

EXHIBIT 5

EXHIBIT 5 CONTAINS EVIDENCE OF MONIES SPENT BY THE BOARD ON WHAT APPEAR TO BE PERSONAL ATTACKS ON SHAWN MARTIN, MBA

This Exhibit of Attorney Hollander's attorney fees seems to correspond to the certified records request that I made on August 28, 2023 (see below)



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...

This was the cost of sending letters to me about making Emergency repairs that the Board never authorized even after my lawsuit was settled back in July of 2023. The correspondence between the HOA attorney Rhonda Hollander and my attorney Omid John are also attached in this Exhibit.

EXHIBIT 5 CONTAINS EVIDENCE OF MONIES SPENT BY THE BOARD ON WHAT APPEAR TO BE PERSONAL ATTACKS ON SHAWN MARTIN, MBA

> me 12:43pm (3) [Icons]

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

Lastly, yep, I am aware of these transactions as well!

58218	SA2 & SA4 Restoration Project Expense	12/31/2022	SBal	Starting Balance		0.00
		03/06/2024	6872	Hollander. Goode & Lopez , PLLC Inv #17955 - Professional Service - Correspondences	4,185.00	
		03/06/2024	6873	Hollander. Goode & Lopez , PLLC Inv #18028 - Professional Service - Shawn Martin	2,995.00	
					7,180.00	7180

Shawn Martin, MBA
Principal | Senior Product & Compliance Consultant
ISC | www.isccompany.net
Main | (954) 909-5178 | Cell (954) 716-0915

Re: Proxy Meeti...

New expenses as a result of the Board and Hollander...

					2,015.00	2,015.00
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	
					10,798.45	10,798.45

ATTORNEY CORRESPONDENCE IS LISTED BELOW:

EXHIBIT 5 CONTAINS EVIDENCE OF MONIES SPENT BY THE BOARD ON WHAT APPEAR TO BE PERSONAL ATTACKS ON SHAWN MARTIN, MBA

Good Afternoon Omid

In that your client is LEGALLY OBLIGATED by the Association governing documents to provide us the name of the roofer, roofers insurance docs and any invoice Shawan received, there will be no negotiations whatsoever with your client until he complies with the governing document requirements. That is why you received my legal demand letter which is enclosed again for your review.

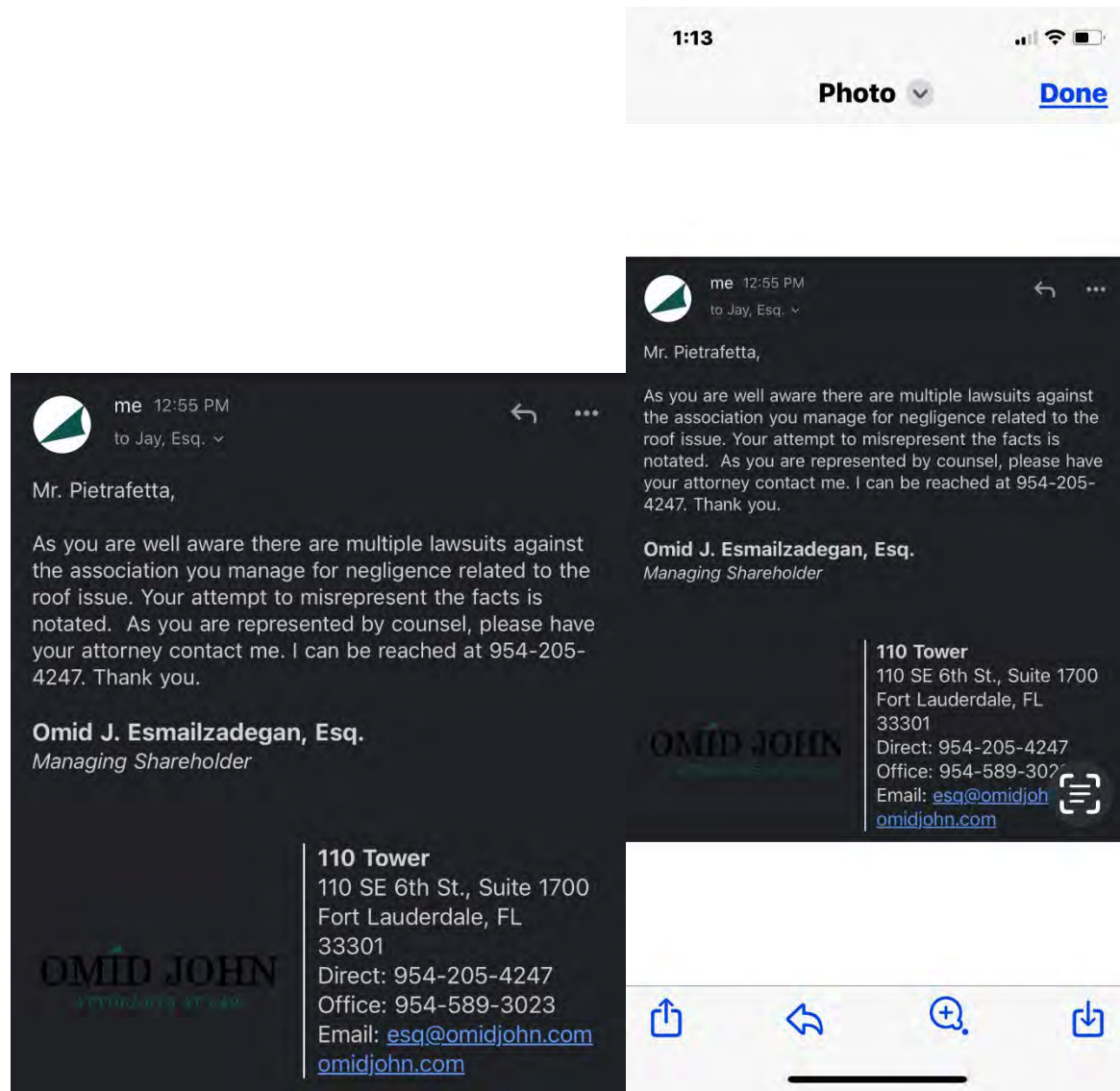
There is no way that this board could justify to their members making a payment to a unit owner who refuses to give them an invoice to process payment; or tell them who the roofer was or a copy of the insurance for the roofer. Moreover, the membership would be upset especially for a unit owner that was already paid by the insurance company for his damages. I venture to guess that a jury would not take kindly to a unit owner who intentionally uses someone other than the Association roofer WHO IS ON SITE and gets to the unit within one hour. Remarkably, your client noticed the association and within one hour already had the roof patched and then demands money without an invoice, insurance, or telling the Association who did the work?!

Simple logic dictates that a board needs an invoice to process any payment. At this juncture, if your client walks into court, he will do so with unclean hands and with the amount of his demand, we have no doubt he is now attempting to also double dip as patch work does not cost that kind of money; if a roofer actually did the work. We await compliance with the Association governing documents in order to move forward with any negotiations.

Rhonda,

I'm out of town today but I will speak to my client. That said, I disagree with your statements. The settlement offer was an offer to settle, not just for the emergency roof repair (needed due to the association's neglect of maintenance). I again want to reiterate that there are major new damages due to the Association's continued negligence. The Association is also responsible for my clients attorneys fees.

EXHIBIT 5 CONTAINS EVIDENCE OF MONIES SPENT BY THE BOARD ON WHAT APPEAR TO BE PERSONAL ATTACKS ON SHAWN MARTIN, MBA



Notice the lawsuit that is now disposed (settled) that I filed against Omega Villas for the leaking roof water intrusions (below)!

EXHIBIT 5 CONTAINS EVIDENCE OF MONIES SPENT BY THE BOARD ON WHAT APPEAR TO BE PERSONAL ATTACKS ON SHAWN MARTIN, MBA



BRENDA D. FORMAN
CLERK OF THE COURTS
browardclerk.org ■ BROWARD COUNTY, FLORIDA



HOME | RECEIPT LOOKUP | MY ACCOUNT

CASE SEARCH | ESERVICES

Is your court hearing being held via Zoom? [Learn more about Remote Court Hearings by Zoom](#)

Case Search Results - Public

Search Results					
Record searches are limited to the first 200 results. For better search results, please refine your search criteria. Search results can be sorted by clicking on column headings and can also be filtered by adding search criteria below.					
Filter these Results: <div>Select Search Filter</div> Search Text: <div>Search Text</div> <div>Filter</div> <div>Reset</div>					
Case Number	Case Style	Case Type	Filing Date	Case Status	Access Level
COCE23037403	Shawn Martin Plaintiff vs. Omega Villas Condominium Association Inc Defendant	Distress/Damages >\$30,000 - \$50,000	05-01-2023	Disposed	ANONYMOUS
COCE23047236	Beth Haines Plaintiff vs. Omega Villas Condominium Association Inc Defendant	* CC Damages >\$15,000 - \$30,000	06-12-2023	Pending	ANONYMOUS

Tracking Number:

Remove X

9589071052701060410416

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:04 pm on August 30, 2023 in FORT LAUDERDALE, FL 33324.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33324

August 30, 2023, 3:04 pm

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

August 29, 2023, 9:36 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

August 28, 2023, 8:42 pm

USPS in possession of item

FORT LAUDERDALE, FL 33317

August 28, 2023, 2:21 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Tracking Number:

Remove X

9589071052701060410409

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:04 pm on August 30, 2023 in FORT LAUDERDALE, FL 33324.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33324

August 30, 2023, 3:04 pm

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

August 29, 2023, 9:36 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

August 28, 2023, 8:43 pm

USPS in possession of item

FORT LAUDERDALE, FL 33317

August 28, 2023, 2:23 pm

● **Hide Tracking History**

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

REQUEST TO ACCESS ASSOCIATION RECORDS

Today's Date: August 17th, 2023.

