



Shawn Martin <sem2000s@gmail.com>

election

16 messages

Bendis, Eileen <Eileen.Bendis@myfloridalicense.com>
To: "sem2000s@gmail.com" <sem2000s@gmail.com>

Fri, Jun 27, 2025 at 8:37 AM

Good Morning, Shawn,

I'm closing out some records and noticed I never received an official cancellation of the election on March 25, 2025. Could you send me a copy , please?

Thank you,



Eileen R. Bendis
REGULATORY SPECIALIST II

DIVISION OF CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES

Florida Department of Business & Professional Regulation

Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



Shawn Martin <sem2000s@gmail.com>
To: "Bendis, Eileen" <Eileen.Bendis@myfloridalicense.com>

Tue, Jul 1, 2025 at 10:37 AM

Dear Ms. Bendis,

Thank you for your message.

To my knowledge, no formal cancellation letter was submitted to the DBPR regarding the March 25, 2025 Board election at Omega Villas. I was one of the applicants who formally requested DBPR election monitoring. However, the Board later announced that an election monitor was no longer required because there were only nine candidates for nine open positions.

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Please advise if you require a formal confirmation from the Association regarding their cancellation notice, or if DBPR plans to follow up with the Board directly.

Sincerely,

Shawn Martin, MBA
Unit Owner & Board Member
Omega Villas Condominium Association

On Fri, Jun 27, 2025 at 8:37 AM Bendis, Eileen <Eileen.Bendis@myfloridalicense.com> wrote:

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Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



Bendis, Eileen <Eileen.Bendis@myfloridalicense.com>

Tue, Jul 1, 2025 at 11:08 AM

To: Shawn Martin <sem2000s@gmail.com>

Dear Shawn,

Since you are on the board can't you ask management if there was a notice sent out? I have reached out to Diana Morgan LCAM, and am awaiting a response.



Eileen R. Bendis
REGULATORY SPECIALIST II

DIVISION OF CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES

Florida Department of Business & Professional Regulation

Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



From: Shawn Martin <sem2000s@gmail.com>

Sent: Tuesday, July 1, 2025 10:38 AM

To: Bendis, Eileen <Eileen.Bendis@myfloridalicense.com>

Subject: Re: election

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Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



Bendis, Eileen <Eileen.Bendis@myfloridalicense.com>
To: Shawn Martin <sem2000s@gmail.com>

Wed, Jul 2, 2025 at 12:44 PM

Shawn,

Here is a copy of the notice.



Eileen R. Bendis
REGULATORY SPECIALIST II

DIVISION OF CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES

Florida Department of Business & Professional Regulation

Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



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To: Bendis, Eileen <Eileen.Bendis@myfloridalicense.com>

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Omega Villas Condominium Association

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Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



SECOND NOTICE OF ANNUAL MEETING MARCH 25, 2025 - OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC..pdf
135K

Shawn Martin <sem2000s@gmail.com>

Wed, Jul 2, 2025 at 3:37 PM

To: "Bendis, Eileen" <Eileen.Bendis@myfloridalicense.com>, "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cn.com, viewemail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cn.tips@cn.com, newstips@sunsentinel.com,

info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org, "popularnet@popular.com" <popularnet@popular.com>, popularnet@bpop.com, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@essent.us, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com

Subject: Supplemental to Watchdog Email #7 — Formal Challenge to Legitimacy of March 2025 Election Notice

Dear DBPR Analysts and Watchdog Reviewers,

This communication is submitted as a supplement to Watchdog Email #7, further documenting governance failures at Omega Villas.

Formal Challenge to the Legitimacy of the Election Notice

To the best of my knowledge and belief, I never received the Second Notice of the Annual Election for the March 2025 meeting. This is consistent with multiple contemporaneous owner statements.

Attached for reference is the "2nd Notice of Annual Election" document, which I now formally challenge as to its legitimacy of mailing or proper distribution. Based on owner testimony and my own experience, there is no credible evidence this notice was ever mailed to the membership in compliance with FS 718.112(2)(d). I also formally challenge any statements made by the Board of Directors, property management, or their service providers (including attorneys and contractors) which assert that this Notice was properly mailed and delivered to owners.

