

EXHIBIT 1G

Online Complaint Summary

4/4/24, 2:02 PM

Page 1 of 5

Board:	Condominiums, Cooperatives, Timeshares, & Multi-Site Timeshares
License Type:	Condominium Project
Complaint Number:	2024019952
Incident Date:	03/19/2024
Description:	<p>Complaint for violating the rules of the Annual Election by not timely delivering our Ballots and 2nd Notice of Election by March 5th, 2024 for an Election on March 19th, 2024. We have a list of approximately 6 or more people that were late or didn't ever receive the ballot package who were all in a group that is trying to Recall some of the Board Members.</p> <p>Nerva Garcia (Omega Villas Community for Change group member) timely submitted/mailed her request to be on the Election Ballot before the Deadline and the Condo Association Manager says like in other incidences that he never received the mail.</p> <p>Miriam Tirados (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.</p> <p>The Ballots dont 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? Elizabeth Palen and Maritza Wilhem have never served on our Board or submitted there resumes as candidates. Yet, Elizabeth Palen was added to the Board as a Secretary Officer??? Where is the logic in this?</p>

Attestation

Electronic Signature:	Yes
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Developer/Association

Select who the complaint is filed against:	Association
If Association list President:	Patty Sabates

Notification

Has the respondent been notified of the issues in this complaint?

Yes

If you answered yes to the above question , what was the method of notification?

Verbal at the 4.2.24 Board Meeting

Attorney

Witness 1

Witness Name: **Miriam Tirado**

Address: **1745 NW 71 AVENUE 108**

City: **Plantation**

State: **Florida**

Zip: **33313**

Country: **Broward**

Phone: **(954) 644-929**

Witness 2

Witness Name: **Nerva Garcia**

Address: **1753 NW 72 AVENUE 76**

County: **Broward**

City: **Plantation**

State: **Florida**

Zip: **33313**

Phone: **(954) 326-835**

Witness 3

Witness Name: **Elena Salazar**

Address: **1705 NW 73 AVENUE 36**

County: **Broward**

City: **Plantation**

State: **Florida**

Zip: **33313**

Phone: **(954) 393-5253**

Witness 4

Witness Name: **Beatriz Retana**

Address: **1737 NW 74 AVENUE 10**

County: **Broward**

City: **Plantation**

State: **Florida**

Zip: **33313**

Phone: **(954) 242-2200**

Legal

If you have retained legal counsel regarding the issues listed in this complaint, do you want the division to contact your attorney? **No**

Has court action been filed regarding any of the allegations in this complaint? **No**

Has a petition for a Declaratory Statement been filed with the division regarding any of the allegations in this complaint? **No**

Has a petition for Mandatory Nonbinding Arbitration been filed with the division regarding any of the allegations in this complaint? **No**

Allegation 1

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Violating the rules of the Annual Election by not timely delivering our Ballots and 2nd Notice of Election by March 5th, 2024 for an Election on March 19th, 2024. We have a list of 6 to 8 people that were late or didn't ever receive the ballot package who were all in a group that is trying to Recall some of the Board Members.

Allegation 2

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Nerva Garcia (Omega Villas Community for Change group member) timely submitted/mailed her request to be on the Election Ballot before the Deadline and the Condo Association Manager says like in other incidences that he never received the mail.

Allegation 3

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Miriam Tirados (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.

Allegation 4

Allegation: **Elections**

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

The Ballots dont 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?

Allegation 5

Allegation:

List Each Issue. If possible specify the provisions in the condominium act, or the cooperative act if applicable, which you allege have been violated:

Elections

Elizabeth Palen and Maritza Wilhem have never served on our Board or submitted there resumes as candidates. Yet, Elizabeth Palen was added to the Board as a Secretary Officer??? Where is the logic in this?

Respondent

License Number:

PR1M016099

Organization Name:

OMEGA VILLAS, PHASE II

Address:

400 S.E. 18TH ST

Broward

FORT LAUDERDALE, FL

33316

US

Complainant

First Name:

Shawn

Last Name:

Martin

Address:

1760 NW 73 Ave.

33313

Plantation, FL

33313

US

Phone Number:

9547160915

Extension:

E-mail Address:

smartin@isccompany.net

Attachments

cccomplaintv2.pdf

Capture6.JPG

Capture7.JPG

Capture8.JPG

Capture9.JPG

WhatsAppImage20240310at15.14.34_e9f2192e.jpg

WhatsAppImage20240310at15.14.41_3c122045.jpg

WhatsAppImage20240310at12.20.48_9cd81cfe.jpg

Possible Financial Crimes in My Condo Association

Shawn Martin <smartin.isc@outlook.com>

Fri 4/5/2024 12:56 PM

To: DIFSUIAdmin@myfloridacfo.com <DIFSUIAdmin@myfloridacfo.com>

Hello,

I have been sending information over to the State Attorney's Office about possible financial crimes in my Condo Association. This is a snapshot of the numbers and millions that have been spent over the years. Yet, they have been hiring contractors that were not properly licensed leading up to millions in fines due to the City of Plantation for the open citations for building code violations.



