

EXHIBIT 1E

OMEGA VILLAS COMMUNITY FOR CHANGE - ANNOUNCEMENT PACKAGE WITH NEW FINDINGS

Latest Events Since The Last Package To The Entire Community:

- **WHEN CORRUPTION OR LIES ARE DOMINATING ANY GOVERNING SYSTEM LIKE OUR HOA, YOU HAVE TO SPEAK OUT AGAINST LIES AND ANY CORRUPTION! WE HAVE ALL BEEN TO ELECTIONS AND SEEN PROTESTERS WITH SIGNS DEMONSTRATING AGAINST CORRUPTION OR FOR CAUSES! THAT IS WHAT YOU DO TO RAISE AWARENESS AND GAIN SUPPORT! FROM OUR EFFORTS, WE NOW HAVE OVER 60+ UNITED UNIT OWNERS IN OUR GROUP FROM THIS PROCESS! WE ARE COMMITTED TO MAKING BETTER CHANGES FOR OUR COMMUNITY!**
- **WE BELIEVE ALL PAST BOARD MEETINGS ARE A SHOW AND THE BOARD TRIES TO CONTROL THE FLOOR TO PREVENT THE TRUTH OF WASTE/MISMANAGEMENT FROM BEING HEARD WHICH IS WHY I CONFRONT THEM AND TAKE THE FLOOR WHEN I CAN!!! I HAVE CONFRONTED THEM ON THE SPOT WHEN THEY LIE OR TRY TO MISINFORM THE COMMUNITY! THE FACTS/CONDO ASSOCIATION RECORDS SUPPORT ALL MY POINTS!**
- **ASK YOURSELF WHY ARE ATTORNEYS, CONTRACTORS, AND POLICE AT EVERY MEETING NOW. THEY SHOULD ONLY BE THERE FOR SPECIFIC ITEMS THAT NEED TO BE DISCUSSED WITH THE COMMUNITY!**
- **I WITNESSED SIMILAR STRATEGIES IN 2008-2009 WHEN WEINBER BLACK AND ASSOCIATIONS LAW FIRM WAS HIRED TO TRY TO DEFEND THE SAME BOARD MEMEBERS ACTIONS AND THEY HAVE NO CONCERN ABOUT HOW MUCH \$\$\$\$\$\$ IT COSTS THIS COMMUNITY!!!! IT IS TIME TO END THIS MISMANAGEMENT AND MISUSE OF OUR MONEY!!!**
- **From December 2023 to January 2024, Sunrise Management company not timely responding to inquiries regarding unit owner financial loans to cover their portion of the 40-year renovation project resulting in closing delays. Unit Owners were not advised that they cannot refinance or sell during the renovation period. 5 mortgage brokers have stated that Fannie May and Freddie Mac guidelines prevent this for conventional loans.**
- **January 9th, 2024, the Chief Structural Inspector for the City of Plantation advised us that window system replacements are not required as part of the 40-year recertification. Why did the Board and Austro Construction (Levi) advise us the windows systems were required to be replaced?**
- **January 17th, 2024, City of Plantation Special Magistrate hearing. We have a recording of this hearing for anyone that would like a copy. Outcome: fees, fines and liens confirmed. The Special Magistrate advised the Board's attorney Lopez that Unit Owners should be notified of these Liens & Fines! It is their legal duty to do so!**
- **January 25th, 2024, per notices placed on unit owner doors, Patty and/or the Board changed the order of the building construction that was stated in 11.7.24 Board meeting – we have a video of this meeting and an agenda. They did not notify the community before making these changes, which is yet another example of their poor leadership abilities.**
 - Construction commencement began on February 5th, 2024.
 - Only Phase 3 and 4 are getting repaired in this new schedule (Patty Sabates' and Ken and Norma Aker's Phases). **Phase 2 has the highest fines (\$192K+) accumulating so why didn't any work begin here?? WE BELIEVE THE CONSTRUCTION SCHEDULE WAS ONLY CHANGED BY PATTY!**
 - 2 Units have lawsuits in one of the buildings that the Board changed to being repaired to a later date, so their leaky roofs won't get repaired in the near future (more lawsuits?).
 - Why? Patty didn't get her proxies signed for the paint color and extra features that she and/or the Board picked for the community. There was no reason to delay **UNTIL FEBRUARY** construction on optional features when we have **1/4 to 1/2 of the community with active water leaks!!!**
 - A multitude of members of the community have informed me that they don't like the paint color, so people aren't signing.
 - How much are the contractors charging us to wait on our property to begin construction?
- **March 5, 2024, the deadline for our Second Notice of Omega Villas Officers/Directors Elections. Issues with this process:**
 - **At least 6 to 8 + OR - people did not receive their Ballots on/by March 5th, 2024 all these individuals are in the Omega Villas Community for Change group.**

- Nerva Garcia (Omega Villas Community for Change group member) timely submitted/mailed her request to be on the Election Ballot before the Deadline and Jay says like in other incidences that he never received the mail.
- Miriam Tirado's (Omega Villas Community for Change group member) name was spelled incorrectly as Mariam. She has served on the Board and Juda Eskew and the Board knows the correct spelling of her name.
- The Ballots don't reflect which unit owner cast the ballot which appears to easily open the door to fraud. Why, at a later date in an audit, how could we validate who cast the vote? How can we validate that the votes were fraudulently entered since no unit owner's name is on the ballot to ask?