Florida law provides: "The official records of the association are open to inspection by any association member or the authorized representative of such member at all reasonable times. The records of the association shall be made available to a unit owner within 45 miles of the condominium property or within the county in which the condominium property is located within 5 working days after receipt of written request by the board or its designee." Further, "The failure of an association to provide the records within 10 working days after receipt of a written request shall create a rebuttable presumption that the association willfully failed to comply." SEE: § 718.111(12), Florida Statutes.

THE BOARD OF DIRECTORS OR ITS DESIGNEE OF

Omega Villas

CONDOMINIUM ASSOCIATION:

I request to inspect and copy the following official records of the association: Note: Please send copies!

List of each document to be inspected and/or copied Identify all past and present association bank accounts since 2018 to present	Was the document provided?	Comments
Bank statements for the last five years, including the years 2019,	Yes / No	
2020, 2021, 2022 and 2023 (include all pages and copies of checks)	Yes / No	
	Yes / No	
	Yes / No	
	Yes / No	
	Yes / No	
	Yes / No	
	Yes / No	

Name : Shawn Martin Unit Number: Phase 2, Unit #48

Telephone Number: 954-716-0915

This request to access records of the association and records checklist is designed to facilitate the inspection process. Use of this form is recommended, but not required.

DIRECTIONS TO UNIT OWNER: In the space provided on the previous page, enter the date, name of the association, and specifically identify and list the documents to be inspected and/or copied. In order to alleviate potential problems and to expedite the process, it is recommended that you narrow your request as much as possible for each issue targeted. Print your name, unit number, and telephone number at the bottom of the page. Send the original to the board or its designee and keep a copy for your use. Delivery of the request to the board or its designee should be made either by witnessed hand-delivery or certified mail, return receipt requested unless the association has adopted specific rules regarding requesting access to records in which case you should follow those rules. Once the association has received the request, it may help to facilitate the records access request by contacting the association to set up the appointment. **At the inspection, first inventory the documents provided against this list of requested records.** If the document requested is provided circle yes, if not, circle no. Then proceed with your records inspection appointment.



March 1, 2024

Omid J. Esmailzadegan, Esq.
110 SE 6th Street
Suite 1700
Fort Lauderdale, FL 33301
954-205-4247

SENT VIA CERTIFIED MAIL, RETURN
RECEIPT REQUESTED, US FIRST CLASS
MAIL AND EMAIL
esq@omidjohn.com
omidjohn.com

Re: Omega Villas / Shawn Martin – 1760 NW 73 AVE #48 PLANTATION FL 33313
Statutory Right of Access into Unit and Preservation of Evidence

Dear Mr. Esmailzadegan:

As you know this Firm represents Omega Villas Association, Inc. Please direct any future communication regarding this matter to this Firm.

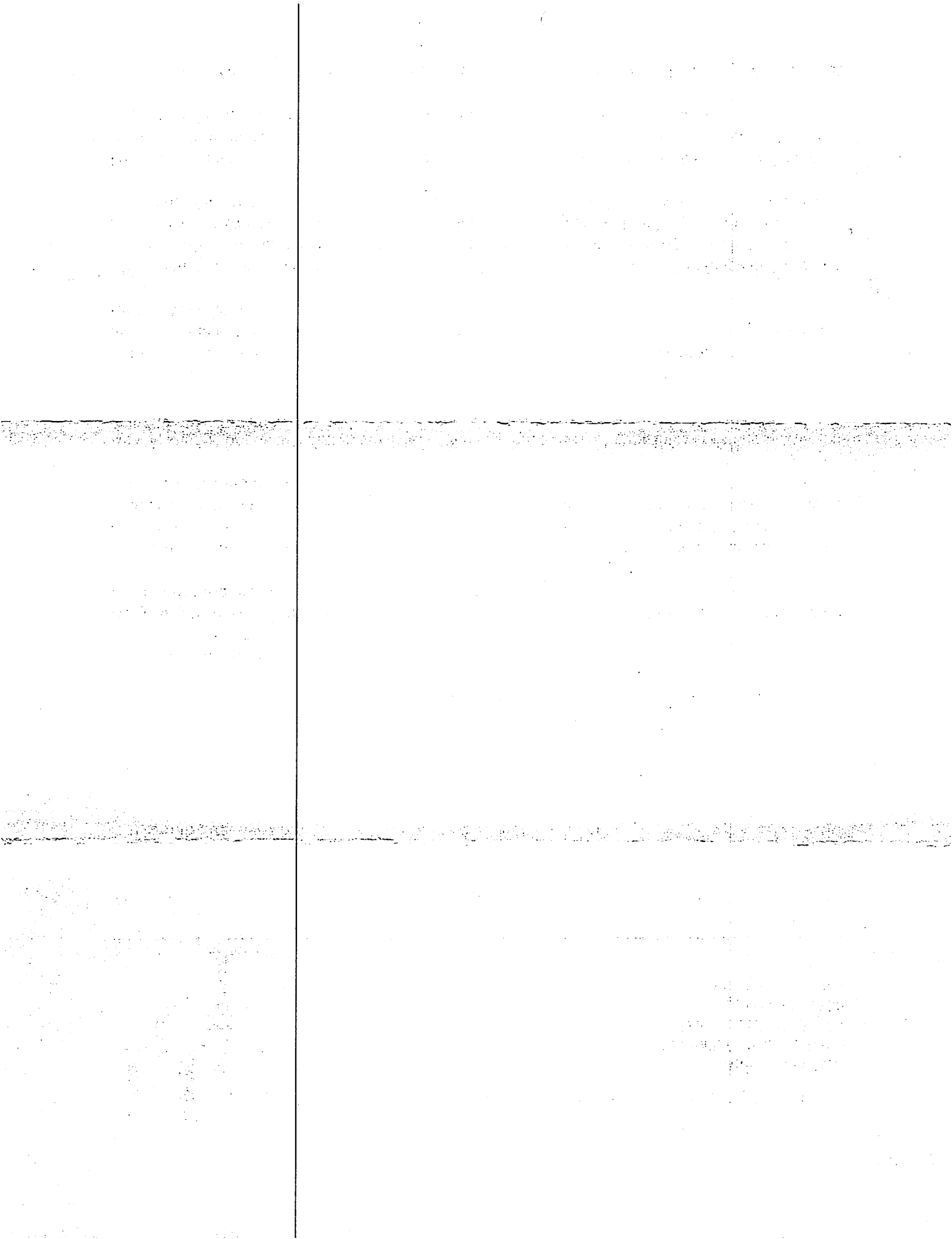
It was nice talking to you the other day but since I have not heard from you, and your client had an unnecessary outburst in the last meeting, I thought it was time to send the statutory letter to you so your client will understand that the Association has the statutory right of entry regardless of what he believes or tries to dictate.

As you know, your client was already paid by the insurance carrier for the interior damage to his unit and it was not until February 20, 2024 that your client advised my client that he had a roof leak. Within an hour of his notice, the roofer (who was on site already working on other phases) came over to your client's home and went on to the roof and saw that patch work was already done. They immediately asked your client provide them the insurance and license for the roofer who performed the work, and to date, he has refused to provide same in accordance with the governing documents for the Association.

The product that was placed to patch the roof was the wrong product and will damage the common elements which makes it even more important that we know who performed the work and provided the allegedly warranty so that we can ensure that the right product is placed to patch the roof and seal it until the Association can obtain the permits to start working on the roofs in your client's phase.

Demand is hereby made to you as his counsel to have your client provide such information immediately as he would have that paperwork since he was previously on the board and is fully aware that the license and insurance is required to be provided to the Association.