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			

We are in the middle of a \$4.85 Million Renovation and we will have possibly \$1.5 to \$2.1 Million to pay the City of Plantation. This is mostly due to the hiring of unlicensed contractors by certain Board Members that have been on our Board for the past 16-20 years. Could you please let me know if you are the appropriate law enforcement agency to report this matter too? I have tons of video footage, records dating back to 2008, and other information that has been sent over to the State Attorneys Office to review. These are the current and future projections of the City of Plantation Fines.

Omega Villas Totals of Future City of Plantation Fines							
Phase	Case #	Per Day Fine Amount	Date Fine Started	Current Balance as of 2.29.24	2 Year - Future Balance	3 Year - Future Balance	
Phase 4	CE21-02662	\$75	Apr-23	\$52,500	\$107,250	\$134,625	
Phase 3	CE21-01557	\$75	Apr-23	\$52,425	\$107,175	\$107,175	
Phase 2	4 Buildings @	\$250	Sep-23	See Below	\$730,000	\$1,095,000	
Phase 2	2 Buildings @	\$200	Dec-23	See Below	\$292,000	\$438,000	
Phase 2	All Totals			\$192,800	\$1,214,800	\$1,725,800	
Phase 2 (1)	CE23-00682	\$250	Sep-23	See Above	See Above	See Above	
Phase 2 (2)	CE23-00683	\$250	Sep-23	See Above	See Above	See Above	
Phase 2 (3)	CE23-00685	\$250	Sep-23	See Above	See Above	See Above	
Phase 2 (4)	CE23-00686	\$250	Sep-23	See Above	See Above	See Above	
Phase 2 (5)	CE23-00680	\$200	Dec-23	See Above	See Above	See Above	
Phase 2 (6)	CE23-00681	\$200	Dec-23	See Above	See Above	See Above	
Phase 1	CE21-01556	\$75	Apr-23	\$52,425	\$107,175	\$107,175	
Total Fines				\$350,150	\$1,536,400	\$2,074,775	

Please let me know if you are the appropriate agency to report these matters to? Or should I send this information to the FBI?

Thanks,

Shawn Martin, MBA

Possible Financial Crimes in My Condo Association

Shawn Martin <smartin.isc@outlook.com>

Fri 4/5/2024 12:56 PM

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2011-2022 Omega Villas Expenses Paid <input type="button" value="v"/>		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

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			
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Total Fines				\$350,150	\$1,536,400	\$2,074,775	

Please let me know if you are the appropriate agency to report these matters to? Or should I send this information to the FBI?

Thanks,

Shawn Martin, MBA

Possible Crime in Damaging Roof

ADM1 - _State Attorney's Office 17th JC <sao17@sao17.state.fl.us>

Thu, Mar 21, 2024 at 10:51 AM

To: "smartin@isccompany.net" <smartin@isccompany.net>

Thank you for your inquiry. If you have not yet done so, you must contact Plantation Police Department to make a police report. The crime must first be investigated by the police agency before presentment to the Office of the State Attorney.