Older Events:

- In less than a year from 2023 to 2024, changed the association fees almost triple what it was before, for example from approximately \$400 in 2023 to \$1,000 monthly in 2024 (250% increase) for a 2 bedroom/2 bathroom unit. WE ARE PAYING FOR NEGLECT TO OUR COMMUNITY FOR 20 YEARS OR SO!
- Omega Management not disclosing legal issues with the community such as the City of Plantation Fines/Liens, possible condemning buildings, and the water leak lawsuits that are on record with the Broward County Clerk of Courts: NOW WE ARE AT \$350K IN CITY OF PLANTATION FINES!
 - We are aware of at least 20 major roof leaks throughout the community that haven't been repaired since they occurred from 2006 to 2007,
 - 2024 Insurance Amount of \$20.6 Million with 10% Named Storm Deductible (where these the only options?);
 - Are RETIREES AND OTHER unit owners being forced into foreclosure because they can't sell their properties and can't afford the 2024 budget, and
 - The major mismanagement and waste of \$1.2 million with over \$2 million collected from 2001 to 2023 or 22 years. Patty and Blaire have been key officers for 16+ of these years.

INDIVIDUALS THAT WE SUSPECT SUPPORT PATTY AND BLAIRE BECAUSE THEY TRIED SEVERAL TIMES TO SABOTAGE OUR EFFORTS THAT WERE TO MAKE THE COMMUNITY AWARE OF ALL THE CORRUPT ACTIVITIES! THEY ARE ON THE BALLOT FOR THIS 2024 BOARD ELECTION! SEE BELOW!!!

{ } BRUCE, MAUDE

{ } CHEN, KAREEM **Member of Elizabeth's WhatsApp Group!**

{ } PALEN, ELIZABETH

{ } RICHARDS, ERIC C. **Member of Elizabeth's WhatsApp Group??? We are aware they are collaborating!**

{ } THOMAS, MARJORIE **Member of Elizabeth's WhatsApp Group!**

{ } WILHELM, MARITZA **Member of Elizabeth's WhatsApp Group!**

WE CAN PROVIDE A SUMMARY OF WHY WE SUSPECT THEM BUT THE MAIN PEOPLE THAT TRIED TO SABOTAGE OUR EFFORTS ARE LISTED BELOW!

POSSIBLE SUPPORTERS OF PATTY'S AND BLAIRE'S EFFORTS:

- ❖ ELIZABETH PALEN WAS THE WHATSAPP GROUP LEADER THAT ACTED AS IF SHE WAS WORKING FOR OUR COMMUNITY. THAT IS UNTIL SHE TRIED TO SABOTAGE OUR EFFORTS AND THEN THE NEW GROUP OMEGA VILLAS COMMUNITY FOR CHANGE WAS CREATED AND IT GREW BY LEAPS AND BOUNDS TO OVER 60+ UNITED-COMMITTED MEMBERS! **ELIZABETH TRIED TO STOP US FROM LETTING THE COMMUNITY KNOW ABOUT THE CITY OF PLANTATION LIENS AND FINES! AND SHE USED KAREEM AS A BACKUP SUPPORT IN THIS EFFORT!**
- ❖ **CYNTHIA (CINDY) WHITE GAVE US MISINFORMATION THAT WE BELIEVE SHE WAS AWARE OF ABOUT THE CC&R (CONDO DOCS & REGULATIONS) IN FRONT OF 6 TO 8 OF OUR GROUP MEMBERS WITNESSED WHEN WE PEACEFULLY ASSEMBLED POOLSIDE TO STRATEGIZE.**

WANT TO JOIN US? CONTACT @ SHAWN MARTIN @ 954-716-0915 OR SMARTIN@ISCCOMPANY.NET

2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!

ELIZABETH PALEN EFFORTS:

SUPPORTERS INCLUDE MARJORIE THOMAS AND MARITZA WILHELM

Around 8.7.23 – We were approached by Elizabeth after the first meeting I attended where I confronted the Board about the mismanagement.

Advised Norma after Elizabeth approached me that I didn't trust Elizabeth because I see her with Ken and Norma Aker at Meetings. Then, we are all added to her WhatsApp Group.

Was our right reserved to dispute the 2024 Budget?? I don't think so!

Is there a written record this PETITION was ever submitted?? Is there a written record where she served the Budget Petition on the Board???

Around 10.25.23 - We had a meeting in her WhatsApp group where she agreed to confront the Board about the City of Plantation Fines and Liens. However, she claimed she came down with larangitis this day and said Kareem would confront them while we were sitting together real time at the Board Meeting. Then, she tells me Kareem isn't going to confront them either. So, I stepped up and did!