Key Owner & Manager Statements

◆ **Jan (3/12/25)**

"Hi All, just wanted to let you know that I never received notification of the upcoming meeting for voting on the Board of Directors."

◆ **Shawn Martin (3/12/25)**

"Yes, I also have not received the 2nd Notice of the Annual BOD Election Meeting either."

◆ **Miriam (3/14/25)**

"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?"

◆ **Elizabeth (3/14/25) (past Board Secretary & current Vice President)**

"No one has received anything about voting for candidates or any information about who the candidates are."

◆ **Diana Morgan, LCAM (Property Manager, 3/13/25)**

"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."

Summary

This record establishes clear grounds to question whether this election process was conducted in compliance with statutory requirements. It directly impacts the validity of the current Board's composition, with serious implications for contracts, loan certifications, insurance underwriting, and state oversight.

Attachments / Evidence Links

For transparency and permanent record, the following documents and exhibits are included via publicly accessible archive links:

-  Second Notice of Annual Election (March 2025)

[View Document](#) (attached PDF below as well)

-  Full March 2025 Email Chain — Owner statements & management responses showing failure to receive mailed notices.

View Emails: [Email Chain 1](#); [Email Chain 2](#), [Email Chain 3](#) (attached PDFs below as well)

-  YouTube Video — March 2025 Board Meeting

Documenting owner confrontation of the Board regarding lack of mailed election notices.

[Watch Video](#)

Thank you for your continued review.

Respectfully,

Shawn Martin
Omega Villas Owner & Director
Protected Whistleblower

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

From: **Bendis, Eileen** <Eileen.Bendis@myfloridalicense.com>

Date: Wed, Jul 2, 2025 at 12:44 PM

Subject: RE: election

To: Shawn Martin <sem2000s@gmail.com>

Shawn,

Here is a copy of the notice.



Eileen R. Bendis
REGULATORY SPECIALIST II

DIVISION OF CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES

Florida Department of Business & Professional Regulation

Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



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Eileen.Bendis@MyFloridaLicense.com



4 attachments

-  **SECOND NOTICE OF ANNUAL MEETING MARCH 25, 2025 - OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC..pdf**
135K
-  **2nd Notice of 2025 BOD Email 7.2.25 (3rd).pdf**
1032K
-  **2nd Notice of 2025 BOD Email 7.2.25 (1st).pdf**
1386K
-  **2nd Notice of 2025 BOD Email 7.2.25 (2nd).pdf**
1935K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Jul 2, 2025 at 3:37 PM



Address not found

Your message wasn't delivered to **AskUs@sa17.state.fl.us** because the domain sa17.state.fl.us couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAIN Domain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; AskUs@sa17.state.fl.us

Action: failed

Status: 5.1.2

Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAIN

Domain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Last-Attempt-Date: Wed, 02 Jul 2025 12:37:42 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Wed, Jul 2, 2025 at 3:37 PM



Address not found

Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-318c12e6ea8sor4913687a91.0 - smtp

Final-Recipient: rfc822; reporters@miamiherald.com

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

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550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> 98e67ed59e1d1-318c12e6ea8sor4913687a91.0 - smtp

Last-Attempt-Date: Wed, 02 Jul 2025 12:37:42 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Wed, Jul 2, 2025 at 3:37 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mxb-003d5601.gslb.pphosted.com. (205.220.161.9, the server

for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Wed, 02 Jul 2025 12:37:44 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Wed, Jul 2, 2025 at 3:37 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **cnn.tips@cnn.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ1PEPF00001CE2.namprd05.prod.outlook.com 2025-07-02T19:37:43.235Z 08DDB902B7F12B91]

Final-Recipient: rfc822; cnn.tips@cnn.com

Action: failed

Status: 5.4.1

Remote-MTA: dns; cnn-com.mail.protection.outlook.com. (2a01:111:f403:f802::, the server for the domain cnn.com.)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ1PEPF00001CE2.namprd05.prod.outlook.com 2025-07-02T19:37:43.235Z 08DDB902B7F12B91]

Last-Attempt-Date: Wed, 02 Jul 2025 12:37:45 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Wed, Jul 2, 2025 at 3:37 PM

To: sem2000s@gmail.com

**Message blocked**

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Last-Attempt-Date: Wed, 02 Jul 2025 12:37:45 -0700 (PDT)

 **noname**
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Wed, Jul 2, 2025 at 3:37 PM

**Message blocked**

Your message to **IA@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked,ia@psd.plantation.org:blocked)

Last-Attempt-Date: Wed, 02 Jul 2025 12:37:45 -0700 (PDT)



Editorial Pitches <pitches+noreply@theappeal.org>

Wed, Jul 2, 2025 at 3:37 PM

To: sem2000s@gmail.com

Thank you for your submission. At this time, The Appeal is not accepting new tips or pitches. If you have any other questions, please email info@theappeal.org.