In addition to requesting the license and insurance and warranty that your client claims to have but



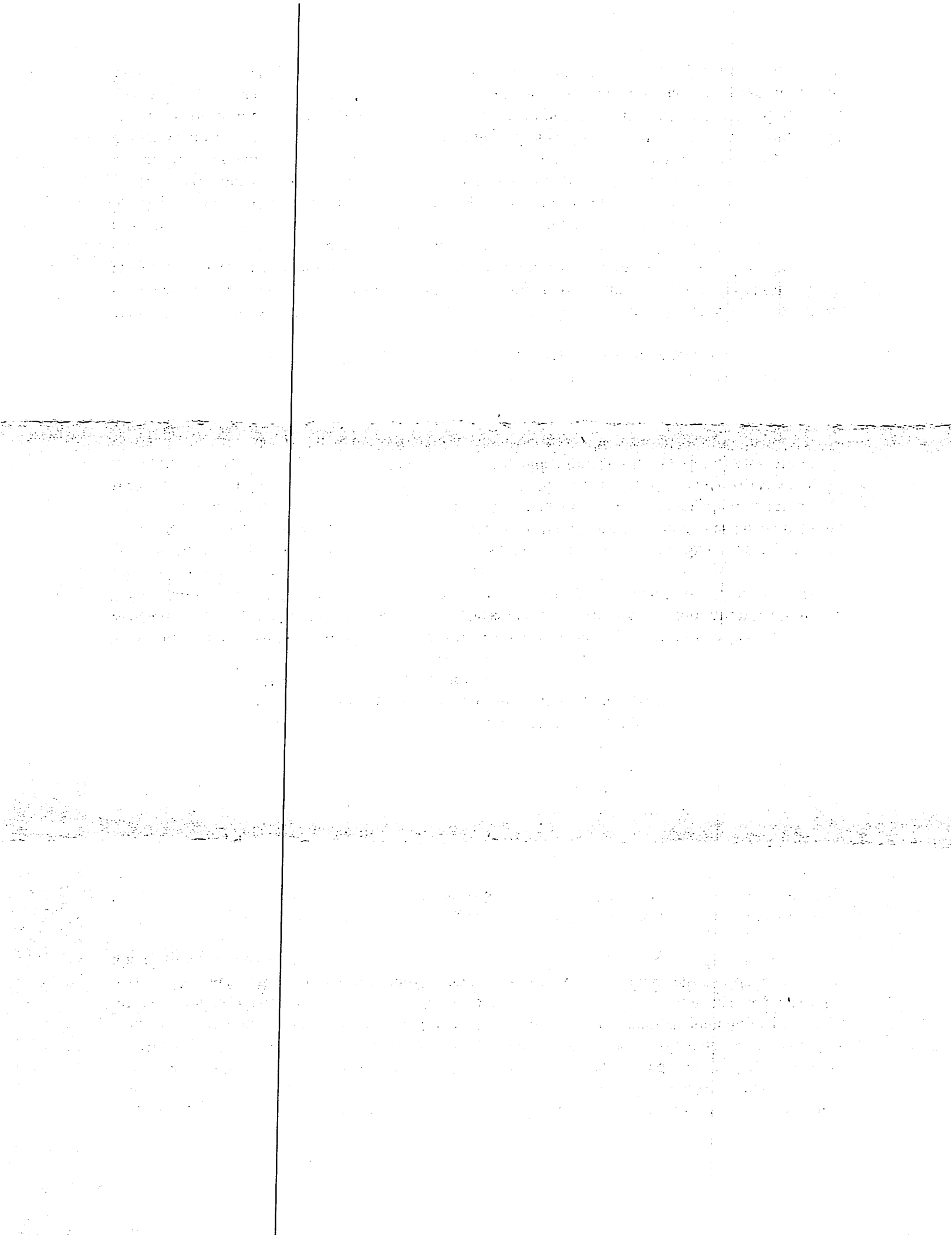
refuses to turn over, we also demanded an inspection of his unit to determine if there were any new damages incurred in the one hour of notice, as he was already paid for interior damages and he cannot now claim the same interior damages. However, he has also refused to allow the Association to inspect which is a violation of the governing documents but has no problem attending meetings where he is disruptive, rude and confrontational. He violated the governing documents by providing one hour notice and then refused to allow the Association to perform the patch work when the roofer was on site and refuses to allow entry into his unit. This is a violation of the Association's governing documents and the Condominium Act.

Section 718.111(5), Florida Statutes, provides that the association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to common elements or to a unit or units.

Additionally, Article XIV(C) of the Declaration provides that "Each unit owner agrees as follows: (4) To allow the Management Firm, the Board or the agents or employees of the Management Firm or the Association to enter into any unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the units, limited common elements or the common elements, or to determine in case of emergency circumstances threatening units, limited common elements or the common elements, or to deter mine compliance with the provisions of this Declaration and the By-Laws of the Association."

The right of access is irrevocable and numerous excuses for failing to provide access have been rejected by the Department of Business and Professional Regulation's Condominium Section. *See Costa Bella Assoc., Inc. v. Simmons, et al*, Arb. Case No. 02-4624, Final Order (June 7, 2002)(in light of the irrevocable nature of the right of association access, numerous defenses have been considered and rejected, including: distrust of association personnel, fear that property will be damaged or stolen by persons gaining access, and even the claim that the owner keeps national defense secrets secured in his unit). An impermissible denial of access occurs where a unit owner seeks to place conditions upon the association's access to his or her unit. *Park Lake Towers Condo. Ass'n, Inc. v. Halley*, Arb. Case No. 2003-08-3367, Amended Final Order on Motions for Attorney's Fees (January 28, 2004) (Where the association sought access to the respondent's unit in order to fix a plumbing assembly, and where the respondent directed that the association would only be permitted access upon providing proof of insurance and a valid building permit, the respondent was held to have denied access to the unit.) Therefore, any attempts to place conditions on the Association's right of entry will be considered an impermissible denial of access.

Demand is hereby made that your client allow the Association representatives to enter his premises to determine if any new damages exist to their common elements and if any mitigation of same is required. Since your client was already paid for the interior, any payment for drywall will be paid to the Association as they are required to repair their own drywall but for the fact that your client is refusing entry and is refusing to allow the Association to mitigate. He must also refrain from interfering with any work being performed by the Association if they decide said repairs need to be made to avoid any claims for mold, as we understand he got paid a long time ago but did not make any of the repairs that he was paid to do and never provided the Association with the opportunity to do the repairs and be paid by your client as he collected those funds in his settlement. Failure to do so will result in the Association having no choice but to proceed with further legal action, fines, arbitration, or other legal remedies to compel compliance with the Association's right of access. Moreover, your client will be held responsible for any mold resulting from his failure to allow entry



and allow the Association to assess any new damages or damages which may have existed for his failure to allow access as he has never allowed them to enter the property to date. The Association will further seek recovery of its attorney's fees and costs incurred in any such action.

In addition to your clients' current violations of the governing documents and refusal to allow entry, he has provided very minimal documentation relating to the alleged roof leaks and alleged interior damages as he filed his claim directly with the insurance company. If we cannot work this out together, we will be requesting the file from the insurance company to verify the alleged damages, if your client intends to seek more damages.

As such, your client may be in possession or control of relevant paper documents and electronically stored information ("ESI") that may pertain, directly or indirectly, to the claims made in the Dispute. ESI is an all-inclusive term that includes all types of electronic information and communications, including novel data types and information created in new technologies and internal file metadata. **Demand is hereby made that your client preserve and retain (i.e., you must not alter, destroy, discard, delete, change, hide, modify or otherwise make unavailable) any and all documents or ESI that are in his possession or control that are in any way related to the Dispute. This includes documents and data, ESI, that are in hard copy or electronic form.**

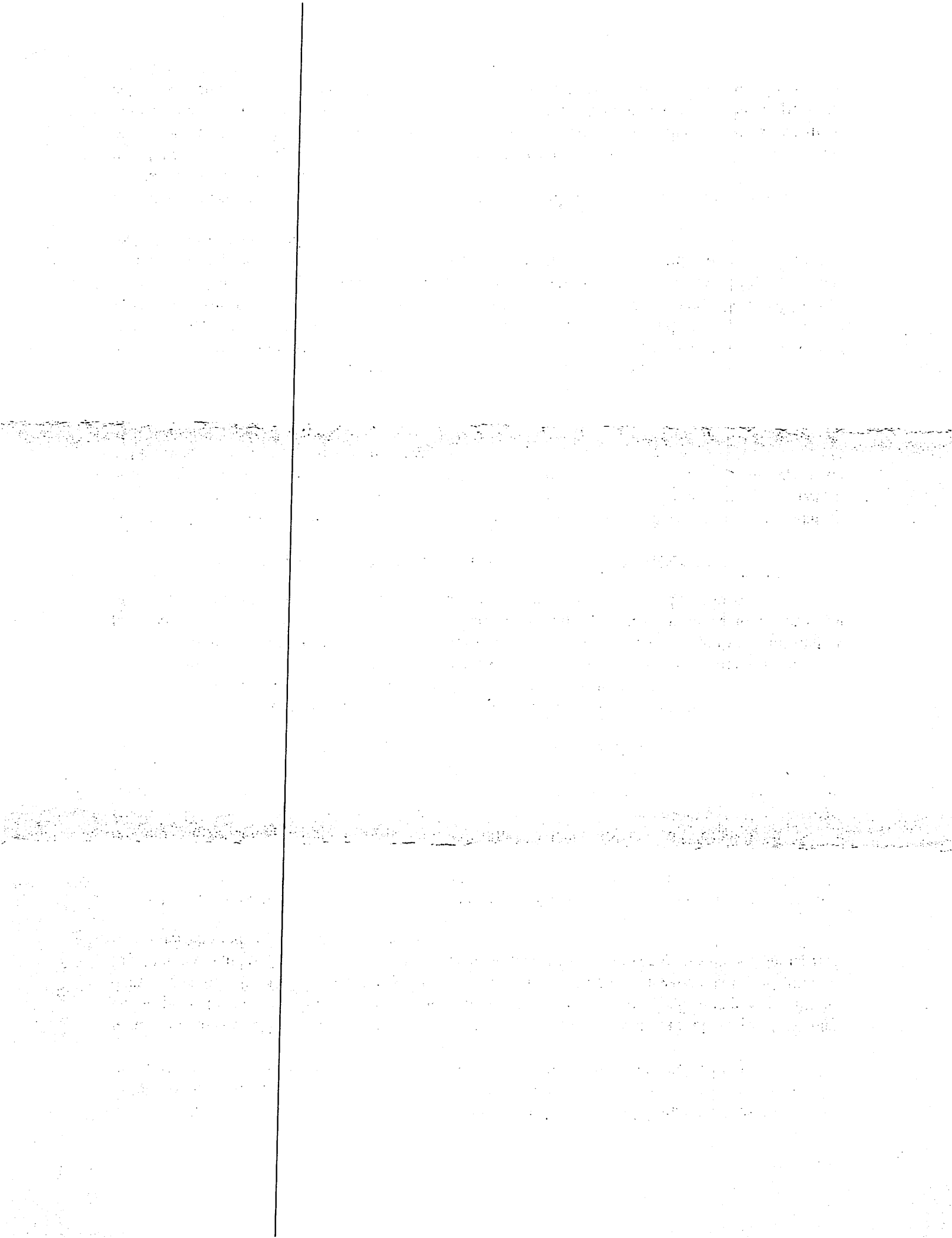
The client will have to prove his damages and the Association will need to ensure the availability and authenticity of everything he currently has in his possession relating to any damages he is claiming due to the roof leaks or any other damages he is claiming against the Association as we do not have notice of any other claims for damages other than for roof leaks which were ultimately patched upon notice. Your client's failure to exercise appropriate care to preserve documents that may be sought in litigation can result in severe penalties by the Court, including the loss of the case.