Title XL

REAL AND PERSONAL PROPERTY

Chapter 718

CONDOMINIUMS

View Entire Chapter

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.** At least 14 days prior to such special meeting, the board shall hand deliver to each unit owner, or mail to each unit owner at the address last furnished to the association, a notice of the meeting. An officer or manager of the association, or other person providing notice of such meeting shall execute an affidavit evidencing compliance with this notice requirement, and such affidavit shall be filed among the official records of the association. Unit owners may consider and adopt a substitute budget at the special meeting. A substitute budget is adopted if approved by a majority of all voting interests unless the bylaws require adoption by a greater percentage of voting interests. If there is not a quorum at the special meeting or a

2023 TO PRESENT BOARD AND SUPPORTERS’ EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!

substitute budget is not adopted, the annual budget previously adopted by the board shall take effect as scheduled.

PETITION TO REVISE 2024 OMEGA VILLAS BUDGET

Subject of Petition: To have a substitute budget provided for 2024 Omega Villas

We, the undersigned : Hereby require a revision of the Omega Villas Condominiums 2024 HOA budget under the following Florida law that applies to condo associations. FS 718.112(2)(a) states that if assessments are increased by more than 115%, then a substitute budget can be requested

Principal Petitioner	Contact Address	Signature

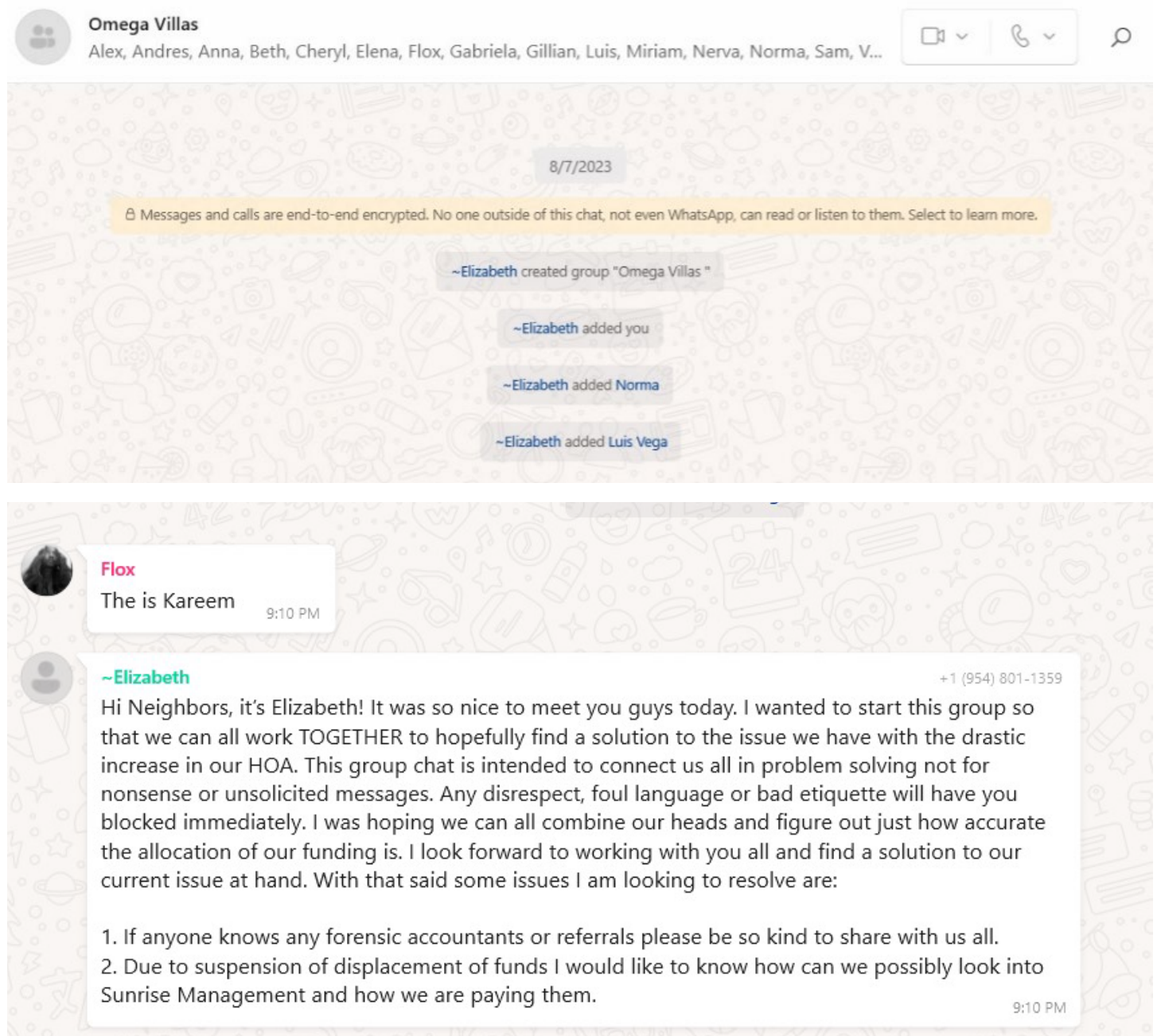
Name	Phone Number	Address	Signature

All petitions should be forwarded to : _____
(Address, zip, city)

