P <Elizabeth.Palen@hotmail.com>

Cc: YMS Office Support <info@yourmanagementservices.com>, o2btal@aol.com, Patty Sabates <psabates48@gmail.com>, bjlapides@bellsouth.net, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>

No, this information doesn't help. Owners should be able to vote who they want on the board! Maybe they don't want all 9 candidates on the board, Maybe they want for example on 5 members on the board.

Miriam

[Quoted text hidden]

Elizabeth P <Elizabeth.Palen@hotmail.com>

Fri, Mar 14, 2025 at 1:37 PM

To: "miriam71@comcast.net" <miriam71@comcast.net>

Cc: YMS Office Support <info@yourmanagementservices.com>, "o2btal@aol.com" <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>

My intention was to help you understand a process I learned about only a few years ago and it seems like that was successful, so I am glad to help. I didn't ask you how you feel about the process, if you have an issue with the bylaws work to fix them and take your frustration out on the bylaws. I didn't write them so your problem is with your emotions and written bylaws, good news is you have the power to work to change both should you wish.

On Mar 14, 2025, at 12:49 PM, miriam71@comcast.net wrote:

[Quoted text hidden]

YMS Office Support <info@yourmanagementservices.com>

Fri, Mar 14, 2025 at 1:56 PM

To: Elizabeth P <Elizabeth.Palen@hotmail.com>, "miriam71@comcast.net" <miriam71@comcast.net>

Cc: Miriam Tirado <miriam71@comcast.net>, "o2btal@aol.com" <o2btal@aol.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>

Good afternoon all,

I have read all the emails regarding the Second Notice of Annual Meeting and would like to take this opportunity to respond. The Second Notice of Annual Meeting was mailed out by our office 14 days in advance of the meeting which was March 12, 2025. A copy was posted at the clubhouse and on either side of all the mailboxes on that day as well.

I am new to the community and not aware of what has taken place in the past. I did not email the board on the unit owners who submitted their name and for that I apologize. There is a lot of work to be done at the property with the 40 year and scheduling all the work to be performed which to be honest is a full-time job. I am honored to be selected by the board to manage your community. Please be advised that there was no ill intent, and I was simply just doing my job. Hopefully we can move on from this as there is a lot of work to be performed. I do not have a problem sending emails all day every day but nothing else will get done and the rainy season is coming. Once again, I am sorry for not emailing the board of who submitted their names to serve on the board. Thank you for understanding.

Wishing you all a peaceful day.

Diana Morgan, LCAM
Property Manager

YOUR MANAGEMENT SERVICES

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HOURS M-F
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From: Elizabeth P <Elizabeth.Palen@hotmail.com>

Sent: Friday, March 14, 2025 1:37 PM

To: miriam71@comcast.net <miriam71@comcast.net>

Cc: YMS Office Support <info@yourmanagementservices.com>; o2btal@aol.com <o2btal@aol.com>; Patty Sabates <psabates48@gmail.com>; bjlapides@bellsouth.net <bjlapides@bellsouth.net>; Marjorie Thomas <mcthom71@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Shawn Martin <sem2000s@gmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>

Subject: Re: Follow up

[Quoted text hidden]

o2btal@aol.com <o2btal@aol.com>

Sat, Mar 15, 2025 at 12:02 PM

To: "miriam71@comcast.net" <miriam71@comcast.net>, Elizabeth P <elizabeth.palen@hotmail.com>

Cc: YMS Office Support <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Shawn Martin <sem2000s@gmail.com>, Maude King-Bruce

<maudekbruce2@gmail.com>

Hi, In an effort to become more knowledgeable in condo rules/regs, can you please tell me where I can find the by-laws that pertain to this subject of voting, board of dir. etc. I see what is on the website but it appears to be from 1978/79 and I'm wondering if there is something more current.

Thanks. Jan

[Quoted text hidden]

Shawn Martin <sem2000s@gmail.com>

Mon, Mar 17, 2025 at 5:16 PM

To: "o2btal@aol.com" <o2btal@aol.com>

Cc: "larry@s-deng.com" <larry@s-deng.com>, Dorin Frai <dfrai@yahoo.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Miriam Tirado <miriam71@comcast.net>, Marjorie Thomas <mcthom71@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>

After further discussions with the community, I have learned that the furring strips and any year 2020 forward building code requirement for new studs for hurricane protection, not the replacement of rotted studs are not listed in the below scopes from the contracts. Given all the issues with the thickness of the wall, I have sent all this correspondence to the State to investigate because of any potential fraud issues that we may suspect. Thus, at least when all the investigations are concluded, we will be able to lay it to rest about any construction flaws to other issues that may have been created to fraud or a design flaw of the contractor if any of that exists...

1st FLOOR SCOPE OF WORK (all 1st floor phases)

- Remove existing façade
- Replace all rotted stud
- Install new insulation
- Install moisture barrier
- Install ply-wood (5/8" pressure treated)
- Install 15lb water barrier (or similar)
- Install Hardie Board (4x8x1/4")
- Prime and paint, color supplied by owner.

(By engineering specs and requirements of the 40 year certification)

2nd FLOOR SCOPE OF WORK (all 2nd floor phases)

- Remove existing façade
- Replace all rotted stud
- Install new insulation
- Install moisture barrier
- Install ply-wood (5/8" pressure treated)
- Install 15lb water barrier (or similar)
- Install Hardie Board (4x8x1/4")
- Prime and paint, color supplied by owner.

(By engineering specs and requirements of the 40 year certification)



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