

EXHIBIT 1A

FLORIDA CONDOMINIUM LAW VIOLATIONS?!?!

On top of all these items, I wanted to mention that some actions are making me consider fraud to corruption:

1. Possible breach of Fiduciary responsibility by the Board not notifying all unit owners of the City of Plantation Liens and Fines that are now at \$350,000 or so as of February 29, 2024. This stems back to the unlicensed activity in 2007-2009 that created these excessive fees. For example, Phase 2 is at \$250 per day for four Buildings and \$200 per day for two buildings compared to Phases 1,3, & 4 that are at \$75 per day for all buildings in each subdivision. Phase 2 has 17 violations and supporting records are attached. **REFER TO EXHIBIT 1 AND EXHIBIT 3.**
2. Elizabeth Palen interfering with our group trying to notify the community about the City of Plantation liens and fines in the 10.24.23 Budget Meeting – we have first hand witnesses that witnessed her behavior. Elizabeth Palen then NOT submitting our petition to get a special meeting as over 20 unit owners had signed and requested the petition to be given for a special meeting to discuss the budget since it jumped over 400% from the normal range over the past few years.
 1. Title XL REAL AND PERSONAL PROPERTY
Chapter 718
CONDOMINIUMS
718.112 Bylaws.—
(1) GENERALLY.—
(e) Budget meeting.—
2.a. If a board adopts in any fiscal year an annual budget which requires assessments against unit owners which exceed 115 percent of assessments for the preceding fiscal year, the board shall conduct a special meeting of the unit owners to consider a substitute budget if the board receives, within 21 days after adoption of the annual budget, a written request for a special meeting from at least 10 percent of all voting interests. The special meeting shall be conducted within 60 days after adoption of the annual budget. **Refer to Exhibit 2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!** which supports this information. We have a copy of the Petition that Elizabeth created for everyone to sign as well. **REFER TO EXHIBIT 1 AND EXHIBIT 1E.**
3. Not properly responding to my certified record request on 8/30/24 and having to answer 20 attorney Hollander emails, go to Hollander's office 1 time then to Sunrise Management 4 or 5 times, to get a quarter of the records and well past the Florida

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statutory deadline. I filed a complaint with the DBPR and I have a pre-arbitration hearing request that I sent to the Management Firm. Oh, and they just placed this as an agenda item for the next Board meeting as follows: Corporate Resolution for records review – board review/discussion/vote. **REFER TO EXHIBIT 1 AND EXHIBIT 5.**

4. Not maintaining the Board Minutes in a timely manner for 2023 and prior years. The past officer, Blaire Lapides, that was a treasurer and secretary and is on video had at least 8 months of Board Minutes that were turned in March of 2024. **REFER TO EXHIBIT 1, EXHIBIT 2 FOR VIDEO FOOTAGE OF BLAIRE POSTING LIKE 6 OR MORE MONTHS OF MINUTES ON THE SAME DAY AND EXHIBIT 1D TO SEE THE DATE AND CORRESPONDING MINUTES DATE THEY WERE PUBLISHED TO THE WEBSITE BY ERIC RICHARDS WHO MAINTAINS THE WEBSITE.**
5. Now it is apparent that they are trying to silence me at meetings by trying to establish the following: **a.** Corporate Resolution for communications- board review/discussion/vote & **b.** Board meeting and Board member decorum board review/discussion/vote.

Possibly passing hush rules to try to stop the truth from being heard by the community. Refer to the attached Exhibits, one has three new sets of rules passed in the last March Board Meeting for 2024. Notable excerpts:

2. Confidentiality of Non-Public Association Matters:

Board Members should have a general obligation to maintain confidentiality with respect to all non-public Association matters. As unit owners, Board Members will receive questions from their neighbors regarding matters to which they have become privy in their official capacity. Discussing options that are on the table before a final decision is made, discussing matters that pertain to individual unit owners, and discussing other matters that have a potential legal implication can all lead to unnecessary issues for the Association. Given all the previous legal violations that this Rouge Board has had, I object to this!

The Condominium Association Boards' Code of Conduct Includes the Following:

- *Requires all Board Members to be less than ninety (90) days delinquent on their assessment and other obligations as unit owners.*

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- Requires all Board Members to consistently enforce unit owners' obligations regardless of an individual unit owner's identity or relationship to a Member of the Board and,

- Require Board Members to voluntarily resign if they fail to remedy a continuing violation of the Association's governing documents in a timely manner. *Since the Rouge Board holds the majority, and doesn't hold the majority of the popular vote or unit owner vote. I object to them passing these hush related rules!*

Consensus: The place for debate is inside the Board meeting. Once a vote is taken, Directors should not express dissenting views after the meeting. Decisions of the Board shall stand. *This will be an ongoing issue when the majority of the Board is Rouge.*