From: Broward SAO Contact Form <wordpress@browardsao.com>

Sent: Wednesday, March 20, 2024 8:52 PM

To: ADM1 - _State Attorney's Office 17th JC <sao17@sao17.state.fl.us>

Subject: Message for Contact Form at Broward SAO Website

First Name Shawn Martin

Phone Number 954-716-0915

Email Address smartin@isccompany.net

Subject Possible Crime in Damaging My Roof

Message I would like to open an inquiry into a situation that I have here with my Condo Association, Omega Villas Condominium Association. I am the leader of a group of 60+ individuals and we are trying to remove board members that we feel have not serviced our community over the years causing us to fail our 40-year re-certification with the City of Plantation. These Board Members, after 16 years, are still in key officer positions to control the functioning of the board. My roof has been leaking for years and years now and this board has ignored my attorney letters until I took them to court and won a lawsuit settlement as a result. Then, after this, around November 2023 my neighbor and I saw the roofers on our building, and I could hear them on my roof. After this situation, my roof started leaking way more excessively. Keep in mind, the Board never repaired my roof (even with emergency repairs) but they made emergency repairs to other's roofs. Then, around December 2023, I started getting excessive water intrusions from any rain that occurred. So, from around February to March of 2024, I had to contact my own General Contractor and Roofers to make the repairs. They asked me the first time they came out if I had an enemy in the community that was cutting my roof. I said Well yeah, I have been trying to recall some board members based on what they have done to our community. Then, after they came out a second time, the management company sent the Condo Association's contractors to inspect the repairs my contractor made. After this, there was more leaking in my unit. My contractors came back for a third and final time to stop the leaking roof and they provided me with photos of another area that appears to have been cut. I have time/date stamped photos, a permit date when the roofers were on my roof, and other supporting documentation for your review. Please contact me so we may discuss this matter further.

Best,

-Shawn Martin

From the Florida Attorney General's Office

attorney.general <attorney.general@myfloridalegal.com>
To: "SMARTIN" <SMARTIN@ISCCOMPANY.NET>

Thu, Mar 21, 2024 at 4:05 PM

Dear Shawn Martin,

Florida Attorney General Ashley Moody received your email regarding your concerns with Omega Villas Condominium Association. Attorney General Moody asked that I respond.

We appreciate the opportunity to hear from you, and I am sorry for your difficulties. At the state level, the Florida Department of Business and Professional Regulation (DBPR) administers provisions of the Condominium Act, pursuant to chapter 718, Florida Statutes. We are forwarding your correspondence to the DBPR for review. Please contact the agency directly to follow up:

Florida Department of Business and Professional Regulation
Division of Florida Condominiums, Timeshares, and Mobile Homes
Telephone: (850) 488-1122
Website: <http://www.myfloridalicense.com/DBPR/condominiums-and-cooperatives/>
FAQs: <http://www.myfloridalicense.com/DBPR/condominiums-and-cooperatives/faqs/>

If you wish to file a criminal complaint, please contact your local police or sheriff. In Florida, the local law enforcement authorities and elected state attorney in each judicial circuit investigate and prosecute alleged violations of the criminal laws. Those authorities operate independently and are not a part of the Attorney General's Office.

Because our office is not authorized to provide legal advice or opinions to private individuals, if you need legal guidance, please consult a private attorney. The Florida Bar offers a Lawyer Referral Service toll-free at (800) 342-8011 or online at <https://www.floridabar.org/public/lrs/>.

Thank you for contacting Attorney General Moody's office. I hope this proves helpful.

Sincerely,

Nicole V.
Office of Citizen Services
Florida Attorney General's Office
PL-01, The Capitol
Tallahassee, Florida 32399-1050
Telephone: (850) 414-3990
Toll-free within Florida: (866) 966-7226
Website: www.myfloridalegal.com

To contact this office again, please visit the Attorney General's website at www.myfloridalegal.com and complete the on-line contact form. For news on Attorney General Ashley Moody's initiatives and efforts on behalf of the State of Florida, please visit <https://www.myfloridalegal.com/>, click "Contact Us," then scroll down to "Stay Connected" to subscribe to the Attorney General's electronic newsletter.

PLEASE DO NOT REPLY TO THIS E-MAIL. THIS ADDRESS IS FOR PROCESSING ONLY.

INTERNET MESSAGE RECEIVED BY THE ATTORNEY GENERAL'S OFFICE ON 03/18/2024

Shawn Martin
1760 NW 73 Ave.
Plantation, FL 33313
Phone: (954) 716-0915
Email: smartin@isccompany.net

Subject: Vandalism to My Roof

RE: Omega Villas Condominium Association
950 South Pine Island Road, Suite A150
Plantation, FL 33324
Phone: (954) 695-9200
Website: <https://www.omegavillascondos.com/>
Transaction Date: 11/1/2023
Amount Paid: 35,000
Payment Method: Personal Check or Bank Debit

This complaint is about the fact that I filed a law suit for a water leak to my Condo Association Townhouse. The suit was settled in July of 2023 but in November of 2023 the Association's contractors (Austro Construction) were inspecting my roof for a permit. There has not been anyone else on my roof that I am aware of and I work from home so I am almost always here. We are also fighting a battle with the Board due to corruption we found. Please reach out for more details.