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Wed, Jul 2, 2025 at 3:37 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov

Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Wed, 02 Jul 2025 12:37:48 -0700 (PDT)

 noname
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Wed, Jul 2, 2025 at 3:37 PM



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Wed, 02 Jul 2025 12:37:48 -0700 (PDT)

 noname
8K

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Wed, Jul 2, 2025 at 3:37 PM



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](#) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 7/2/2025 7:37:27 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Fwd: election

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only
Message rejected by: [SA0PR09MB6283.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [SA0PR09MB6283.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	7/2/2025 7:37:43 PM		mail-pj1-x102d.google.com	SMTP	16 sec
2	7/2/2025 7:37:43 PM	mail-pj1-x102d.google.com	DS4PEPF00000172.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	7/2/2025 7:37:43 PM	DS4PEPF00000172.namprd09.prod.outlook.com	CYXPR09CA0018.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	7/2/2025 7:37:44 PM	CYXPR09CA0018.namprd09.prod.outlook.com	SA0PR09MB6283.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers

Received: from [CYXPR09CA0018.namprd09.prod.outlook.com](#) (2603:10b6:930:d4::6) by [SA0PR09MB6283.namprd09.prod.outlook.com](#) (2603:10b6:806:6d::24) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.8901.19; Wed, 2 Jul 2025 19:37:44 +0000
Received: from [DS4PEPF00000172.namprd09.prod.outlook.com](#) (2603:10b6:930:d4:cafe::e3) by [CYXPR09CA0018.outlook.office365.com](#) (2603:10b6:930:d4::6) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.8901.21 via Frontend Transport; Wed,