ESI AND DOCUMENTS SUBJECT TO LEGAL PRESERVATION

Although this Preservation Notice contains specific instructions regarding your mandatory preservation obligations, your client should construe the scope of this Notice broadly. When in doubt, any document or ESI that could potentially be relevant to the Dispute should be preserved, no matter when it was created or where it was stored.

Types of Documents and ESI Subject to Preservation: You must retain and preserve all relevant paper documents and all relevant ESI in whatever form or place they are stored. The types of paper documents covered by this notice include letters, paper files, handwritten notes, forms, calendars, photographs, etc. Similarly, the types of ESI subject to this Preservation Notice include e-mails and attachments, instant messages, text messages, social media postings and messages, messaging accounts or services, Workplace Collaboration Tools (including Slack, Asana, Microsoft Teams, Salesforce Chatter, Workplace Facebook, WebEx, GoToMeeting, Google Docs), voicemails, photos, videos, word processing documents, calendars, spreadsheets, PowerPoints, databases, contact manager information and Internet usage files.

All such paper records and ESI stored should be preserved regardless of where or how they are stored, including but not limited to, computer hard drives, local and remote backups, Internet-based or "cloud" type storage, removable media (e.g., thumb drives, CDs and DVDs), laptops, tablets, and other computational devices. The sources of relevant information also include his personal smart phone, videos of meetings he has been taking, his social media accounts, personal email, personal computers and back-ups. The history of Internet browsing as stored on his computers may also sometimes be relevant.



The following is a non-exclusive list of the types of documents and ESI that must be preserved for this particular Dispute:

- The full and complete file regarding any damages including contracts, permits, payment applications, invoices, payments.
- Documents and ESI regarding any communications between the Association and your client.
- Information related to damages to his unit from any roof leaks where notice was provided.
- Complaints or communications between your client and the Association.

Timeframe: All relevant ESI and documents in your possession or control, covering the time period of the dates that your client made his first claims through the date of his current claim which are subject to this legal hold. This obligation is ongoing, and this Preservation Notice will remain in effect until you receive written notice that the Preservation Notice has been lifted and is no longer in effect.

This Preservation Notice applies to documents and data created prior to your receipt of this notice on your client's behalf, and to any documents and data created going forward. For documents and data created after the date of this notice, as appropriate, mark items relating to legal questions or advice with "attorney-client privileged and confidential."

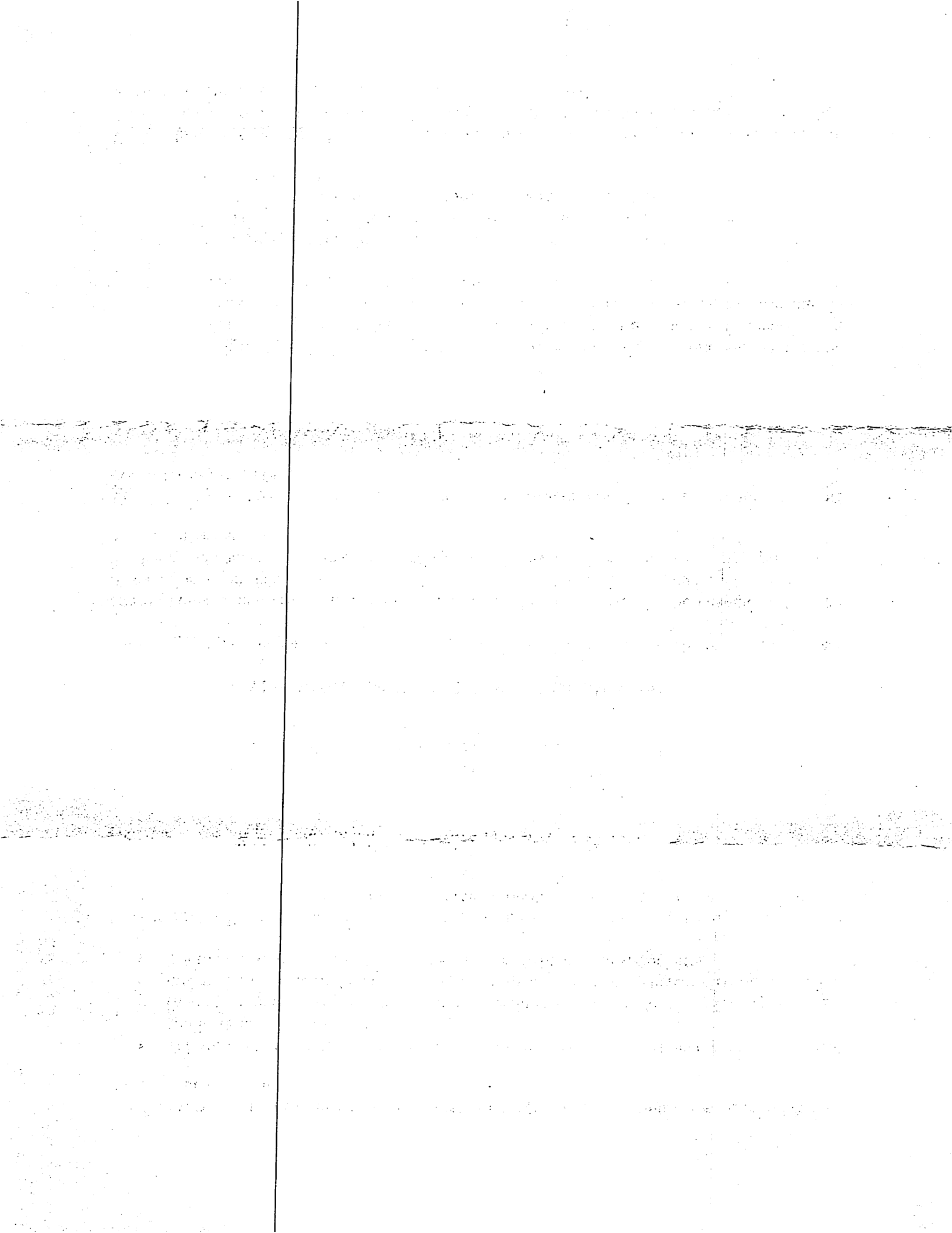
WHAT YOU MUST DO – AND WHAT YOU SHOULD NOT DO

Your client must keep all documents/ESI that relate in any way to the Dispute. Please do not have him try to determine what, in his opinion, is relevant. Instead, please err on the side of being overly inclusive and retain all documents/data that relate in any way to the Dispute so that the Association's attorneys can later decide what is relevant. Additionally, your client should not screen the documents/data to determine whether they might be protected by the attorney-client privilege or other privilege status.

Your client must examine all of the locations where documents/ESI might be found. Some examples of locations are:

- **Hard Copy Documents:** Files, binders, scratch notes, drafts and other 'paper' in your client's local or home workspace, any common file areas that your client maintains and any offsite workspace or storage facility.
- **Emails and Attachments:** Those located on your client's work computer, home computer, phone, tablet or any external drives, or on any document management system you use in your work or on personal or external email accounts, or located in any of your personal email, messaging or social media accounts.
- **ESI/Computer Files:** Those housed on your client's work computer, workplace collaboration tools, home computer or any external drives or networked document management system or other information storage system, including Internet-based or "cloud" type storage.

Your Client Should Not delete from his computer or any other electronic sources any Documents or ESI that may relate to the Dispute. He must save documents and ESI even if they are drafts or are in some preliminary form that was later revised.