INTERNET COMPLAINT RECEIVED BY THE ATTORNEY GENERAL'S OFFICE ON 03/18/2024

Shawn Martin
1760 NW 73 Ave.
Plantation, FL 33313 Broward
Phone: (954) 716-0915
Email: smartin@isccompany.net

Name/Firm/Company: Omega Villas Condominium Association
Subject/Category: Vandalism to My Roof
Street Address: 950 South Pine Island Road, Suite A150
City: Plantation, FL 33324 Broward
Phone: (954) 695-9200
Website: <https://www.omegavillascondos.com/>
Date of Transaction: 11/01/2023
Amount Paid: 35,000

This complaint is about the fact that I filed a law suit for a water leak to my Condo Association Townhouse. The suit was settled in July of 2023 but in November of 2023 the Association's contractors (Austro Construction) were inspecting my roof for a permit. There has not been anyone else on my roof that I am aware of and I work from home so I am almost always here. My water leaks became worse and worse within the month of December 2024. I had to hire roofers because the Association didn't make the repairs. The roofers asked me if I had an enemy that was cutting my roof. I have photos of the roofers holding up the cut areas.

We are also fighting a battle with the Board due to corruption we found. Please reach out for more details.



Consumer Report To The FTC

The FTC cannot resolve individual complaints, but we can provide information about next steps to take. We share your report with local, state, federal, and foreign law enforcement partners. Your report might be used to investigate cases in a legal proceeding. Please read our Privacy Policy to learn how we protect your personal information, and when we share it outside the FTC.

About you

Name: Shawn Martin

Email: smartin@isccompany.net

Address: 1760 NW 73rd Ave

Phone: 954-716-0915

City: Plantation **State:** Florida **Zip Code:** 33313--443

Country: USA

What happened

I have been sending information over to the State Attorney's Office about possible financial crimes in my Condo Association. This is a snapshot of the numbers and millions that have been spent over the years. Yet, they have been hiring contractors that were not properly licensed leading up to millions in fines due to the City of Plantation for the open citations for building code violations. We are in the middle of a \$4.85 Million Renovation and we will have possibly \$1.5 to \$2.1 Million to pay the City of Plantation. This is mostly due to the hiring of unlicensed contractors by certain Board Members that have been on our Board for the past 16-20 years. Could you please let me know if you are the appropriate law enforcement agency to report this matter too? I have tons of video footage, records dating back to 2008, and other information that has been sent over to the State Attorneys Office to review. These are the current and future projections of the City of Planation Fines.

How it started

Date fraud began:	Amount I was asked for:	Amount I Paid:
02/01/2007		
Payment Used:	How I was contacted:	
	Other	

Details about the company, business, or individual

Company/Person		
Name: Omega Villas Condominium Association, Inc.		
Address Line 1: 1713 NW 72nd Avenue	Address Line 2:	City: Plantation
State: Florida	Zip Code: 33313	Country: USA
Email Address: info@sunrisemgtfl.com		
Phone: 954-695-9200		
Website: www.omegavillascondos.com		
Name of Person You Dealt With: Patty Sabates		



Your Next Steps

General Advice:

- You can find tips and learn more about bad business practices and scams at consumer.ftc.gov.
- If you're concerned that someone might misuse your information, like your Social Security, credit card, or bank account number, go to identitytheft.gov for specific steps you can take.



What Happens Next

- Your report will help us in our efforts to protect **all** consumers. Thank You!
- We can't resolve your individual report, but we use reports to investigate and bring cases against fraud, scams, and bad business practices.
- We share your report with our law enforcement partners who also use reports to investigate and bring cases against fraud, scams, and bad business practices.
- We use reports to spot trends, educate the public, and provide data about what is happening in your community. You can check out what is going on in your state and metro area by visiting ftc.gov/exploredata.
- Investigations and cases do take time, but when we bring cases, we try to get money back for people. Check out ftc.gov/refunds to see recent FTC cases that resulted in refunds.

Pre-Arbitration Request

Shawn Martin <smartin@isccompany.net>

Thu, Mar 21, 2024 at 5:07 PM

To: "Jay Pietrafetta" <jayp@sunrisemgtfl.com>, "ceskew@homeownercpa.solutions" <ceskew@homeownercpa.solutions>

Jay,

Please refer to the attached request in regards to a pre-arbitration request which is required by Florida law before a request for an Arbitration Hearing can be made.