Adhere to the Time Restriction: All Board Members will have a speaking time limit of three (3) minutes, depending on the amount of business to be conducted and the overall time allotted for the meeting. Each Board Member should be respectful of other Members and plan their remarks to fit within the allotted time frame. If the chairman believes the speaker should have another minute or two, he or she may ask the Board if there is any objection to allow the speaker another two (2) minutes. *When there is a Rouge Board, they try to limit any time a member brings Truth to the community about their actions so I totally object to the reason they passed this rule.*

Be Recognized: The meeting chair has a responsibility to complete the agenda. If you have something to add to the discussion, ask to be recognized. This includes unit owners in attendance. All unit owners will be provided with the floor for three (3) minutes. No unit owner will be given another opportunity to speak until all unit owners present have had an opportunity to speak on the agenda being discussed at least once. Unit owners provided the floor a second time will be provided an additional one and a half (1.5) minutes to speak on the agenda item. Raise your hand or ask for the floor. Sidebar conversations are a distraction and rude to the person that has the floor. When Board Members or unit owners call out or interrupt, it is not only disrespectful, but it also slows things down. *Again, when you have a Rouge Board that tries to control the floor (who gets recognized) then this reflects they are making it harder for people to express their opinions to further enforce their corruption!*

Don't Interrupt: Every speaker has the right to use his or her time to speak without interruption. All Board Members are expected to give each speaker the courtesy and respect to finish their sentence or train of thought, even if you're ready to move the conversation along. While you don't want to interrupt, it is important to stay on schedule and stick to the agenda. *The agenda will help the Board stay on schedule with the meeting and allow the Board to prevent thoughts and conversations from dragging on longer than necessary. Any Board Member that engages in disruptive or unruly behavior of any kind will be asked to leave the meeting. All Board Members will be provided with two warnings. A third warning will result in the Board Member being asked to*

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*leave the meeting for the Board to be able to continue conducting business. Trying to find out what Members have in common, rather than what divides them, is important in finding a resolution. Again, when you have a Rouge Board that tries to control the floor (**who gets recognized**) and I, Shawn Martin, personally feel this was directed at me for confronting Patty, Blaire, Elizabeth, Eric and a few others about the **lies** they are telling the community! Then, this directly reflects they are making it harder for people to express their opinions to further enforce their corruption! They have Austro Construction damaging peoples homes and it isn't getting reported to the entire community so that they are aware of this behavior!!! And they are allowing Austro construction to interfere in Board Matters so refer to the video links that I have collected that reflect this! If they want the Board to be ran properly, they need to remove the corruption and lies that are inflicting the Board currently! I, Shawn Martin, am the WHISTLEBLOWER here so there is a pattern of direct interference by the Rouge Board and their supporters against all my actions to inform the community and to seek justice! **REFER TO EXHIBIT 1 AND EXHIBIT 1H.***

6. Eric Richards posted a Misinformation letter to the community trying to state my accusations were not true! We have records identified in the Index that explain this activity. But, we have a direct screenshot showing that he uploaded it to the Unit Owner portal in March of 2024. **REFER TO EXHIBIT 1 AND EXHIBIT 1E AND 1H.**
7. I believe, I found apparent tampering with how our Annual Election has been run. I have just filed a complaint with the DBPR on this one so it is still fresh as our Election was on March 19, 2024. **REFER TO EXHIBIT 1 AND EXHIBIT 1D.**

However, items 1., 2., 4. and 7. appear to be clear violations of Florida Law. Then, I see this article and I really start to think and scratch my head like what is truly going on here??

[Warning Signs of HOA Fraud and Theft - \(mcgowanprograms.com\)](https://mcgowanprograms.com/warning-signs-of-hoa-fraud-and-theft/)

Then, the Austro Construction contractors who are the only suspects I have for my roof damage have been repairing roofs prior to getting the \$4.85 Million Omega Villas Contract. Now, they are apparently lying to us about the City saying we are also required to have our window systems updated as a part of this project.

YEAR END 2011 TO 2022 – NOTABLE FINANCIAL COSTS TO THE OMEGA VILLAS COMMUNITY:

- **ROOFING REPAIRS: \$160,092**
- **AUSTRO CONSTRUCTION REPAIRS FROM 2017 TO 2022: \$108,475**

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- **NOTE WITH ALL THESE ROOF REPAIRS – SHAWN MARTIN’S UNIT WAS NEVER REPAIRED PROPERLY FROM 2007 TO DATE! WE WITNESSED THEM MAKING OTHER EMERGENCY REPAIRS IN 2024 TO OTHER UNITS WITH LEAKY ROOFS.**
- **POOL REPAIRS: \$135,384**
- **IRRIGATION REPAIRS: \$169,602**
- **SIDEWALK REPAIRS: \$24,731**
- **PROSCAPES LANDSCAPING COMPANY: \$281,677**
- **SUNRISE MANAGEMENT FEES: \$806,776**
- **HOLIDAY BONUSES FOR SUNRISE MANAGEMENT STAFF: \$20,650**
- **LLOYD W. PROCTON & HOLLANDER, GOODE, LOPEZ (HOLLANDER) LEGAL EXPENSES: \$216,447**
- **FRANK, WEINBERG, BLACK – OUTSIDE COUNSEL LEGAL EXPENSES: \$39,255**