You Client Should Not change the form or format of any relevant ESI as it now exists. Your client should not convert them from the software program they were saved with. For example, you should not save a Word file as a PDF.

Your Client Must identify others who may have relevant information. If your client believes there are other people – who may have information relevant to the Dispute, please let me know immediately so that appropriate preservation efforts can be taken.

Your Client Should Not create new Documents/ESI subject to this *Preservation Notice* outside of his electronic systems, such as via text messages, instant messages, via any social media, or on personally owned devices or e-mail accounts.

Your Client Must ensure all documents/ESI are not inadvertently destroyed. All documents/data subject to this legal hold should be identified and segregated from his other files and stored in a manner that will prevent them from being inadvertently destroyed. Stop any automated archiving activity that might result in removal of such documents/data. All record retention policies that require destruction or deletion of any of the documents and data described above are expressly suspended until this Preservation Notice is released.

Your Client Must preserve duplicates and copies found if they are non-identical (i.e. they contain annotations or revisions). Otherwise, exact duplicates may be discarded. A paper printout of ESI is not exactly the same as the original ESI. If information exists in both electronic and paper forms, your client should preserve both.

Your Client Should Not create copies or re-organize his documents, files and ESI in anticipation of their possible collection unless you are contacted and instructed as his lawyer to advise your client to do so by the Association's Legal Team. You will be contacted as to steps that must be taken to have copies made of relevant ESI and documents at some time in the future so that you can advise your client to take those measures. Please do not attempt to copy or collect ESI without first receiving our further instructions.

If you would like to discuss this matter following receipt of this letter, please feel free to contact me as I have been waiting for a return call from our last conversation anyway.

Very Truly Yours,

/s/ Rhonda Hollander

Rhonda Hollander, Esq.
For the Firm

RH/bms
Cc: Board of Directors and Management

Re: Records request

From: Rhonda Hollander, Esq. (rhonda@hgl-law.com)
To: shawn2000m@yahoo.com; jayp@sunrisemgtfl.com; ceskew@homeownercpa.solutions
Cc: admin@hgl-law.com
Date: Thursday, September 28, 2023 at 12:57 PM EDT

Please contact Carol at her office number below as neither I nor Jay are involved. Please stop copying me and Jay as we have nothing to do with the loan as has closed.

Rhonda

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
314 S. Federal Highway
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:
This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of a debt.

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Thursday, September 28, 2023 10:20 AM
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Cc: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Vera Clement <admin@hgl-law.com>
Subject: Re: **EXTERNAL**Re: Records request

All correspondence on the \$4.8 Million Bank Loan including copies of application and contract.

On Wednesday, September 27, 2023 at 11:23:43 AM EDT, Carol Eskew <ceskew@homeownercpa.solutions> wrote:

All accounts were provided.

I didn't see any requests regarding the loan, what are they looking for?

Carol Eskew
Partner / Senior Vice President
www.homeownercpa.solutions
Plantation - Serving Florida Since 1984
954-577-9700



This message was sent on 9/27/2023 11:23 AM UTC-04:00

From: Jay Pietrafetta <jayp@sunrisemgtfl.com>
Sent: Wednesday, September 27, 2023 10:27 AM
To: Shawn Martin <shawn2000m@yahoo.com>
Cc: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Vera Clement <admin@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: **EXTERNAL**Re: Records request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shawn,

I have a storage facility in Davie at Extra Space Storage at 6550 W SR 84 that provides storage for all my Association boxes.

I'll let Carol or a member of her office speak to the statements and loan documents.

JAY PIETRAFETTA
President



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



Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Wednesday, September 27, 2023 9:56 AM
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>
Cc: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Vera Clement <admin@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: Re: Records request

Jay,

I have gone through the records I requested thus far. And this is status of what I believe I am missing including one new request we discusse sent in my last email:

- Identify all past and present association bank accounts since 2018 to present (SM Note: files are definitely NOT on the unit owners' website. On 9.18.23, this item was not provided. This is outstanding still - a written statement will suffice if all accounts have been provided?)
- Provide the name and official location where all unit owner personal files are kept. (SM Note: files not on the unit owners' website. C 9.18.23, I did not receive this information. This is outstanding still - a written statement will suffice.)
- All correspondence on the \$4.8 Million Bank Loan including copies of application and contract. (New Request from last email - I will also send a request for this information.)

Completed Items:

- All copies of Board Minutes for past 5 years. (SM Note: These were being uploaded as they were not housed there to 2018 prior to official Certified Records Request. These items are all now located on the Omega Villas Website.)
- Bank statements for the last five years, including the years 2019, 2020, 2021, 2022 and 2023 (include all pages and copies of checks) (SM Note: definitely NOT on the unit owners' website. On 9.18.23, I received only financial records from the accounting firm not the actual Ban Statements which is what I requested. On 9.25.23, I received these documents from Jay.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website. On 9.18.23, I only received the Management company's contract and the contract from Austro Construction. There are more contracts than this for past five years. On 9.25.23, I received these documents from Jay.)
- All correspondence relating to the Broward Cty 40 year recertification. (SM Note: files not on the unit owners' website. On 9.18.23, I received the copies of the Citations for all 4 Phases. Is there any other correspondence? On 9.25.23, I received these documents from Jay.)
- All correspondence and fines from Broward County. (SM Note: files not on the unit owners' website. On 9.18.23, I received fines for Villas Phases 1 & 3 but not Omega Villas Phases 2 & 4. Is there any other Broward County correspondence? On 9.25.23, I received documents from Jay.)

On Monday, September 25, 2023 at 08:48:11 AM EDT, Shawn Martin <shawn2000m@yahoo.com> wrote:

I will drop by at 11 am today. Do I need to bring anything with me?

Sent from my iPhone

On Sep 23, 2023, at 7:23 PM, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

I was sick the end of the week. We had something going around the office. I have everything for him including a usb that Carol gave us with all 5 years of statements

JAY PIETRAFETTA
President

[<31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg>](#)

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

[<31d22da8128a2d26d2da3ee2c843d1e3_1650396418.png>](#) [<31d22da8128a2d26d2da3ee2c843d1e3_linkedin4.png>](#) [<31d22da8128a2d26d2da3ee2c843d1e3_instragram.png>](#) [<yt_1573641](#)

Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

On Sep 23, 2023, at 7:12 PM, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

He didn't Go to your office last week jay?

Sent from my iPhone

On Sep 23, 2023, at 12:07 PM, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

I have everything in my office.

You can come by Monday. I was out on Friday.

JAY PIETRAFETTA
President

[<31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg>](#)

Office: 954-695-9200
Email: jayp@sunrisemgtfl.com
Address: [8181 W Broward Blvd, Plantation, FL 33324](#)

<31d22da8128a2d26d2da3ee2c843d1e3_1650396418.png> <31d22da8128a2d26d2da3ee2c843d1e3_linkedln4.png> <31d22da8128a2d26d2da3ee2c843d1e3_instragram.png> <yt_15736

Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

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:

Okay, when/where should I pick them up? what do I need to bring with me to get copies?

On Wednesday, September 20, 2023 at 12:07:33 PM EDT, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

I got the bank statements from Carol on thumb drive so I can arrange to share the rest of the items. I have it available

JAY PIETRAFETTA
President

[<31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg>](#)

Office: 954-695-9200
Email: jayp@sunrisemgtfl.com
Address: [8181 W Broward Blvd, Plantation, FL 33324](#)

<31d22da8128a2d26d2da3ee2c843d1e3_1650396418.png> <31d22da8128a2d26d2da3ee2c843d1e3_linkedln4.png> <31d22da8128a2d26d2da3ee2c843d1e3_instragram.png> <yt_1573

Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

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 <shawn2000m@yahoo.com> wrote:

What is the timeline on all these records requests?

On Tuesday, September 19, 2023 at 08:21:15 AM EDT, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

Both were sent to my old mailing address and I don't have forwarding because it was a "general suite"

They weren't signed by me or received by me because I had already moved out a month before. You probably didn't get the green card back from the return receipt because it wasn't me who recieved it.

Either way, I'll get your bid and contract info. Carol will get the bank statements.

JAY PIETRAFETTA
President

[<31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg>](#)

Office: 954-695-9200
Email: jayp@sunrisemgtfl.com
Address: [8181 W Broward Blvd, Plantation, FL 33324](#)

<31d22da8128a2d26d2da3ee2c843d1e3_1650396418.png> <31d22da8128a2d26d2da3ee2c843d1e3_linkedln4.png> <31d22da8128a2d26d2da3ee2c843d1e3_instragram.png> <yt_15

Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Tuesday, September 19, 2023 8:07 AM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Vera Clement <admin@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: Re: Records request

I am not sure what happened but both letters were delivered to the same address and signed for (refer to the attached PDF). One more to add below.

- In addition to those requests, I would also like a copy of all information pertaining to the \$4.8 Million loan.

On Monday, September 18, 2023 at 04:41:53 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Hi Shawn,

I understand that my office communicated with Jay and that he will be coordinating another inspection with you for midweek to provide the additional records pursuant to your request.

Please coordinate with Jay for a time and location for the follow up records inspection.

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
314 S. Federal Highway
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privilege. The intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of debts.

From: Rhonda Hollander, Esq.
Sent: Monday, September 18, 2023 3:53 PM
To: Shawn Martin <shawn2000m@yahoo.com>
Cc: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Vera Clement <admin@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: Re: Records request

Sorry shawn but that usb had all financials from juda eschew and all attachments including the bank statements. You just need to go through them. Did you bring a usb and copy the entire usb?

On Sep 18, 2023, at 2:03 PM, Shawn Martin <shawn2000m@yahoo.com> wrote:

So, these are the items that I do not believe I have copies of yet:

I would like actual Bank Statements instead of accounting firm records.

- Identify all past and present association bank accounts since 2018 to present (SM Note: files are definitely NOT on the unit owners' On 9.18.23, this item was not provided.)
- Bank statements for the last five years, including the years 2019, 2020, 2021, 2022 and 2023 (include all pages and copies of check Note: files are definitely NOT on the unit owners' website. On 9.18.23, I received only financial records from the accounting firm not actual Bank Statements which is what I requested.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website. On 9.18.23, I only received the Management company's contract and the contract from Austro Construction. There are more contracts than this for the past five years.)
- Provide the name and official location where all unit owner personal files are kept. (SM Note: files not on the unit owners' website. On 9.18.23, I did not receive this information.)
- All correspondence relating to the Broward Cty 40 year recertification. (SM Note: files not on the unit owners' website. On 9.18.23, I received the copies of the Citations for all 4 Phases. Is there any other correspondence?)
- All correspondence and fines from Broward County. (SM Note: files not on the unit owners' website. On 9.18.23, I received fines for Villas Phases 1 & 3 but not Omega Villas Phases 2 & 4. Is there any other Broward County correspondence?)

Completed Items:

- All copies of Board Minutes for past 5 years. (SM Note: These were being uploaded as they were not housed there to 2018 prior to the official Certified Records Request. These items are all now located on the Omega Villas Website.)

Regards,

Shawn Martin, MBA

On Monday, September 18, 2023 at 11:47:59 AM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

I had to leave for a family matter Shawn but if you can let me know what you think is missing we can try to get them for tomorrow. I believe you have all the financials right?

On Sep 18, 2023, at 10:45 AM, Shawn Martin <shawn2000m@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 of the entirety of the records your office is going to provide me per my two certified requests?

Regards,

-Shawn Martin

On Wednesday, September 13, 2023 at 05:43:04 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Perfect. Thanks. Also bring another usb so you can convert to your usb.

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Wednesday, September 13, 2023 3:36 PM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Jay Pietrafetta <jayp@sunrisemgtfl.com>
Subject: Re: Records request

Then, Monday is confirmed! I will bring my laptop and scanner if there are any paper copies...

On Wednesday, September 13, 2023 at 02:41:40 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Unfortunately, we are not available on Friday but if you want to come on Monday, (which is within the 10 business days per statute) the documents should be available for your inspection. Do you have a laptop Shawn to bring with you for the financial inspection?

Rhonda

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Wednesday, September 13, 2023 8:50 AM
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Subject: Fw: Records request

Jay,

In regards to your last email, I am available this Friday, September 15th, 2023, at 9:00 am. What address should I arrive at to inspect the records?

Further, I would like to prioritize my request for the records as follows since I realize that it might take some time to collect all the records looking for.

These are the specific records I would like first (listed in order of importance):

- Identify all past and present association bank accounts since 2018 to present (SM Note: files are definitely NOT on the unit owners website.)
- Bank statements for the last five years, including the years 2019, 2020, 2021, 2022 and 2023 (include all pages and copies of checks) (SM Note: files are definitely NOT on the unit owners' website.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website.)
- Provide the name and official location where all unit owner personal files are kept. (SM Note: files not on the unit owners' website.)
- All correspondence and fines from Broward County. (SM Note: files not on the unit owners' website.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website.)

I can collect the rest of the records on another day that we schedule if time does not permit for the first round of records inspections/collecting. I am also aware that I may submit additional certified records requests.

Regards,

-Shawn Martin

----- Forwarded Message -----
From: Shawn Martin <shawn2000m@yahoo.com>
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Vera Clement <admin@hgl-law.com>
Sent: Tuesday, September 12, 2023 at 07:15:27 PM EDT
Subject: Re: Records request

Are you saying you cannot respond to my certified records request because I included a colleague that happens to be an attorney on the email chain? Upon receiving Jay's inquiry, you, attorney Hollander, immediately stated that all the records I was requesting were located on the Omega Villas unit owner website -- which is NOT a true statement!

I never stated that I was represented by an attorney on this matter -- you implied that. Should we take this matter with the Department of Business and Professional Regulation Division of Florida Condominiums, Timeshares, & Mobile Homes since I am not being given the records that I have requested?

Are you not able to properly respond to a request that was placed in the official proper certified format? I requested the official records that I am entitled to obtaining as a unit owner. Are you saying that your Attorney Hollander's office is NOT going to provide me with those records?

When can I get all the documents that I requested? What date and what time? If I have to go to court or the State of Florida to obtain the records, then that is what I will do.

Regards,

-Shawn Martin, MBA

On Tuesday, September 12, 2023 at 05:24:18 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Please stop emailing me when you have a lawyer. I cannot communicate with you directly. Please have your lawyer provide us the details so we can send you to the right place.

Please remember you only get access to what is considered "association records"

Rhonda

From: Shawn Martin <shawn2000m@yahoo.com>

Sent: Tuesday, September 12, 2023 4:29 PM

To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>; esq@omidjohn.com

Cc: Vera Clement <admin@hgl-law.com>

Subject: Re: Records request

Rhonda,

No, most of the Omega unit owner records that I requested are not on the Omega unit owners' website (unit owners' website), refer to itemized summary below. Specifically, for example, the record of all bank accounts and bank transactions/copies of checks are not on the unit owners' website. I am guessing these particular records would be housed at Juda, Eskew & Associates office and possibly other locations.

Further, I noticed that someone was quickly uploading some of these documents to the Omega unit owners' website as per the date September 6th, 2023 when the folders were recently created. I have attached PDF screenshots of all the files that are available to the unit owners. You can clearly see that with all the folders expanded that there are lots of files still missing from here alone.

However, I am specifically looking for my own copies of the below list of items:

Certified Request #1:

- 5 years of all accounting financial records (SM Note: files not on the unit owners' website.)
- All correspondence relating to the Broward Cty 40 year recertification. (SM Note: files not on the unit owners' website.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website.)
- All copies of Board Minutes for past 5 years. (SM Note: These were being uploaded as they were not housed there to 2018 prior to official Certified Records Request.)
- Provide the name and official location where all unit owner files are kept. (SM Note: files not on the unit owners' website.)
- All correspondence and fines from Broward County. (SM Note: files not on the unit owners' website.)

Certified Records Request #2:

- Identify all past and present association bank accounts since 2018 to present (SM Note: files are definitely NOT on the unit owners' website.)
- Bank statements for the last five years, including the years 2019, 2020, 2021, 2022 and 2023 (include all pages and copies of checks) (SM Note: files are definitely NOT on the unit owners' website.)

Let me know what your thoughts are here on the best way to get me copies of all the above items I requested.

Regards,

-Shawn Martin, MBA

On Monday, September 11, 2023 at 03:13:29 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Thanks Jay. Shawn if everything is on the website then you can email us back if you want to come to our office and what specifically you are looking for that IS NOT on the website and Vera my assistant can coordinate with you.

Rhonda

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
314 S. Federal Highway
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privilege. If you are not the intended recipient, please do not disseminate, copy, or otherwise use this information. If you have received this e-mail message in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message or its attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

NOTICE TO HOMEOWNERS' ASSOCIATION AND CONDOMINIUM ASSOCIATION CLIENTS:

This communication (and any attachments) may include privileged communications between attorney and client that are exempt from disclosure and/or protected pursuant to Sections 90.502, 718.111(12) and/or 720.303(4), Fla. Stat. In such event and to protect the privileged nature of this communication, this communication should not be made accessible to the members of the association as part of the official records of the association pursuant to Sections 718.111(12) or 720.303(4), Fla. Stat., as applicable, until such time as the board of directors has determined to make its contents accessible to the members of the association as part of the official records of the association.

FAIR DEBT COLLECTION PRACTICES ACT: Please be advised that the law firm of Hollander, Goode & Lopez, PLLC is engaged in the practice of debt collection and any information obtained by Hollander, Goode & Lopez, PLLC may or will be used to effect collection of debts.