Regards,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

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



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

March 21, 2024

Dear Board of Directors,

Omega Villas Condominium Association, Inc.
c/o Sunrise Management
8181 West Broward Boulevard
Suite #380
Plantation, FL 33324

I have the following issue with the Association: *I requested records via two certified letters dated August 28, 2023. I have attached this and the correspondence regarding this request. I received several roadblocks by deferring me to the Condo Association attorney's office then to Sunrise Management and then to Juda Eskew for a total of 5 trips to different office locations. The proper protocol should be to submit requests to Sunrise Management and then they disburse the request to the proper channel(s). If digital records can be submitted, then that should be the first option deployed rather than having to visit Sunrise Management's Office. It was, in my opinion, not proper protocol to defer me first to the Condo Association's attorney's office then to Sunrise Management which took 5 attempts to get the records I requested back in August. This appeared to be an attempt to prevent me from obtaining the records or discourage my efforts. I have all the email documentation of all these transactions and correspondence on file. My records show that the due date was September 11, 2023, for this transaction. The penalty for this matter is \$50 per day, per below:*

Revised for 2022 Official Records:

An association must make its books and records available to a unit owner or the unit owner's designated representative within ten (10) working days of the owner's written request. If an association fails to provide requested records within ten (10) working days after receipt of a written request, the association is presumed to have willfully failed to comply with the law. The association's noncompliance entitles the unit owner to seek actual or minimum damages.

Section 718.111(12)(c), Florida Statutes provides for minimum damages of \$50 per calendar day, for up to ten days, beginning on the 11th working day after receipt of the written request. Such damages must be awarded by a court of law. A unit owner who prevails in court may also recover reasonable attorney's fees from the person in control of the records who knowingly denied access. The failure of the board to allow inspection of books and records constitutes a dispute for which a unit owner may either file a complaint with the Division or petition the Division for alternative dispute resolution.

Any person who knowingly or intentionally defaces or destroys accounting records that are required by this chapter to be maintained during the period for which such records are required to be maintained, or who knowingly or intentionally fails to create or maintain accounting records that are required to be created or maintained, with the intent of causing harm to the association or one or more of its members, is personally subject to a civil penalty pursuant to s. 718.501(1)(d).

Destruction of any official record of a condominium association in furtherance of a crime is punishable as tampering with evidence pursuant to s. 918.13, F.S., (Criminal Procedure & Correction) or as obstruction of justice pursuant to s. 843.02, F.S., (Obstructing Justice).

In order to resolve this issue, the Association must do the following: *New procedures/protocols need to be promptly placed into Omega Villas Condo Association's handling of unit owner records requests for any Condo Association records they are lawfully requesting. Currently, Juda Eskew and Sunrise Management both jointly share in who manages which association records such as insurance, condo docs requests, and any other unit owner record request allowable under Florida laws. I would like notice and acknowledgement from Sunrise Management and the new Board of Directors that proper protocols are being implemented and when these protocols/procedures will go into effect. I would also like the payment of any monetary penalties I am due for this violation of my unit owner rights. So, based on my calculations, that would be the maximum penalty of \$500 as the final records received were well past ten days overdue.*

The Association must comply with the above requirements by the following date: *The must comply within 10 business days or April 5th, 2024 whichever is earlier.*

Failure to timely comply with the above requirements will result in an arbitration petition being filed pursuant to Section 718.1255, Florida Statutes.

Thank you for your prompt attention to this matter,

/s/ Shawn Martin

[Signature]
Shawn Martin

Owner of Unit # 48

Request to Remove Defamatory Content from the Omega Villas Website

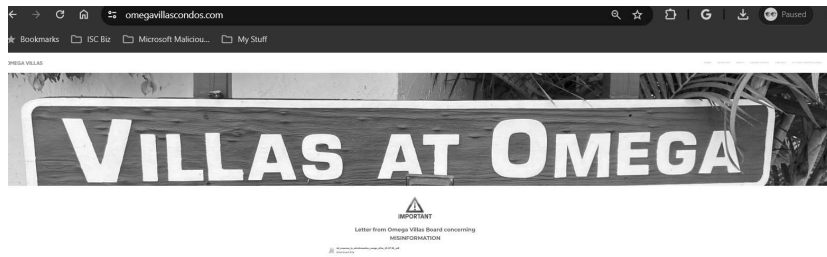
Shawn Martin <smartin@isccompany.net>

Thu, Mar 21, 2024 at 10:54 AM

To: "Jay Pietrafetta" <jayp@sunrisemgtfl.com>, "Eric Richards" <ericcrichards@gmail.com>

Jay and Eric,

I am now formally requesting the removal of the defamatory content about me posted on the Omega Villas website. If this content is not removed in 5 business days, I will be filing a claim under our D&O insurance for protection against defamation of my name/reputation, plain and simple. And this is the content that I am referring to below and attached. Eric, you are included because it appears you are the one updating our website!



Regards,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

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



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Re: McFadden inspection

Shawn Martin <smartin@isccompany.net>

Mon, Apr 8, 2024 at 7:35 PM

To: "Jay Pietrafetta" <jayp@sunrisemgtfl.com>Cc: <psabates48@gmail.com>, <bjlapides@bellsouth.net>, <ericcrichards@gmail.com>, <elizabeth.palen@hotmail.com>, <miriam71@comcast.net>, <maritzawilhelm@yahoo.com>, <mcthom71@gmail.com>, <HMedina@loomisco.com>

Well, to me. This whole situation here at Omega Villas is sounding like the Hammocks situation so I am gonna due my part to see that justice is taken for our community!

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Re: Board Meeting 4-2

Shawn Martin <smartin@isccompany.net>

Fri, Apr 5, 2024 at 4:07 PM

To: "Marjorie Thomas" <mcthom71@gmail.com>

Cc: <bjlapides@bellsouth.net>, <ericcrichards@gmail.com>, <miriam71@comcast.net>, <elizabeth.palen@hotmail.com>, <maudekbruce2@gmail.com>, <maritzawilhelm@yahoo.com>, <canon22222@aol.com>

Based on a discussion with the State Attorney's Office, still have a call with her next week. I reported this information to the FBI and other law enforcement agencies. Hopefully, nothing comes of their investigation.

There are now protections against SLAPP Suit Protections for Whistleblowers so I am just doing my fiduciary responsibility to the unit owners and moving forward!

[Title XL](#)[Chapter 718](#)[View Entire Chapter](#)

REAL AND PERSONAL PROPERTY

CONDOMINIUMS

718.1224 Prohibition against SLAPP suits.—

(1) It is the intent of the Legislature to protect the right of condominium unit owners to exercise their rights to instruct their representatives and petition for redress of grievances before the various governmental entities of this state as protected by the First Amendment to the United States Constitution and s. 5, Art. I of the State Constitution. The Legislature recognizes that strategic lawsuits against public participation, or “SLAPP suits,” as they are typically referred to, have occurred when association members are sued by individuals, business entities, or governmental entities arising out of a condominium unit owner’s appearance and presentation before a governmental entity on matters related to the condominium association. However, it is the public policy of this state that governmental entities, business organizations, and individuals not engage in SLAPP suits, because such actions are inconsistent with the right of condominium unit owners to participate in the state’s institutions of government. Therefore, the Legislature finds and declares that prohibiting such lawsuits by governmental entities, business entities, and individuals against condominium unit owners who address matters concerning their condominium association will preserve this fundamental state policy, preserve the constitutional rights of condominium unit owners, and ensure the continuation of representative government in this state. It is the intent of the Legislature that such lawsuits be expeditiously disposed of by the courts. As used in this subsection, the term “governmental entity” means the state, including the executive, legislative, and judicial branches of government; the independent establishments of the state, counties, municipalities, districts, authorities, boards, or commissions; or any agencies of these branches that are subject to chapter 286.

Have a great weekend!

Best,

Shawn Martin, MBA

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On Apr 5 2024, at 12:43 pm, Shawn Martin <smartin@isccompany.net> wrote:

And the Omega Villas Expenditure numbers that started me down the path to running all these reports.

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			

2011-2022 Omega Villas Expenses Paid <input type="button" value="v"/>		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

Shawn Martin, MBA

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On Apr 5 2024, at 12:30 pm, Shawn Martin <smartin@isccompany.net> wrote:

And yeah, this information was sent as supporting evidence as well. This appears to possibly be a multi-million dollar case. Also, the video of the confrontations about the current and past major issues were also sent as supporting evidence. So, I think I have done a pretty good job of connecting all the dots with supporting evidence.

Shawn Martin, MBA

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On Apr 5 2024, at 12:15 pm, Shawn Martin <smartin@isccompany.net> wrote:

These are some interesting reports I have ran from the General Ledger from Juda Eskew. They are pretty concerning to me!

Shawn Martin, MBA

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On Apr 5 2024, at 11:50 am, Shawn Martin <smartin@isccompany.net> wrote:

Oh yeah, and here are the Board Minutes from 2007 where the work to my unit was authorized as well as the repairs made by Gould Roofing.

Shawn Martin, MBA

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On Apr 5 2024, at 11:04 am, Shawn Martin <smartin@isccompany.net> wrote:

Oh yeah, I was advised that the building code violations would be cured and they obviously never were. Yep, forwarded this over to the State as well...

Regards,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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On Apr 5 2024, at 10:24 am, Shawn Martin <smartin@isccompany.net> wrote:

*building code violations NOT business code violations...