2 Jul 2025 19:37:43 +0000
Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::102d)
smtp.mailfrom=gmail.com; dkim=pass (signature was verified)
header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;
Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates
2607:f8b0:4864:20::102d as permitted sender) receiver=protection.outlook.com;
client-ip=2607:f8b0:4864:20::102d; helo=mail-pj1-x102d.google.com; pr=C
Received: from mail-pj1-x102d.google.com (2607:f8b0:4864:20::102d) by
DS4PEPF00000172.mail.protection.outlook.com (2603:10b6:2c:400:0:100a:0:7)
with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id
15.20.8901.20 via Frontend Transport; Wed, 2 Jul 2025 19:37:43 +0000
Received: by mail-pj1-x102d.google.com with SMTP id 98e67ed59e1d1-313dc7be67aso1000328a91.0
for <inspectorgeneral@eog.myflorida.com>; Wed, 02 Jul 2025 12:37:43 -0700 (PDT)
DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20230601; t=1751485063; x=1752089863; darn=eog.myflorida.com;
h=to:subject:message-id:date:from:in-reply-to:references:mime-version
:from:to:cc:subject:date:message-id:reply-to;
bh=GyIcW7RMvvAOhjSfEXqdJRQo4858Wtu0G1LvcPEuQnw=;
b=M20kPpyYbGLYW573sKt9tXdIXKNFTc+oVfyCdW1eLGRFqKBebMm6fs2+5eNtJKydjM
BaV6M+3DaLlkmwNLdMyXMHsa+0j08UChLUZjmRVyut5Ewu+SweGWmefu95fdhTeju63
UptXCbTaKUL3IBsEfff8yHhBINQHcnMFDjgVl/3u2HagwUo7P3k5033N/+W2fASCL8q
dojizxy08nCotHdcMnE9mN39rzjvgqNlQ/Tjs+M2fAiV+Ph5CE0uLVrb0VAAJp1hDpmy
RKkAVNeAvOZHPI0N6adikCPHdUjK2YocMc8ymYuzCHU4XJynuWbIoPP/k4Q77Q1UzqvV
haJA==
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20230601; t=1751485063; x=1752089863;
h=to:subject:message-id:date:from:in-reply-to:references:mime-version
:x-gm-message-state:from:to:cc:subject:date:message-id:reply-to;
bh=GyIcW7RMvvAOhjSfEXqdJRQo4858Wtu0G1LvcPEuQnw=;
b=LMG5Y8GW/fh8t0aiD2Yw1YPvM29n23SrG5rxNpI+yBiFckpnyU5SxtPqhSIUYgaEwz
o3TgIZvyvpD8QN7hQtquoFiwczechRl+swCxcJHeosHe3cXL4GQZLGyho2nKbWc1ZsMn
F70+hggN/x5+FmRdyMKYh+hg/MQy8raJ72P1mAQKM0Jm+nrb8Stneq0ZoM4dND6r2Xc3
Ys8ZnacoJ5L60ywYkZxp3b/p6JB+BLXJpPgqNgCFcpwBtz0URD9GYRTGogd3owjyJaJW
LyqHLpdEnwGxvC1EaL36ZXsYrz0T6QxIygHbcSlDm4KtBcxMMTu4K26oShtCA8U+VFyW
DKUA==
X-Forwarded-Encrypted: i=1; AJvYcCXStBW854JbzEG2fzrs002MojKE25/IHnBe0Aaws1zgxm38qKKm/
YXQ0hRkmACB8HXkdimST1jm/x6LRh0b5rnFY@eog.myflorida.com
X-Gm-Message-State: A0Ju0YzEXOKMQ/TEdtHE4LdG+sfbMakoxergbBJuXAOdYCDHcculvBW
Z4fep7QlALHGvk2e52f1+iDyJQiBTXRx5f9ZRhsYQE0CsaigoQfz0aQzo8i3D1Q05N4G60Q+7G
E08N8NEc4HC007q1PxVmp45UJ/7jjMWA=
X-Gm-Gg: ASbGnct9uJX4J1/twcIYNMEwxM8L7GZCvr3pkzy/BAiR2vWHneC3vHm5dldS9yUeCX0
XQSZsgmwMmArrdzW+0190UGbGYG7GwJFiEnrchsp7xRcve73Tdox0JPwzzG/bsPNKxxnJ6BPuOp7
P0XE3hE+QUP/uakaFamSOSVPE4I3vcj1nM4t1kyuR8V19aIm4hV7InLZqsBAnViSOfr3VsiCt2
F+O
X-Google-Smtp-Source: AGHT+IFgtgCzkXDaIVqzk/1HqAyY84UEA0s8+HE8m1nHoZl3hXm8PlmWPzHiE/
r3Tml8/NYljTidWJn8Ue1Kc1PL5BA=
X-Received: by 2002:a17:90b:288d:b0:312:e9d:3fff with SMTP id
98e67ed59e1d1-31a90afe54bmr2477419a91.1.1751485060860; Wed, 02 Jul 2025
12:37:40 -0700 (PDT)
MIME-Version: 1.0
References: <SA1PR09MB10240AFF25BF531C7B058DA0F9645A@SA1PR09MB10240.namprd09.prod.outlook.com>

<CAFj9Tqq=1W_KyGOmcLVpiGK9_Hvkvs_O1TBYd-df3T6uqU-6Pg@mail.gmail.com>
<SA1PR09MB102404D94BE403D03D5ECD3F39640A@SA1PR09MB10240.
namprd09.prod.outlook.com>
In-Reply-To: <SA1PR09MB102404D94BE403D03D5ECD3F39640A@SA1PR09MB10240.
namprd09.prod.outlook.com>
From: Shawn Martin <sem2000s@gmail.com>
Date: Wed, 2 Jul 2025 15:37:27 -0400
X-Gm-Features: Ac12FXz-df9r4BJFJYdRlc-2eyN0hk9roiVe3Rxx6S1pgwC9V21vGGwttkzylps
Message-ID: <CAFj9TqqXgkEO1wEYYNEwPFrzdBDESN6moGWDvMDLE+rJ_Uu6Ew@mail.
gmail.com>
Subject: Fwd: election
To: "Bendis, Eileen" <Eileen.Bendis@myfloridalicense.com>,
"Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>,
General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,
"Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG
<oig@myfloridalicense.com>,
Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov,
public.integrity@usdoj.gov, oig.doj@usdoj.gov,
inspectorgeneral@eog.myflorida.com, crt@usdoj.gov,
oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com,
"Press@MyFloridaLegal.com" <Press@myfloridalegal.com>,
"askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org"
<acap@floridabar.org>,
Tina Polsky <POLSKY.TINA@flsenate.gov>,
Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>,
marie.woodson@myfloridahouse.gov,
pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov,
lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov,
boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov,
District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov,
calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov,
stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov,
tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov,
jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov,
carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov,
wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov,
askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>,
"WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us,
Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org,
press.office@theguardian.com, reporters@miamiherald.com,
msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com,
newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com,
info@pogo.org, action@aclu.org, press@whistlebloweraid.org,
Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com,
info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org,
tips@publicintegrity.org, info@openthegovernment.org,
"patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com,

Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org,
contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press,
 Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org,
 "popularnet@popular.com" <popularnet@popular.com>, popularnet@bpop.com,
 "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>,
 "pabloansupport@popular.com" <PABLoanSupport@popular.com>,
 "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>,
investorrelations@jpmchase.com,
reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com,
investorrelations@citi.com, fraud_help@usbank.com, media@truist.com,
media.relations@pnc.com, investorrelations@morganstanley.com,
fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com,
compliance@mrcooper.com, compliance@loandepot.com,
compliance@freedommortgage.com, communications@newrez.com,
 "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com,
legal@caliberhomeloans.com,
compliance@firstam.com, mediarelations@stewart.com,
corporatelegal@oldrepublictitle.com, customerexperience@wltic.com,
dianna_higgins@mgic.com, legal@radian.com, compliance@essent.us,
compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com,
legal@figure.com

Content-Type: multipart/mixed; boundary="000000000000e2189f0638f764b7"

Return-Path: sem2000s@gmail.com

X-EOPAttributedMessage: 0

X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0

X-MS-PublicTrafficType: Email

X-MS-TrafficTypeDiagnostic: DS4PEPF00000172:EE_|SA0PR09MB6283:EE_

X-MS-Office365-Filtering-Correlation-Id: 23186630-5114-442b-11ab-08ddb99fea34

Original-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

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

From: Shawn Martin <sem2000s@gmail.com>

To: "Bendis, Eileen" <Eileen.Bendis@myfloridalicense.com>, "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov,

daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org, "popularnet@popular.com" <popularnet@popular.com>, popularnet@bpop.com, "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmmhhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@essent.us, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com

Cc:

Bcc:

Date: Wed, 2 Jul 2025 15:37:27 -0400

Subject: Fwd: election

Subject: Supplemental to Watchdog Email #7 — Formal Challenge to Legitimacy of March 2025 Election Notice

Dear DBPR Analysts and Watchdog Reviewers,

This communication is submitted as a supplement to Watchdog Email #7, further documenting governance failures at Omega Villas.

Formal Challenge to the Legitimacy of the Election Notice

To the best of my knowledge and belief, I never received the Second Notice of the Annual Election for the March 2025 meeting. This is consistent with multiple contemporaneous owner statements.

Attached for reference is the "2nd Notice of Annual Election" document, which I now formally challenge as to its legitimacy of mailing or proper distribution. Based on owner testimony and my own experience, there is no credible evidence this notice was ever mailed to the membership in compliance with FS 718.112(2)(d). I also formally challenge any statements made by the Board of Directors, property management, or their service providers (including attorneys and contractors) which assert that this Notice was properly mailed and delivered to owners.

Key Owner & Manager Statements

Jan (3/12/25)

"Hi All, just wanted to let you know that I never received notification of the upcoming meeting for voting on the Board of Directors."

◆ Shawn Martin (3/12/25)

"Yes, I also have not received the 2nd Notice of the Annual BOD Election Meeting either."

◆ Miriam (3/14/25)

"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?"

◆ Elizabeth (3/14/25) (past Board Secretary & current Vice President)

"No one has received anything about voting for candidates or any information about who the candidates are."

◆ Diana Morgan, LCAM (Property Manager, 3/13/25)

"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."

 Summary

This record establishes clear grounds to question whether this election process was conducted in compliance with statutory requirements. It directly impacts the validity of the current Board's composition, with serious implications for contracts, loan certifications, insurance underwriting, and state oversight.

 Attachments / Evidence Links

For transparency and permanent record, the following documents and exhibits are included via publicly accessible archive links:

-  Second Notice of Annual Election (March 2025)

[View Document](#) *(attached PDF below as well)*

-  Full March 2025 Email Chain — Owner statements & management responses showing failure to receive mailed notices.

View Emails: [Email Chain 1](#); [Email Chain 2](#), [Email Chain 3](#) *(attached PDFs below as well)*

-  YouTube Video — March 2025 Board Meeting

Documenting owner confrontation of the Board regarding lack of mailed election notices.

[Watch Video](#)

Thank you for your continued review.

Respectfully,

Shawn Martin
Omega Villas Owner & Director
Protected Whistleblower

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

From: **Bendis, Eileen** <Eileen.Bendis@myfloridalicense.com>

Date: Wed, Jul 2, 2025 at 12:44 PM

Subject: RE: election

To: Shawn Martin <sem2000s@gmail.com>

Shawn,

Here is a copy of the notice.



Eileen R. Bendis
REGULATORY SPECIALIST II

DIVISION OF CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES

Florida Department of Business & Professional Regulation

Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



From: Shawn Martin <sem2000s@gmail.com>

Sent: Tuesday, July 1, 2025 10:38 AM

To: Bendis, Eileen <Eileen.Bendis@myfloridalicense.com>

Subject: Re: election

[NOTICE] This message comes from a system outside of DBPR. Please exercise caution when clicking on links and/or providing sensitive information. If you have concerns, please contact your Knowledge Champion or the DBPR Helpdesk.

Dear Ms. Bendis,

Thank you for your message.

To my knowledge, no formal cancellation letter was submitted to the DBPR regarding the March 25, 2025 Board election at Omega Villas. I was one of the applicants who formally requested DBPR election monitoring. However, the Board later announced that an election monitor was no longer required because there were only nine candidates for nine open positions.

That said, I never received a written cancellation notice, nor have I seen one distributed to the ownership or submitted to the Division. Your inquiry now confirms that the Board may have failed to notify DBPR as required under Florida Administrative Code, despite their public claim that the election had been administratively canceled.

Given the Board's history of irregular elections, procedural missteps, and retaliatory conduct against owners, this lack of formal cancellation notice raises further questions about the legal standing of the current Board.

Additionally, please note that this email response will be included in ongoing disclosures to financial institutions, federal oversight bodies (including the DOJ), and mortgage risk divisions at Fannie Mae and Freddie Mac. These parties have been provided with a full archive of exhibits, video evidence, and filings documenting the structural, financial, and governance failures currently affecting the Omega Villas community. This DBPR oversight gap now becomes part of that timeline.

Please advise if you require a formal confirmation from the Association regarding their cancellation notice, or if DBPR plans to follow up with the Board directly.

Sincerely,

Shawn Martin, MBA

Unit Owner & Board Member

Omega Villas Condominium Association

On Fri, Jun 27, 2025 at 8:37 AM Bendis, Eileen <Eileen.Bendis@myfloridalicense.com> wrote:

Good Morning, Shawn,

I'm closing out some records and noticed I never received an official cancellation of the election on March 25, 2025. Could you send me a copy , please?

Thank you,



Eileen R. Bendis
REGULATORY SPECIALIST II

DIVISION OF CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES

Florida Department of Business & Professional Regulation

Office: (954) 202-3234
Eileen.Bendis@MyFloridaLicense.com



4 attachments

 **SECOND NOTICE OF ANNUAL MEETING MARCH 25, 2025 - OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC..pdf**
135K

 **2nd Notice of 2025 BOD Email 7.2.25 (3rd).pdf**
1032K

 **2nd Notice of 2025 BOD Email 7.2.25 (1st).pdf**
1386K

 **2nd Notice of 2025 BOD Email 7.2.25 (2nd).pdf**
1935K

Shared Inbox <info+noreply@whistleblowersofamerica.org>

To: sem2000s@gmail.com

Wed, Jul 2, 2025 at 3:37 PM

Thank you for reaching out, we will contact you soon.