YEAR-END 2023 NOTABLE EXPENSES NOTICED:

- **SUNRISE MANAGEMENT COMPANY: \$94,924**
 - **NOTE: PRESIDENT JAY OF SUNRISE MANAGEMENT RESIGNED FROM THE OMEGA VILLAS ACCOUNT THIS MONTH AND YEAR AFTER BEING CONFRONTED WITH ALL THIS INFORMATION.**
- **POOL EXPENSES: \$67,671**
- **LANDSCAPING EXPENSES: \$40,884**
- **HOLLANDER – LEGAL EXPENSES: \$26,153**

REFER TO EXHIBIT 1 AND EXHIBIT 1D.

OMEGA VILLAS BUDGET & MAJOR ITEMS NOTICED

OMEGA VILLAS YEAR OVER YEAR PAID EXPENSES DATING BACK TO 2011

OUR EXPENSES ALMOST TRIPPLED IN 2023 WHICH DOES NOT INCLUDE EXPENDITURES FROM OUR \$4.6 MILLION LOAN FOR WHICH TRANSACTIONS ARE HELD IN ANOTHER ACCOUNT!

You can click the buttons to drill down to see the transaction description details and expenses paid.					
YE 2023 Omega Villas Paid Expenses ▾		Total Expenses By Month			
⊕ Jan	\$	47,082.90			
⊕ Feb	\$	59,036.25			
⊕ Mar	\$	55,206.58			
⊕ Apr	\$	48,362.30			
⊕ May	\$	61,691.23			
⊕ Jun	\$	139,931.88			
⊕ Jul	\$	150,879.08			
⊕ Aug	\$	131,915.41			
⊕ Sep	\$	153,681.35			
⊕ Oct	\$	156,013.30			
⊕ Nov	\$	171,305.65			
⊕ Dec	\$	149,294.82			
Grand Total	\$	1,324,400.75			

NOTE: OUR EXPENSES ALMOST TRIPPLED FOR 2023 FROM OUR PREVIOUS BASE OF AVERAGING \$500K OR SO YEAR OVER YEAR!

2011-2022 Omega Villas Expenses Paid ▾		Total Expenses By Year			
⊕ 2011	\$	599,291.52			
⊕ 2012	\$	446,658.55			
⊕ 2013	\$	438,691.36			
⊕ 2014	\$	577,815.84			
⊕ 2015	\$	493,147.06			
⊕ 2016	\$	474,433.77			
⊕ 2017	\$	512,732.41			
⊕ 2018	\$	482,369.79			
⊕ 2019	\$	411,713.57			
⊕ 2020	\$	431,727.55			
⊕ 2021	\$	471,371.68			
⊕ 2022	\$	576,775.44			
Grand Total	\$	5,916,728.54			

OMEGA VILLAS BUDGET & MAJOR ITEMS NOTICED

3.8.2024 - Legal Expenses Directly Related to My Leaking Roof:

Attorney Hollander sent me a demand letter to my personal attorney that was co-attorney on my lawsuit as to why I hired emergency roofers to repair the leaks that the Board wouldn't send some one out to stop!!! There is private personal documentation of all these discussions between the two parties.

And \$4,522.50 to Modify Meeting Materials, WTH???

And another \$2,388.79 for correspondences not defined!

57505	Legal	12/31/2023	SBal	Starting Balance		0.00
		01/10/2024	6854	Hollander. Goode & Lopez , PLLC Inv #17875 - Professional Services - Modify Meeting Materials	4,522.50	
		03/06/2024	6872	Hollander. Goode & Lopez , PLLC Inv #17955 - Professional Service - Correspondences	2,388.79	
		03/06/2024	6873	Hollander. Goode & Lopez , PLLC Inv #18028 - Professional Service - Shawn Martin	2,208.29	
		03/06/2024	6873	Hollander. Goode & Lopez , PLLC Inv #18028 - Professional Service - Shawn Martin	1,678.87	
					<hr/>	
					10,798.45	10798.45

10.4.23 – LEGAL EXPENSES RELATED TO WHAT MY RECORD REQUEST & BOARD CONFRONTATIONS???
WHAT IS THE SHAW MARTIN MOVING PROJECT???????

Oct		
	Hollander. Goode & Lopez , PLLC Inv #17635 - Professional Service - Shaw Martin Moving Project	\$ 2,738.92
4-Oct		\$ 2,738.92
Nov		