Shawn Martin, MBA

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On Apr 5 2024, at 10:20 am, Shawn Martin <smartin@isccompany.net> wrote:

Hello Everyone,

I almost forgot. Going back to the City of Plantation Fines for the Liens, I sent this supporting information over to the State Attorneys Office as well. As you can see, there is a direct correlation to the # of outstanding citations that may have been closed but were never resolved. If you notice, Phase 2 has the most citations as a result of the work of Gould Roofing and Vincent Pagan. Phase 2 had 17 Business Code Violations which appears to clearly be as a result of the citations posted by Adam Attah (former Chief Building Inspector) back in 2008 to 2009. If you want to verify the City's information, a link to this data is on each PDF of the Citations.

Regards,

Shawn Martin, MBA

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On Apr 3 2024, at 11:04 am, Shawn Martin <smartin@isccompany.net> wrote:

Thanks Marjorie. I have provided everything to date to the State Attorneys Office including the City of Plantation Fine Projections and the Attorney I have been dealing with said she will have gone through all the material by next week. Then, we will have a call next week to discuss the details.

Best,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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On Apr 3 2024, at 10:00 am, Marjorie Thomas <mcthom71@gmail.com> wrote:

Shawn,

The fines ARE very concerning. And most certainly need to be addressed. You are absolutely correct, the community needed to be aware of this. Since it has been brought to our attention, to me it only makes sense the professionals (lawyers and contractors) are handling the situation. And they will need to be paid. The community knowing the information does not change the outcome, however. We are still incurring fines daily, we are an old community that needs A LOT of attention.

If you have given the State Attorneys Office the information, let them get back to us with their findings. I'm very interested in hearing what they have to say about the matter. Especially since our community is not alone dealing with these issues.

Maybe you were outside with the police when we discussed in the meeting the issues regarding the work to begin in Phase 2.....the windows and permits etc. Am I wrong?

Marjorie C. Thomas

954 662 2001

Black Lives Matter

On Wed, Apr 3, 2024, 8:32 AM Shawn Martin <smartin@isccompany.net> wrote:

But, Blaire and Patty, you can spend Budget money on having attorneys, contractors and others at every meeting as soon as you get confronted about the City of Plantation Liens and Fines that you had a fiduciary responsibility to advise the community about. Like I said, this is not your personal budget and this community has been through the ringer from 2008 till now on the contractors, budgets, and all other service providers that you have selected. And, this is why I have sent this matter over to the State Attorneys Office as well as a few others to see what is truly going on here.



To me, it seems like you are trying to force this community into bankruptcy! How did you intend to pay the City of Plantation, another special assessment? That is why I asked the State Attorneys Office to review this situation to see what is truly going on here. And why, didn't you start with Phase 2 that is accruing the highest fines. None of this makes any business sense.

Shawn Martin, MBA

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On Apr 3 2024, at 4:06 am, Blaire Lapides <bjlapides@bellsouth.net> wrote:

Eric,

I agree that these 2 ideas have merit, but...

I don't think now is the time to spend unbudgeted money on a digital capture project.

Good idea to have a committee look into contracts -not a budget committee but a vendor review committee

Thanks,

Blaire

Please forgive any typos.

Sent from my iPhone

> On Apr 3, 2024, at 3:50 AM, Eric Richards <ericcrichards@gmail.com> wrote:

>

>

> Hello All,

>

> Through it all from last night's board meeting, Shawn made 2 good points that may have gotten lost that I think we should consider.

>

> 1. Digitize documents: We live in a digital world, and we should digitize as much as possible, as much as is authorized. I don't know what that authorization should be, but I agree we should.

>

> After determining what documents should be digitized and put on the portal, we can consider three proposals for digitizing those documents.

>

> 2. Budget review: I agree we should look at all contracts and determine if we are getting what we are paying for and, if not, who can give us a better deal.

>

> Can we have a mid-year budget review?

>

> Since we are a board of nine (happy), I suggest we have a budget committee to examine the budget and make recommendations to the board.