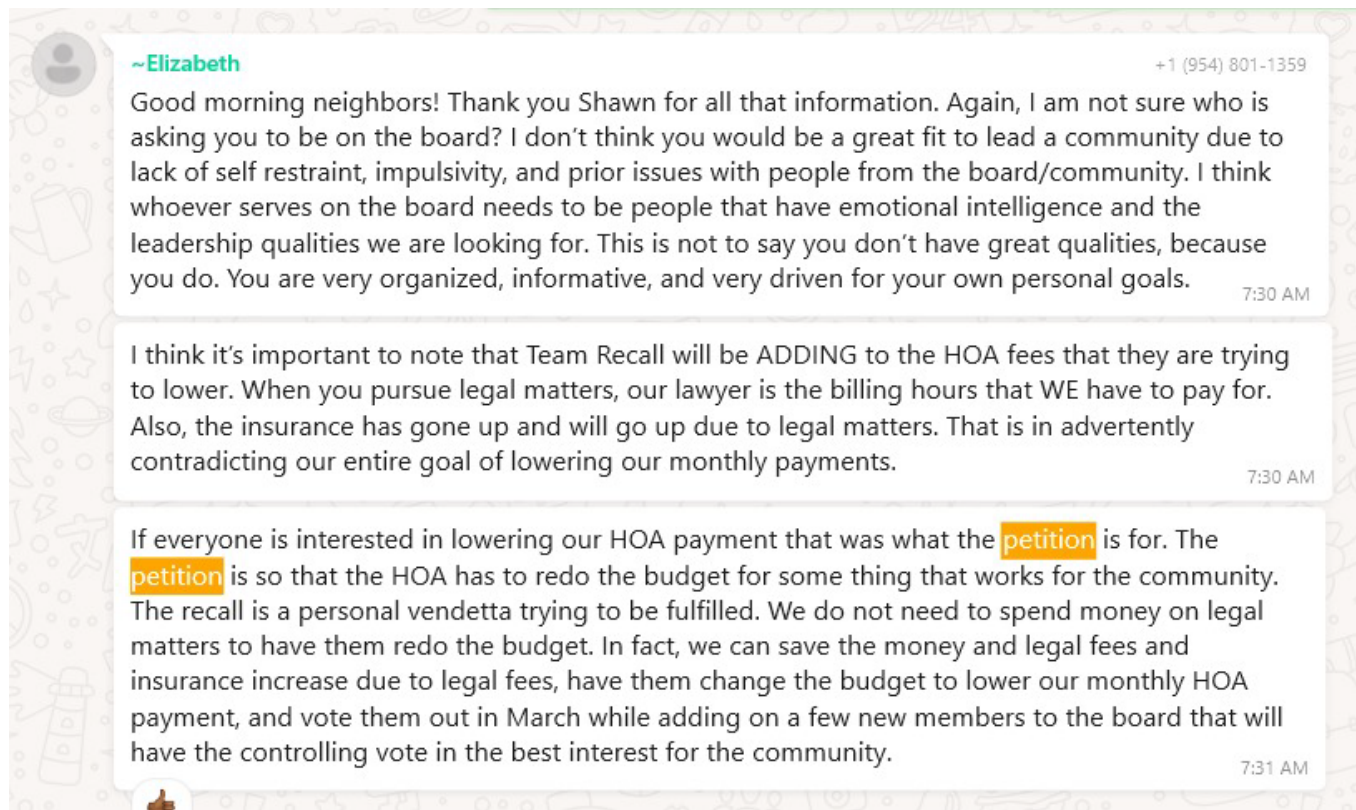
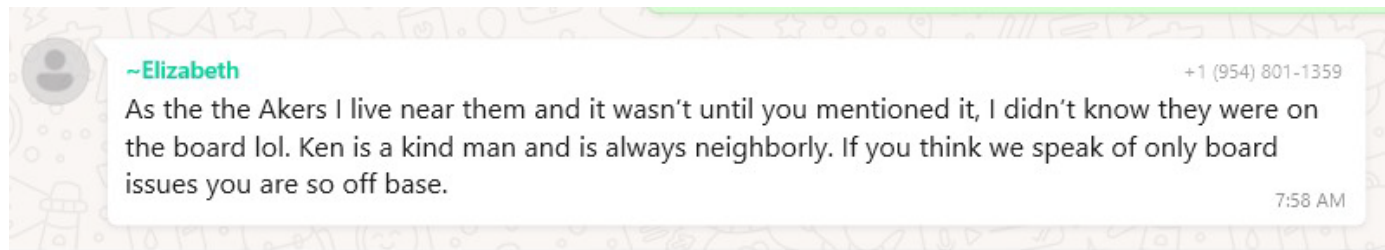
WAS THE 2024 BUDGET PETITION OVER 20+ PEOPLE SIGNED EVER SERVED ON THE BOARD OR WAS THIS A ROADBLOCK?