From: Jay Pietrafetta <jayp@sunrisemgtfl.com>

Sent: Monday, September 11, 2023 3:03 PM

To: shawn2000m@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 many 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@sunrisemgtfl.com
Address: [8181 W Broward Blvd, Plantation, FL 33324](#)

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

Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

[<image006.jpg>](#) Virus-free www.avast.com

<image002.png>
<image001.jpg>
<image006.jpg>
<image005.png>
<image004.png>
<image003.png>

<31d22da8128a2d26d2da3ee2c843d1e3_instragram.png>
<yt_1573641763.png>
<31d22da8128a2d26d2da3ee2c843d1e3_1650396418.png>
<31d22da8128a2d26d2da3ee2c843d1e3_linkedin4.png>
<31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg>

<31d22da8128a2d26d2da3ee2c843d1e3_instragram.png>
<yt_1573641763.png>
<31d22da8128a2d26d2da3ee2c843d1e3_1650396418.png>
<31d22da8128a2d26d2da3ee2c843d1e3_linkedin4.png>
<31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg>

Fwd: Email from Omega Attorney

Shawn Martin <smartin@isccompany.net>

Sat, Feb 24, 2024 at 8:33 AM

To: "canon2222@aol.com" <canon2222@aol.com>, "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, "Jay Pietrafetta" <jayp@sunrisemgtfl.com>

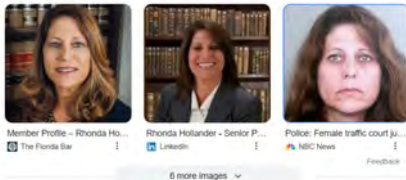
Cc: <esq@omidjohn.com>

I am going to make this email plain and simple! Omid and I will be discussing any legal actions we want to take and will get back to you all collectively once this is determined. I have also filed a police report for the roofing tiles that were cut on my roof, case # 2402000837. While this matter is being discussed, we suggest you reframe yourselves from reaching out.

In the interim, our group and community is now aware of the below matter and is not impressed in the slightest! We are paying TOP dollar and now EXPECT better representation than this!



Images 3

<https://www.nbcnews.com/id/wbna43678852>

Further, by now, you all collectively should have also been notified by the State of Florida for the appointment of the Election Monitor for the next Election. Our group is committed to stomping out the corruption that has plagued our community for years now! We are DONE with this nonsense, period!

We will be in touch!

Regard,

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.

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

From: Omid John <esq@omidjohn.com>
Subject: Email from Omega Attorney
Date: Feb 23 2024, at 6:26 pm
To: Shawn <smartin@isccompany.net>

Shawn,

The attorney has to reschedule our call, but this is what she sent me. Let me know.....

Thanks so much for your call Omid. I am out of town for my son's birthday and as it turns out tomorrow is going to be a problem to talk as well.

In the interim, since your client has advised that his roofer has sealed the roof and there are no more leaks, is it possible for you to speak to your client to provide us a time and date next week to inspect the interior of his unit for any damages ?

We want to make sure to mitigate asap so your expedited response would be very much appreciated.

In addition, since the roof is now sealed, we would also appreciate if your client provided the name, license and insurance information for the contractor as we need that for our records, similar to any other unit owner who has work performed. Plus I understand that your client got a five year warranty on the repair work and if so, please confirm to assist us in determining how to proceed since the permit for Shaun's building is with the city and has not been released yet.

Once we get confirmation for entry and inspection, then you and I will be able to discuss what is going on and what else needs to be done.

If the information contained herein is incorrect, please rectify any errors by providing a reply to this email.

Your anticipated cooperation is greatly appreciated.

Omid J. Esmailzadegan, Esq.
Managing Shareholder

110 Tower
110 SE 6th St., Suite 1700



Fort Lauderdale, FL 33301
Direct: 954-205-4247
Office: 954-589-3023
Email: esq@omidjohn.com
omidjohn.com

STATEMENT OF CONFIDENTIALITY AND PRIVILEGE

This e-mail transmission, which includes its attachments, if any, is intended for a particular addressee(s) and may contain confidential and/or attorney-client or work product privileged material. If you are not the named addressee, or if this e-mail transmission has been addressed to you in error, or it is otherwise not clear that you are the intended recipient (or his or her authorized agent), you are hereby notified that you have received this e-mail transmission in error and that any review, disclosure, distribution, dissemination, copying, printing, maintaining, saving, or other use of this e-mail transmission is strictly prohibited. Delivery of this e-mail transmission to any person other than the intended recipient(s) is not intended in any way to waive privilege or confidentiality. If you have received this e-mail transmission in error, please notify the law office of Omid John, P.A. immediately by reply e-mail to the sender and permanently delete the e-mail transmission and its attachments, if any. This e-mail transmission and any attachments are believed to have been sent free of any virus or other defect that might affect any computer system into which it is received and opened. It is, however, the recipient's responsibility to ensure that the e-mail transmission and any attachments are virus free, and the law office of Omid John, P.A. accepts no responsibility for any damage that may in any way arise from their use.

RE: Board Meeting 4-2

MTC - Margaret Carpenter <Mcarpenter@sao17.state.fl.us>
To: "Shawn Martin" <smartin@isccompany.net>

Thu, Apr 11, 2024 at 12:44 PM

I have had time to go through your emails, Shawn and I certainly that you have been dealing with a lot of issues with the board over the years. I saw that you have sent in complaints to DBPR which is a really good place to go with this.

Our office only handles criminal matters so all the bylaw and other condo violations are not matters we handle. There is no way I will be able to prove that someone intentionally damaged your roof and when it happened. While it certainly is a possibility that it was done intentionally by someone based on all the information you sent me and how much animosity there was, it is merely speculation and I can't file charges based on that. If you believe that there were other crimes committed by one or more of these people, you should contact the police immediately. There are statute of limitations issues with criminal cases just as with civil cases and some of it might be time barred. The other people who live in your community are lucky to have you there standing up to what you described as a rogue board! Not everyone has your tenacity and courage.

If you have any questions, please let me know.

Margaret Carpenter

Assistant State Attorney in Charge

Misdemeanor Trial Unit

(954)831-8446

From: Shawn Martin <smartin@isccompany.net>
Sent: Friday, April 5, 2024 12:28 PM
To: MTC - Margaret Carpenter <Mcarpenter@sao17.state.fl.us>
Subject: Re: Board Meeting 4-2

Are you starting to see the big picture here? They (Patty Sabates, Blaire Lapidés, Ken and Norma Aker, plus possible others) have been a parasite draining our community for years and years of our most valuable resources! And the result is, these retirees and others in our community are being forced into foreclosure and some have no where to go!

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.

On Apr 5 2024, at 12:14 pm, Shawn Martin <smartin@isccompany.net> wrote:

Re: FW: Possible Crime in Damaging Roof

Shawn Martin <smartin@isccompany.net>
To: "MTC - Margaret Carpenter" <Mcarpenter@sao17.state.fl.us>

Tue, Apr 9, 2024 at 3:22 PM

Hi Margaret,

Good Afternoon! I have some new information about my case that we have been discussing. I filed a police report on 4/2/24 because the contractor Levy decided to try to jump at me in the Board Meeting when I advised him to notify me when any of them are on my roof. So, I filed another police report regarding this incident as case # **P24021005**. I believe this is all the information that I have to support the cuts to my roof tile.
https://youtu.be/7v_cQYQrBMQ

Also, I still need to file a police report to open up the financial crimes investigation. I am also thinking this case is very similar to the Hammocks case so I am thinking we may need to petition the court for receivership. Our community will not have the income to support these maintenance fees, special assessments plus the City of Plantation Fines. Thoughts on this?

Thanks,

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.

On Mar 28 2024, at 10:25 am, Shawn Martin <smartin@isccompany.net> wrote:
Good Morning Margaret! I have been so so busy as you can probably tell!

I found an entry that Austro Construction has been touching my property since 2017. This transaction note was in the General Ledger of Juda Eskew and I have all the records so more evidence may forthcoming.

Austro Construction, Inc. S 016Hurricane Irma Repairs at 1760 NW 71 Ave Austro Construction, Inc. S 016Hurricane Irma		
9/20/2017	5486Repairs at 1760 NW 71 Ave	1,250.00

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.

On Mar 28 2024, at 9:47 am, MTC - Margaret Carpenter <Mcarpenter@sao17.state.fl.us> wrote:

Good morning. I can't advise you what to do, Shawn. It is completely up to you. I will let you know once I have reviewed everything.

Margaret Carpenter

Assistant State Attorney in Charge

Misdemeanor Trial Unit

(954)831-8446

From: Shawn Martin <smartin@isccompany.net>

Sent: Thursday, March 28, 2024 9:42 AM

To: MTC - Margaret Carpenter <Mcarpenter@sao17.state.fl.us>

Subject: Re: FW: Possible Crime in Damaging Roof

Do you think there are any issues related to me sharing this information with the news media now that all the many tentacles and dots of evidence are connected??

Shawn Martin, MBA

Principal | Senior Product & Compliance Consultant

ISC | www.isccompany.net

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

[REDACTED]

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.

[REDACTED]

On Mar 27 2024, at 11:03 pm, Shawn Martin <smartin@isccompany.net> wrote:

Oh, I believe I found the smoking gun. These latest attacks are all well documented and reported to the proper authorities and governmental agencies. Here are some of the videos where I was confronted by the Construction Contractor & the HOA Attorney.

3.19.24 board meeting advising Patty that I had to join the board to protect my property!

<https://www.youtube.com/watch?v=jM9V2shX5GY&t=70s>

3.19.24 I confronted Contractor #2 on Video

<https://www.youtube.com/watch?v=5EIr3TrwIdY&t=51s>

3.19.24 confronted by the Condo Association Attorney after many many previous confrontations via email, personal attacks and discussions about my lawsuit and I am still informing the community about all we are dealing with here:

<https://www.youtube.com/watch?v=DLicBs4O4to&t=25s>

2.27.24 Board Meeting where I confronted Patty about the Lies to the community!

<https://www.youtube.com/watch?v=qeeW6etMmQI>

2.27.24 Board Austro Construction Contractor gets involved with our Board Matters and starts calling me a liar. And where I confronted Patty and crew that they were aware of the 2007 to 2009 area unlicensed contractor work that you tried to blame on the roof construction in 2004 forgetting about the Gould Roofing unlicensed repairs that were made from 2007 to 2009.

<https://www.youtube.com/watch?v=qeeW6etMmQI&t=9s>

3.27.24 This all gets connected by the smoking gun of evidence that I found in the accounting records that I reviewed today! And all I did was to start this whole process is to ask for an official certified unit owner records request of all financials, contracts, and all records pertaining to the 40 year recertification. I also can connect all the dots by my similar efforts made in 2008-2009 leading up to failed Board of Directors and Officers failed Recall attempt.

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

Recall in 2008-2009 area and records of the legal firm they hired to fight the recall all attached for your review. How am I doing thus far on providing evidence on the intent? I even connected the contractors to these actions.: I have these accounting records going all the way back to 2005 to show their actions that I have also documented and advised the community of in that earlier package that I sent you. This is more proof that all of my intuition and allegations have been true from 2008 to date! I would love to hear what ideas or angles you have on this information. I see dots connected on a lots of different levels weighing towards intent but want to hear your thoughts?

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.

On Mar 24 2024, at 3:55 pm, Shawn Martin <smartin@isccompany.net> wrote:

In this email, I will reflect the Board's defense was to try to say I hired unlicensed contractors to repair my roof. They had their attorney try to say I was hiring unlicensed contractors. Please don't share the license information with the Board/Attorney as my attorney is still discussing a settlement on that aspect. There is also a mentioning of the police report that I filed regarding the cuts to my flat roof. Further, we have a confirmation that the Austro Contractors were on my roof on February 20th, 2024 per the attached PDF and below excerpt:

"You need permission to do any work on your roof from the Associati on so we can have the proper fi x done. You emailed yesterday at 9:47 and I responded by 9:55 and we were on your roof 45 mins later. The leak you have is CAUSED by the incorrect job that guy did you hired. The warranty is worth nothing; it is trapping water and eating away at our TPO membrane. We will be happy to meet you and go on the roof and show you what a horrible job he did. It is the WRONG PATCH."

Then, my contractors/roofers had to come out to repair the below cut/tear they found again for the third time on/around March 5th, 2024! However, at this point in time to present date, all of the leaks have been stopped by contractors/roofers that I hired. I will send you a few more minor emails to connect the dots with this shady Board, HOA attorney, and Austro Construction (the Board's building contractors). This will reflect the shady intent behind their actions!

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.

On Mar 24 2024, at 3:41 pm, Shawn Martin <smartin@isccompany.net> wrote:

Okay, in this email, I am reflecting (per my attorney's suggestion) to notify the Board/Management Company of my repairs and advise them of how long I have been unable to use my property properly. They were aware of the leaks and even after the July 2023 case settlement, no emergency repairs were made. Then, after this notice, they sent Austro Construction (owner Levy and crew) on my roof again. This is what they said on the 20th! And, afterwards, I still had a water leak so I had to call my roofers back for a 3rd and final time.

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.

On Mar 24 2024, at 3:37 pm, Shawn Martin <smartin@isccompany.net> wrote:

These are the dates my contractor/roofers came out. I have taken screenshots of the texts with the contractor's sales guy that was my main point of contact. February 14th, 2024 was the date of the first repair by my contractor/roofers, per the screenshots. On February 19th, 2024, I notified my contractor/roofers that I still had water leaking in my Master Bath and Closet.

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.

On Mar 24 2024, at 2:56 pm, Shawn Martin <smartin@isccompany.net> wrote:

This photo is dated 11/20/23 was about the timeframe when Austro Construction was on my roof and by December of 2023, my roof leaks spread into other areas and the water volume coming into my unit increased by 2 to 3 times in water volume.

Note the below excerpt from the attached PDF:



11/20/2023

B23-05095

Building Permit

RE-ROOFING ENTIRE BLDG 10 OF
OMEGA VILLAS.

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.

On Mar 24 2024, at 2:42 pm, Shawn Martin <smartin@isccompany.net> wrote:

Okay, in this email you can see the photos of the cuts the my General Contractor and Roofing Company pointed out. They showed me these photos the first time I hired them and they came out on 2.14.24. I have a few more photos but the files are large.

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.

On Mar 23 2024, at 12:10 pm, Shawn Martin <smartin@isccompany.net> wrote:

Hi Margaret,

I will be sending you multiple emails regarding my case. So, I am attaching images of my house prior to December 2024 when the leaks got 2 to 3 times more intrusive and spread to other areas of my home. I also sent you a copy of the court case I filed and it was settled in July of last year.

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.

On Mar 21 2024, at 5:18 pm, Shawn Martin <smartin@isccompany.net> wrote:

Hi Margaret,

It was a pleasure speaking to you as well today! I will work on collecting all the supporting documentation we discussed and will reach back out when I have it all together for your review.

Many Thanks,

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.

On Mar 21 2024, at 12:01 pm, MTC - Margaret Carpenter
<Mcarpenter@sao17.state.fl.us> wrote:

Dear Mr. Martin:

It was nice speaking with you today.

As I indicated on the phone, the State Attorney's Office does not investigate crimes—that is for the police agency to do. In order to file charges, we need an identifiable suspect and facts to rebut any reasonable hypothesis of innocence. Given the facts and circumstances here, this might be difficult to do. However, I am happy to assist you in any way that I can so please feel free to reach out to me. If you could get a copy of the police report filed in this case, that would be helpful and you can send any documents/information you think are relevant to your case as well.

Sincerely,

Margaret Carpenter

Assistant State Attorney in Charge

Misdemeanor Trial Unit

(954)831-8446

From: Shawn Martin <smartin@isccompany.net>
Sent: Thursday, March 21, 2024 11:03 AM
To: ADM1 - _State Attorney's Office 17th JC
<sao17@sao17.state.fl.us>
Subject: Re: Possible Crime in Damaging Roof

Yes, I did file a police report with the City of Planation on February 20th, 2024. The case # is 2402000837. Is there anything else I should do for this matter? Do I need to provide you with the supporting documentation that I have including time/date stamped photos?

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.

On Mar 21 2024, at 10:51 am, ADM1 - _State Attorney's Office 17th JC <sao17@sao17.state.fl.us> wrote:

Message for Contact Form at Broward SAO Website

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

Re: Board Meeting 4-2

Shawn Martin <smartin@isccompany.net>

Mon, Apr 15, 2024 at 11:30 AM

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>

All,

I am going to remind everyone again of the Whistleblower protection afforded in Florida Statutes under Condo Law as referenced below. It appears to me and the State Attorney's Office that we have a Rouge Board that isn't exercising its fiduciary responsibility on a lot of different levels. Given this, I may have to claim protection under this statute (718.1224) to do my fiduciary responsibility to the unit owners of this community. That is how I intend to move forward with any Rouge Board actions that impede my or the rights of other unit owners including hiding any damages that Austro Construction has done to this community!

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.

On Apr 5 2024, at 4:07 pm, Shawn Martin <smartin@isccompany.net> wrote:

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 XLChapter 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

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.

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
<input type="button" value="+"/> 2011	\$	599,291.52
<input type="button" value="+"/> 2012	\$	446,658.55
<input type="button" value="+"/> 2013	\$	438,691.36
<input type="button" value="+"/> 2014	\$	577,815.84
<input type="button" value="+"/> 2015	\$	493,147.06
<input type="button" value="+"/> 2016	\$	474,433.77
<input type="button" value="+"/> 2017	\$	512,732.41
<input type="button" value="+"/> 2018	\$	482,369.79
<input type="button" value="+"/> 2019	\$	411,713.57
<input type="button" value="+"/> 2020	\$	431,727.55
<input type="button" value="+"/> 2021	\$	471,371.68
<input type="button" value="+"/> 2022	\$	576,775.44
Grand Total	\$	5,916,728.54

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.

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

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.

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

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.

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

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.

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

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.

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

*building code violations NOT business code violations...

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.

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

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.

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

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.

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

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.

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: Board Meeting 4-2

Shawn Martin <smartin@isccompany.net>

Mon, Apr 15, 2024 at 11:30 AM

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>

All,

I am going to remind everyone again of the Whistleblower protection afforded in Florida Statutes under Condo Law as referenced below. It appears to me and the State Attorney's Office that we have a Rouge Board that isn't exercising its fiduciary responsibility on a lot of different levels. Given this, I may have to claim protection under this statute (718.1224) to do my fiduciary responsibility to the unit owners of this community. That is how I intend to move forward with any Rouge Board actions that impede my or the rights of other unit owners including hiding any damages that Austro Construction has done to this community!

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.

2007 TO PRESENT WATER DAMAGE IN PHASE 2 UNIT



2007 TO PRESENT WATER DAMAGE IN PHASE 2 UNIT



DATE STAMPED
1.8.2024



1:21 5G+

16/25

TAKEN FOR LISTING
ON REALTOR.COM

DATED AROUND
AUGUST OF 2023

475 © Miami MLS® 2023