>

> --

> Eric C. Richards

> (954) 513-8891

> Real Life

Re: Signed Resolution

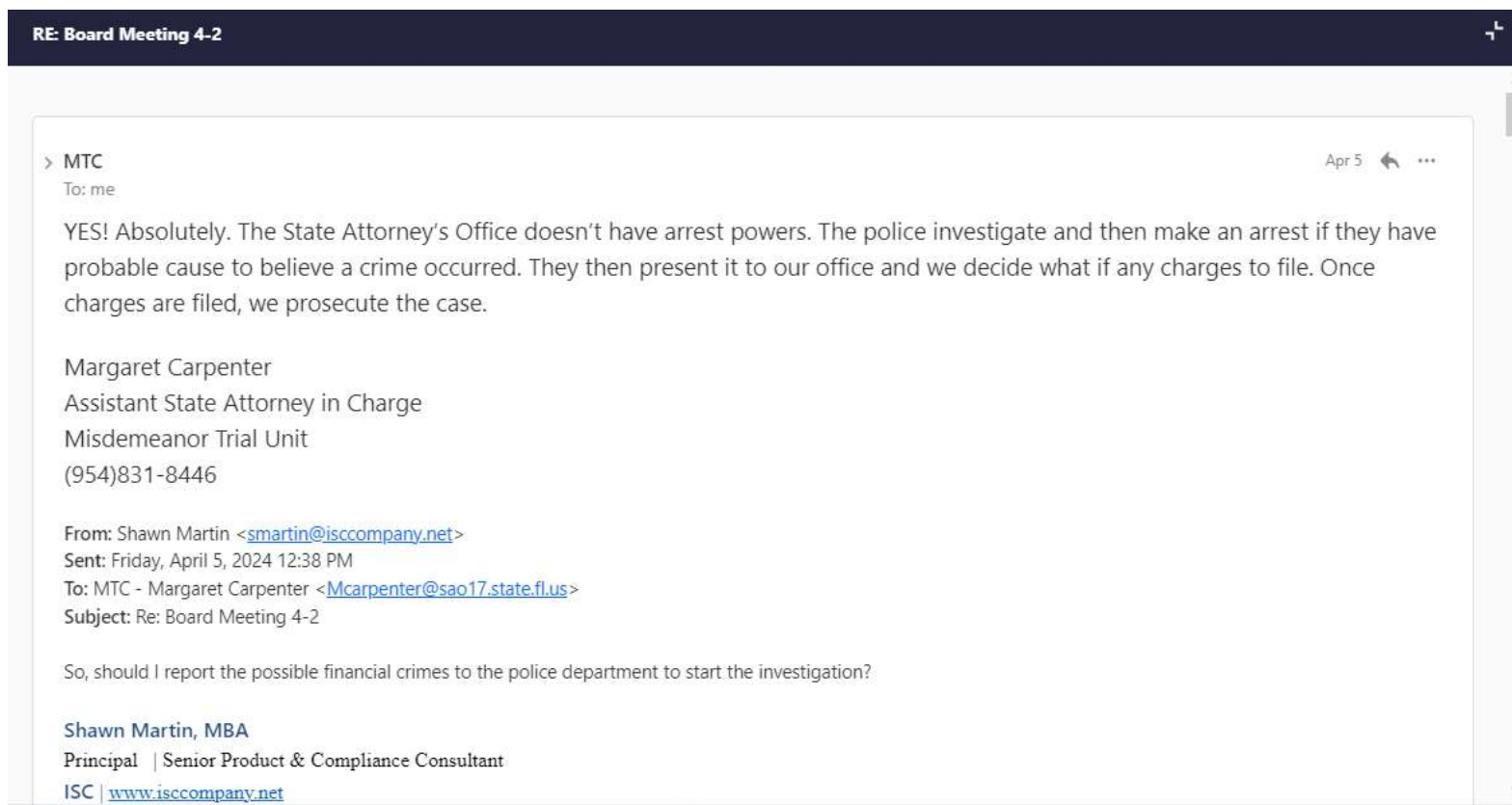
Shawn Martin <smartin@isccompany.net>

Tue, Apr 9, 2024 at 3:47 PM

To: "Blaire Lapidès" <bjlapides@bellsouth.net>

Cc: <canon2222@aol.com>, <ericcrichards@gmail.com>, <elizabeth.palen@hotmail.com>, <maritzawilhelm@yahoo.com>, <miriam71@comcast.net>, <maudekbruce2@gmail.com>, <mcthom71@gmail.com>

For those of you interested in the discussion I've had with the State Attorney's Office, the emails are attached for review. She is up to date on all of the transactions from 2008 to date and she recommends that I pursue the next legal steps which is what intend to do.



Regards,

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

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On Apr 9 2024, at 2:44 pm, Blaire Lapidès <bjlapides@bellsouth.net> wrote:

All,

This the last of the 3 resolutions we passed at the 4/2/24 board meeting.

Eric-this can be uploaded to the website.

Please forgive any typos.

Sent from my iPhone

Begin forwarded message:

From: Jay Pietrafetta <jayp@sunrisemgtfl.com>

Date: April 9, 2024 at 2:24:58 PM EDT

To: Blaire Lapidès <bjlapides@bellsouth.net>

Subject: Signed Resolution

JAY PIETRAFETTA

President