2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!

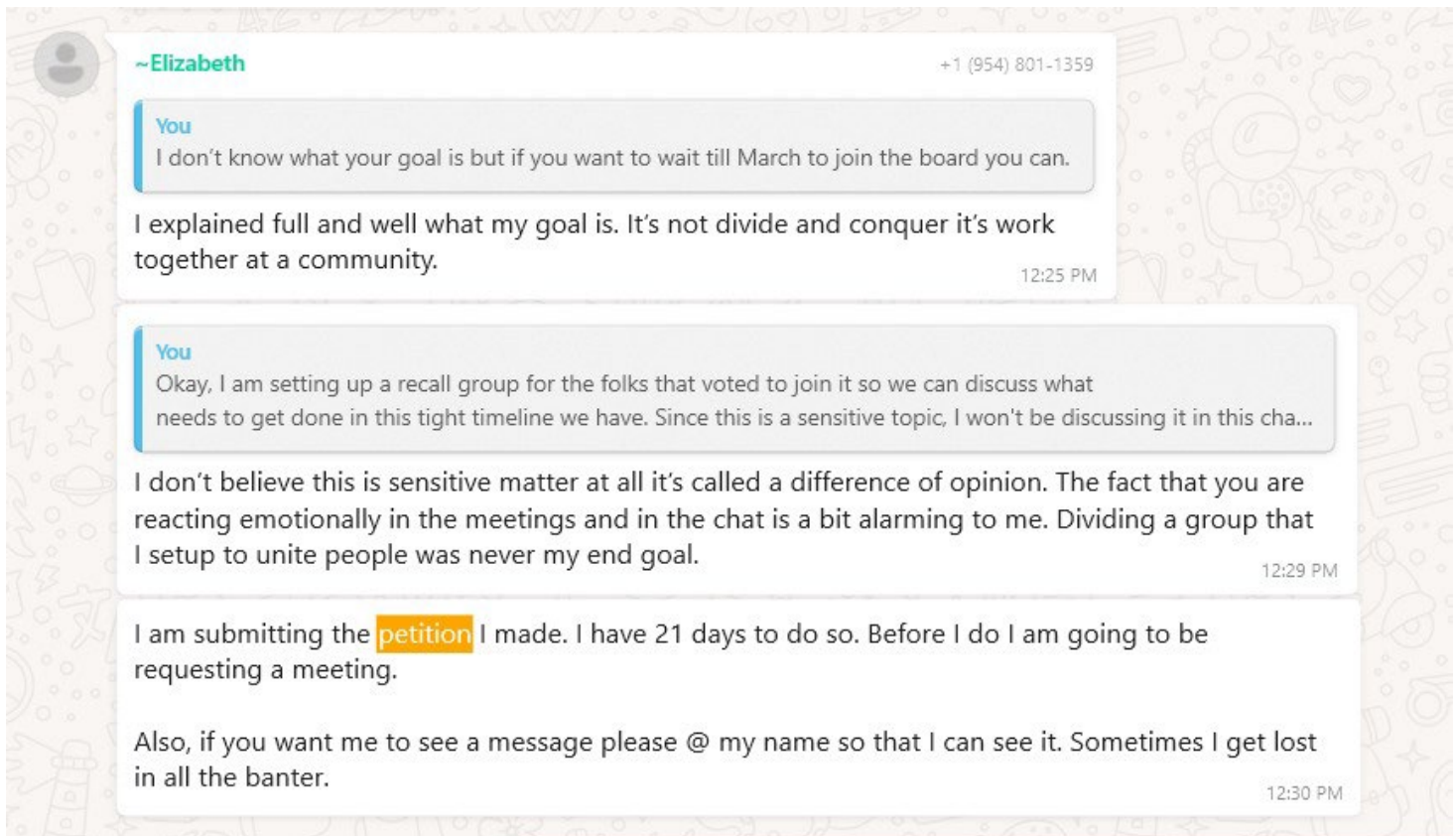
8.7.23 – JOINED ELIZABETH PALEN'S WHATSAPP GROUP TO SUPPOSEDLY GET THE BUDGET PETITION TO SERVE ON THE BOARD. WHATSAPP MESSAGES POSTED BELOW REFLECT ALL THESE ACTIVITIES:



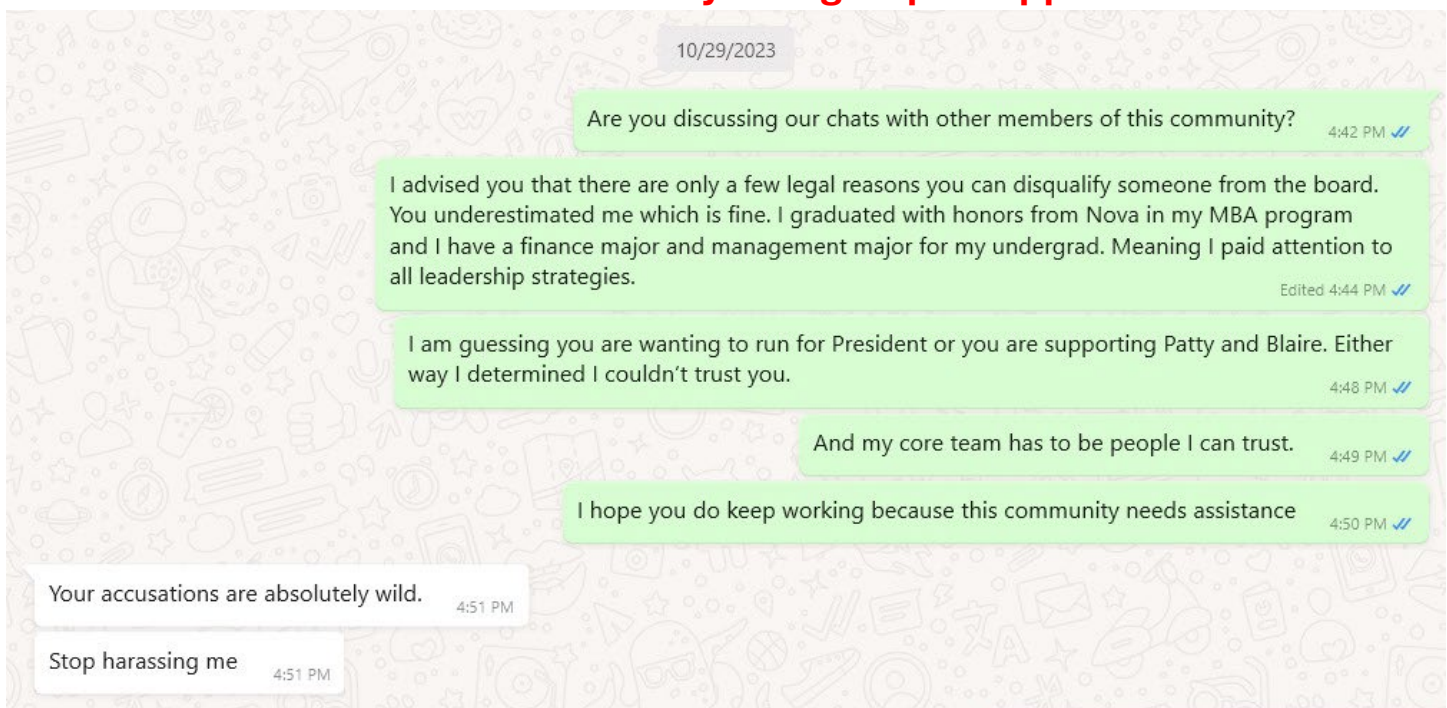
2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!



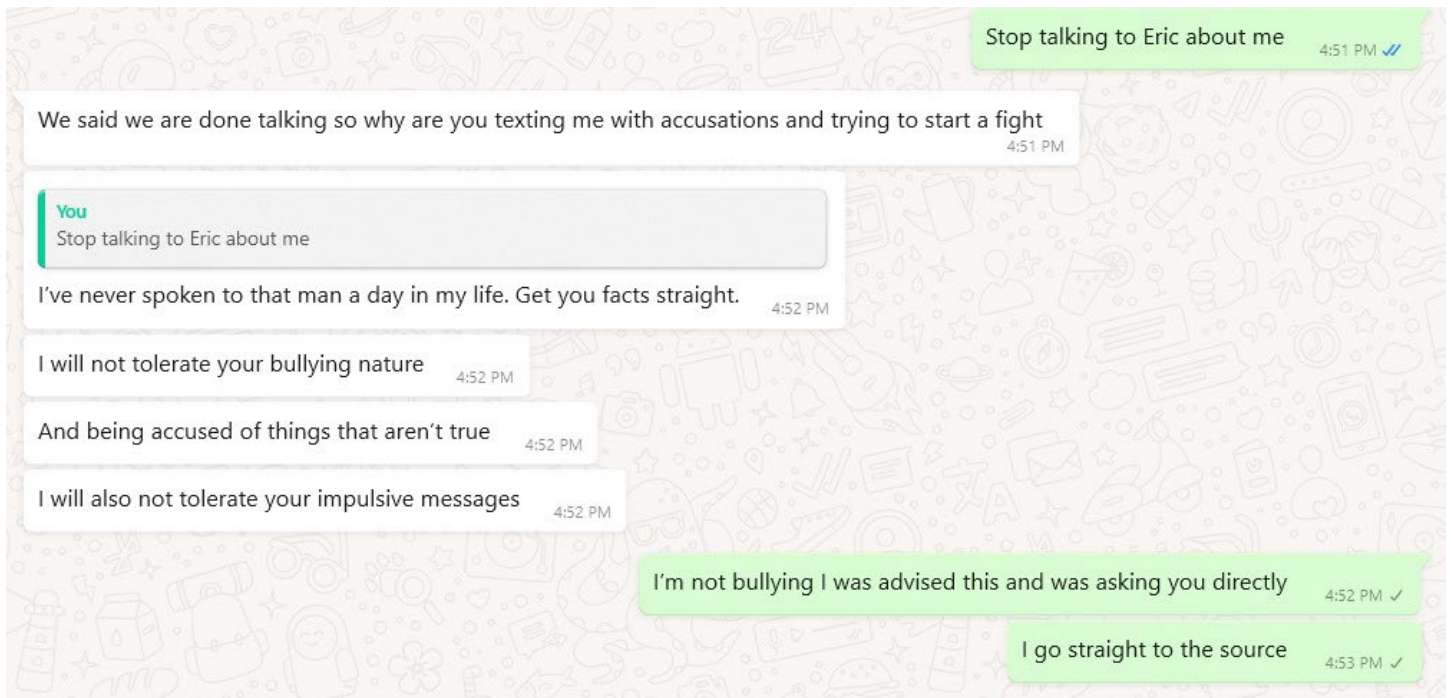
2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!



10.29.23 – I confront Elizabeth about her going to Eric to discuss our efforts based on what I was advised from my new group's supporters!



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2023 OMEGA VILLAS BOARD EFFORTS

8.23.23 - CERTIFIED MAIL UNIT OWNER RECORD REQUEST SUBMITTED TO THE PROPERTY MANAGEMENT COMPANY – SUNRISE MANAGEMENT!

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

For a refund, see www.usps.com.

0274 5

Extra Services & Fees (check box and fee)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.55
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.00
Total Postage and Fees	\$3.55

Sent to
Sunrise Management
188 Sunrise Island Rd
City, State, ZIP+4[®]
FL 33327
PS Form 3800, January 2023 PSN 7534-02-000-9047 See Reverse for Instructions

91 4011 0901 0225 0120 6856

2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!

9.11.23 - NO RESPONSE UNTIL SEPTEMBER 11TH, 2023 FROM JAY (PRESIDENT OF SUNRISE MANAGEMENT COMPANY) THEN THE ROADBLOCKS BEGIN!

From: Jay Pietrafetta <jayp@sunrisemgmt.com>
Sent: Monday, September 11, 2023 3:03 PM
To: shaw2000m@yahoo.com; Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Subject: Records request

Shawn

We received your records request on Sept 1st by mail and as per statute, I'm responding to you to arrange the examination of records at our attorneys office.

Please let me know an upcoming day and time that will work for you and we will arrange to have the items available to review. We also have most of these items on our Omega Villas website for all to review. We have set up our website a couple of years ago with m items and work orders as well.

Again, please let us know what is good for you.

JAY PIETRAFETTA
President

[image001.jpg](#)

Office: 954-695-9200
Email: jayp@sunrisemgmt.com
Address: 8181 W Broward Blvd, Plantation, FL 33324

<image002.png> <image003.png> <image004.png> <image005.png>

On Sep 18, 2023, at 10:45 AM, Shawn Martin <shaw2000m@yahoo.com> wrote:

Rhonda,

As you are probably aware, I went to your office and inspected/copied the records that I requested per my two certified letters. Are all o the entirety of the records you office is going to provide me per my two certified requests?

Regards,

-Shawn Martin

On Sep 20, 2023, at 12:01 PM, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Shawn unless it was in your original request that was sent by certified mail pursuant to The Association requirements you cannot continue to ask for more documentation via email.

Sent from my iPhone

On Sep 20, 2023, at 11:02 AM, Shawn Martin <shaw2000m@yahoo.com> wrote:

What is the timeline on all these records requests?

9.23.23 – I notify Jay that the Florida Statutory Timeframe for this request has expired! After approximately 15 to 20 emails to Jay, Juda Eskew, and attorney Rhonda Hollander, I still didn't have the full set of records I requested!

2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!

On Sep 23, 2023, at 11:53 AM, Shawn Martin <shawn2000m@yahoo.com> wrote:

The deadline passed on to the next step...

On Wednesday, September 20, 2023 at 12:14:43 PM EDT, Shawn Martin <shawn2000m@yahoo.com> wrote:

10.4.23 - ACCOUNTANT STAFF NOTE IN JUDA ESKEW GENERAL LEDGER. NOTE: SHAW MARTIN MOVING PROJECT

Re: Proxy Meeting & Window Discussion

> me

12:20pm (2) 3

To: Blaire, Canon22222, Daniel, Maude, Jay, and 8 more

Was I moving or were you all collectively trying to make me move?

Oct

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

4-Oct

\$ 2,738.92

I know you knew my house was on the market and I couldn't sell because of the mess you all placed this community in! Oh, and this is also after I submitted the attached Certified Records Request!

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

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

Re: Proxy Meeti...

2023 TO PRESENT BOARD AND SUPPORTERS’ EFFORTS TO
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ERIC RICHARDSON EFFORTS:

ERIC UPDATES THE WEBSITE

▶ ☐ 2022

▶ ☐ 2023

▶ ☐ 40 YEAR CERTIFICATION

▼ ☐ BOARD RESPONSE TO THE MISINFORMATION 11-27-23

☐  BD Response to Misinformation Omega Villas 11-27-23 .pdf

BD Response to Misinformation Omega Villas 11-27-23 .pdf

PDF file – 240.559 KB

UPLOADER

CREATED

UPDATED

SHARED WITH

Richards, Eric

03/25/2024

03/25/2024

Everyone (Public)

View

2023 TO PRESENT BOARD AND SUPPORTERS' EFFORTS TO SILENCE OUR WHATSAPP GROUP EFFORTS!

PATTY, ERIC AND BLAIRE MAJOR EFFORTS:

10.27.23 – CITY OF PLANTATION MEETING WHERE I CONFRONTED THEM ABOUT THE CITY OF PLANTATION LIENS AND FINES. TRIED TO DOWNPLAY THE SERIOUSNESS OF THIS MATTER.

2.27.24 - CITY OF PLANTATION FILED ON 2/27/24 WHEN PATTY TRIED TO KICK ME OUT BECAUSE I TOLD HER TO STOP LYING TO THE COMMUNITY!

PLANTATION POLICE DEPARTMENT
451 N.W. 70th TERRACE
PLANTATION, FLORIDA 33317
W. HOWARD HARRISON
CHIEF OF POLICE

REPRESENTED BY
OFC N. Grubbaugh

PHONE _____ MAY CALL _____ TIME & DATE _____

CASE # P24013186

PPD-227(11/09)

❖ **\$1.3 MILLION SPENT LAST
YEAR! CAN WE AFFORD THIS???**

❖ **\$1.5 TO \$2.1 MILLION FINES
DUE TO CITY OF PLANTATION!**

❖ **FORCECLOSURES ALREADY
STARTING!**

❖ **WILL OMEGA VILLAS GO INTO
BANKRUPTCY????**    



2024 OMEGA VILLAS -- DIRECTOR AND OFFICER ELECTION VOTING (VOTES) RESULTS:

1. Martin, Shawn – **40 VOTES!**
2. Tirado, Miriam – **37 VOTES!**
3. Richards, Eric – **29 Votes!** SUPPORTS ALL PRIOR LEADERSHIP!
4. Thomas, Marjorie – **26 Votes!** SUPPORTS ALL PRIOR LEADERSHIP!
5. Sabates, Patricia (Patty) – **22 Votes!** SUPPORTS ALL PRIOR LEADERSHIP!
6. Lapidés, Blaire – **19 Votes!** SUPPORTS ALL PRIOR LEADERSHIP!
7. Palen, Elizabeth – **17 Votes!** SUPPORTS ALL PRIOR LEADERSHIP!
8. Wilhelm, Maritza – **17 Votes!** SUPPORTS ALL PRIOR LEADERSHIP!
9. Bruce, Maude – **16 Votes!** SUPPORTS ALL PRIOR LEADERSHIP!

FAILING TO HOLD PEOPLE ACCOUNTABLE:

- erodes your team's culture
- undermines your team's standards
- weakens your leadership credibility
- frustrates people who do the right thing
- destroys your team's chances of success

**IF YOU WANT TO WIN,
YOU MUST HOLD PEOPLE ACCOUNTABLE.**

JanssenSportsLeadership.com

**FACT CHECK ALL
STATEMENTS!**

I DON'T BELIEVE

THEM!!!



TRUTH?

Re: updated minutes

Blaire Lapides <bjlapides@bellsouth.net>

Mon, Apr 1, 2024 at 3:49 PM

To: "Shawn Martin" <smartin@isccompany.net>, "Eric Richards" <ericcrichards@gmail.com>Cc: <elizabeth.palen@hotmail.com>, <jayp@sunrisemgtfl.com>, <maritzawilhelm@yahoo.com>, <mcthom71@gmail.com>, <maudekbruce2@gmail.com>, <miriam71@comcast.net>, <canon22222@aol.com>

Thank you for the correction, Eric. My apologies for not being as detailed and correct as I usually am.

I have attached a corrected (again!) copy. If I missed anything else, please let me know.

I will not reply to Mr. Martin because of what he has said about me. But nice to have it in writing for future use. I see that he has still not stopped using all capitals in his emails even though I told him many years ago that he needed to stop yelling in emails. It is also clear that he is using an old version of the minutes that had been updated and sent out again.

On Monday, April 1, 2024 at 03:34:41 PM EDT, Eric Richards <ericcrichards@gmail.com> wrote:

Hello Blaire, Shawn is correct concerning the nomination of President. Miriam did nominate me and I did decline.

Eric C. Richards
(954) 513-8891
Real Life

On Mon, Apr 1, 2024 at 3:08 PM Shawn Martin <smartin@isccompany.net> wrote: