



Shawn Martin <sem2000s@gmail.com>

RE: Legal Board for Omega and Disinformation disseminated by Mr. Martin**Rhonda Hollander, Esq.** <rhonda@hgl-law.com>

Thu, Jul 10, 2025 at 1:21 PM

To: Shawn Martin <sem2000s@gmail.com>, Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekingbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

Cc: General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, "usafls.citizens@usdoj.gov" <usafls.citizens@usdoj.gov>, "public.integrity@usdoj.gov" <public.integrity@usdoj.gov>, "oig.doj@usdoj.gov" <oig.doj@usdoj.gov>, "inspectorgeneral@eog.myflorida.com" <inspectorgeneral@eog.myflorida.com>, "crt@usdoj.gov" <crt@usdoj.gov>, "oag.civilrights@myfloridalegal.com" <oag.civilrights@myfloridalegal.com>, "citizenservices@myfloridalegal.com" <citizenservices@myfloridalegal.com>, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "ACAP@Floridabar.org" <acap@floridabar.org>, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, "marie.woodson@myfloridahouse.gov" <marie.woodson@myfloridahouse.gov>, "pizzo.jason@flsenate.gov" <pizzo.jason@flsenate.gov>, "christine.hunschofsky@myfloridahouse.gov" <christine.hunschofsky@myfloridahouse.gov>, "lisa.dunkley@myfloridahouse.gov" <lisa.dunkley@myfloridahouse.gov>, "daryl.campbell@myfloridahouse.gov" <daryl.campbell@myfloridahouse.gov>, "boyd.jim.web@flsenate.gov" <boyd.jim.web@flsenate.gov>, "osgood.rosalind.web@flsenate.gov" <osgood.rosalind.web@flsenate.gov>, "District32osgood@flsenate.gov" <District32osgood@flsenate.gov>, "jones.shevrin.web@flsenate.gov" <jones.shevrin.web@flsenate.gov>, "calatayud.alexis.web@flsenate.gov" <calatayud.alexis.web@flsenate.gov>, "bradley.jennifer.web@flsenate.gov" <bradley.jennifer.web@flsenate.gov>, "stewart.linda.web@flsenate.gov" <stewart.linda.web@flsenate.gov>, "rodriguez.anamaria.web@flsenate.gov" <rodriguez.anamaria.web@flsenate.gov>, "tiffany.esposito@myfloridahouse.gov" <tiffany.esposito@myfloridahouse.gov>, "juan.porras@myfloridahouse.gov" <juan.porras@myfloridahouse.gov>, "jennifer.canady@myfloridahouse.gov" <jennifer.canady@myfloridahouse.gov>, "joel.rudman@myfloridahouse.gov" <joel.rudman@myfloridahouse.gov>, "carolina.amesty@myfloridahouse.gov" <carolina.amesty@myfloridahouse.gov>, "daniel.perez@myfloridahouse.gov" <daniel.perez@myfloridahouse.gov>, "wyman.duggan@myfloridahouse.gov" <wyman.duggan@myfloridahouse.gov>, "chip.lamarca@myfloridahouse.gov" <chip.lamarca@myfloridahouse.gov>, "askcityhall@plantation.org" <askcityhall@plantation.org>, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, "info@flcga.org" <info@flcga.org>, "tips@theappeal.org" <tips@theappeal.org>, "info@openthegovernment.org" <info@openthegovernment.org>, "naomi.seligman@valuesunited.org" <naomi.seligman@valuesunited.org>, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, "investorrelations@jpmchase.com" <investorrelations@jpmchase.com>, "reportfraud@wellsfargo.com" <reportfraud@wellsfargo.com>, "jpmmhelp@jpmorgan.com" <jpmmhelp@jpmorgan.com>, "miranda.caruso@bofa.com" <miranda.caruso@bofa.com>, "investorrelations@citi.com" <investorrelations@citi.com>, "fraud_help@usbank.com" <fraud_help@usbank.com>, "media@truist.com" <media@truist.com>, "media.relations@pnc.com" <media.relations@pnc.com>, "investorrelations@morganstanley.com" <investorrelations@morganstanley.com>, "fraud_reporting@freddiemac.com" <fraud_reporting@freddiemac.com>, "investorrelations@rocketcompanies.com" <investorrelations@rocketcompanies.com>, "compliance@mrcooper.com" <compliance@mrcooper.com>, "compliance@loandepot.com" <compliance@loandepot.com>, "compliance@freedommortgage.com" <compliance@freedommortgage.com>, "communications@newrez.com" <communications@newrez.com>, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, "legal@pnmac.com" <legal@pnmac.com>, "legal@caliberhomeloans.com" <legal@caliberhomeloans.com>, "compliance@firstam.com" <compliance@firstam.com>, "mediarelations@stewart.com" <mediarelations@stewart.com>, "corporatelegal@oldrepublictitle.com" <corporatelegal@oldrepublictitle.com>

Good Afternoon everyone. Let me start by saying sorry in advance for having to respond to you all and waste your time with this email.

As a result of Mr. Martin continuing to email you daily disinformation to support his personal agenda, I am forced to respond and hope that this will stop him from continuing to spread disinformation and waste everyone's time.

The board is completely legal. Last election not enough people wanted to run (understandably with this nonsense), so there was no need for an election.

Pursuant to Florida Statute 718.112(2)(d)2 states “An election is not required if the number of vacancies equals or exceeds the number of candidates.” The Association only received a notice of intent to run from nine (9) candidates for the Board of Directors. As such, those unit owners that submitted their notice of intent timely, automatically assumed membership of the Board of Directors upon adjourning the annual meeting.

The Second notice is attached hereto for your review (should you wish to do so).

Again, I am so sorry for having to send this response but Mr. Martin continues to harass all of you with disinformation daily, which forces me to spend unnecessary time and money of the Association to respond to the disinformation provided to you all.

I hope that Mr. Martin seeing the Second Notice AGAIN will induce Mr. Martin to stop sending emails to everyone but I am doubtful that will occur as he already received the second notice yet continues his campaign of disinformation almost daily!

Have a nice weekend and hopefully the enclosed resolves Mr. Martin’s constant complaints.

Rhonda

Rhonda Hollander, Esq.

Hollander, Goode & Lopez, PLLC

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Rhonda@HGL-Law.com

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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 <sem2000s@gmail.com>

Sent: Wednesday, July 9, 2025 8:08 PM

To: Patty Sabates <psabates48@gmail.com>; Blaire Lapides <bjlapides@bellsouth.net>; Elizabeth.palen@hotmail.com; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Miriam Tirado <miriam71@comcast.net>; Kaelanibown@yahoo.com; Kcchen.80@gmail.com; Office Support YMS <info@yourmanagementservices.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Cc:Melanie.Griffin@myfloridalicense.com <Melanie.Griffin@myfloridalicense.com>; General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>; Matthew.Collier@myfloridalicense.com; OIG <oig@myfloridalicense.com>; Richard Otway <Richard.Otway@myfloridalicense.com>; usafls.citizens@usdoj.gov; public.integrity@usdoj.gov; oig.doj@usdoj.gov; inspectorgeneral@eog.myflorida.com; crt@usdoj.gov; oag.civilrights@myfloridalegal.com; citizenservices@myfloridalegal.com; Press@MyFloridaLegal.com; askus@sa17.state.fl.us; ACAP@Floridabar.org; Tina Polsky <POLSKY.TINA@flsenate.gov>; Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>; marie.woodson@myfloridahouse.gov; pizzo.jason@flsenate.gov; christine.hunschofsky@myfloridahouse.gov; lisa.dunkley@myfloridahouse.gov; daryl.campbell@myfloridahouse.gov; boyd.jim.web@flsenate.gov; osgood.rosalind.web@flsenate.gov; District32osgood@flsenate.gov; jones.shevrin.web@flsenate.gov; calatayud.alexis.web@flsenate.gov; bradley.jennifer.web@flsenate.gov; stewart.linda.web@flsenate.gov; rodriguez.anamaria.web@flsenate.gov; tiffany.esposito@myfloridahouse.gov; juan.porras@myfloridahouse.gov; jennifer.canady@myfloridahouse.gov; joel.rudman@myfloridahouse.gov; carolina.amesty@myfloridahouse.gov; daniel.perez@myfloridahouse.gov; wyman.duggan@myfloridahouse.gov; chip.lamarca@myfloridahouse.gov; askcityhall@plantation.org; IA@psd.plantation.org; WDorr@psd.plantation.org; sao17@sao17.state.fl.us; Connie Fossi <connie.fossi@nbcuni.com>; tips@cnr.com; viewermail@newshour.org; press.office@theguardian.com; reporters@miamiherald.com; msnbctinfo@nbcuni.com; investigates@cbsnews.com; news.tips@abc.com; newstips@cbsnews.com; cnn.tips@cnn.com; newstips@sunsentinel.com; info@pogo.org; action@aclu.org; press@whistlebloweraid.org; Justin Smulison <info@whistleblowers.org>; info@flcga.org; tips@levernews.com; info@floridabulldog.org; tips@theappeal.org; grassroots@commoncause.org; tips@publicintegrity.org; info@openthegovernment.org; patrick@pk80.com; txhoareform@gmail.com; Government Accountability Project <info@whistleblower.org>; info@thesignalsnetwork.org; contact@consumerwatchdog.org; info@bettergov.org; info@freedom.press; Info <info@whistleblowersofamerica.org>; naomi.seligman@valuesunited.org; popularnet@popular.com; popularnet@bpop.com; pbcondodepositops@popular.com; pabloansupport@popular.com; pbcondolockbox@popular.com; investorrelations@jpmchase.com; reportfraud@wellsfargo.com; jpmhelp@jpmorgan.com; miranda.caruso@bofa.com; investorrelations@citi.com; fraud_help@usbank.com; media@truist.com; media.relations@pnc.com; investorrelations@morganstanley.com; fraud_reporting@freddiemac.com; investorrelations@rocketcompanies.com; compliance@mrcooper.com; compliance@loandepot.com; compliance@freedommortgage.com;

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Subject: Re: Request for BOD agenda items for July 15th meeting

Dear All,

For the record, I want to note that during the past two to three Board meetings — all of which are documented on video — President Patty has repeatedly made statements or insinuations suggesting that she and this Board consider themselves somehow above the reach of Florida law only subject to the President & Pope's level. In one such instance, when I referenced my outreach to the City of Plantation, DBPR, and State oversight bodies, Patty responded by effectively implying none of that mattered, positioning this Board beyond state accountability.

I made it clear at that time, also on video, that the financial institutions and federal agencies involved are far above the City, DBPR, and State in levels of accountability. Yet to date, this Board has provided no written certification from Attorney Hollander or any other qualified counsel affirming its lawful legitimacy under Florida Statutes 718.112(2)(d) or the Association's governing documents.

Therefore, until this Board's lawful authority is proven in writing by competent legal counsel, I will continue to treat this Board as operating without legitimacy. Accordingly, I abstain from voting on all agenda items tonight and at future meetings, on the grounds that to do otherwise would risk validating actions of a Board whose legal standing is under serious question — and again, all of this is being captured on video for the record.

Regards,

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 7:32 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Governance Authority in Question Following Escalations

Dear Board Members and Counsel,

Following my **second formal escalation notice to the Banks, federal agencies, and national watchdog groups**, it is now evident that this rogue Board is operating without clear legitimacy or statutory compliance.

Effective immediately, I am treating this Board as **illegitimate** until Attorney Hollander provides, in writing, unequivocal proof that this Board is properly constituted under Florida law and holds lawful authority to act on behalf of the Association.

Given the mounting legal, regulatory, and financial exposure, the burden is on this Board and its counsel to validate its standing. I intend to address this at next week's meeting, but absent that written legal confirmation, I reserve all rights to treat any further Board actions as unauthorized.

Regards,

Shawn Martin, MBA

Board Member & Protected Whistleblower, Omega Villas

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 10:01 AM Shawn Martin <sem2000s@gmail.com> wrote:

Dear All,

Please be advised that I have received the attached automated notice scheduling termite tenting. Given my prior formal request for statutory proof of the Second Notice mailing (FS 718.112(2)(d)) to validate the Board's legal authority, please confirm who specifically authorized this expenditure and on what statutory basis. Absent such proof, this appears to represent further ultra vires action.

Regards,

-Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Wed, Jul 9, 2025 at 9:21 AM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Agenda Item – Statutory Proof of Board Election Notice Required Under FS 718.112(2)(d)

To:

Omega Villas Board of Directors

Rhonda Hollander, Esq. (Association Counsel)

Property Management (YMS)

Dear Board Members, Ms. Hollander, and Management,

Pursuant to my rights as an owner and sitting Director under Florida Statutes Chapter 718, I am formally requesting that the **next Board meeting agenda include a specific item requiring the Association's counsel, Rhonda Hollander, to provide written documentation verifying that the required**

Second Notice for the March 25, 2025 annual election was mailed to owners in compliance with FS 718.112(2)(d).

This is a fundamental statutory prerequisite for the lawful seating of any condominium Board. Without such notice, no election was validly conducted, and by extension, **no legally constituted Board currently exists to authorize contracts, enforce assessments, or direct legal counsel.**

Given that this matter directly impacts:

- The Association's authority to levy special assessments, initiate foreclosures, and pass new rules & regulations,
- The security interests of financial institutions (***Banco Popular, Chase, LoanDepot, etc.***),
- And ongoing investigations by state and federal oversight agencies,

I am copying all relevant parties to ensure full transparency.

High-Impact List: Core HOA Functions Potentially Invalidated by Lack of a Lawful Board

Governance & Legal Authority

-  **Holding Board meetings and conducting official business**
 - No properly seated Board means no quorum to conduct statutory business.
-  **Passing or amending Rules & Regulations**
 - Any changes to governing documents or community conduct rules lack legal foundation.
-  **Appointing or removing officers, directors, or committee chairs**
 - Appointments made by an illegitimate Board have no statutory standing.

Financial Powers

-  **Levying special assessments on owners**
 - Under FS 718.112(2)(c), only a properly elected Board may impose financial obligations.
-  **Raising regular assessments or approving budgets**
 - Without a valid Board, any budgets approved are legally voidable.
-  **Authorizing and signing checks or payments**
 - Officers or directors signing disbursements on behalf of an invalid Board may be personally liable.

Contracts & Construction

-  **Executing contracts with vendors, engineers, contractors, or attorneys**
 - All such agreements are at risk of being ultra vires (unauthorized) and unenforceable.
-  **Directing ongoing construction projects (including payment draws from Banco)**
 - The lack of lawful authority could cause banks to freeze or demand repayment.
-  **Entering new loan agreements or draw authorizations**
 - This exposes lenders and the community to immediate default and potential clawbacks.

Owner Enforcement & Legal Actions

-  **Initiating or continuing foreclosure actions**
 - Florida law requires Board authorization votes for foreclosure; without a valid Board, these are subject to direct legal challenge.
-  **Imposing fines or suspensions of owner rights**
 - Any enforcement actions under FS 718.303 require a properly elected Board to initiate and ratify.
-  **Responding to statutory records requests**
 - Without a valid Board, there is no lawful body to approve or oversee official record compliance.

Overall Impact

 **Every act taken by this Board — from checks written, to contracts approved, to foreclosures filed — may be subject to being declared ultra vires, personally recoverable, or voided entirely.**

This creates direct exposure under **FS 718.111(1)(d)** for Directors and professional liability for counsel, managers, and vendors who continue acting under invalid authority.

Notice of Treatment Absent Written Proof

Absent written documentation from Ms. Hollander or the Association demonstrating compliance with FS 718.112(2)(d) through timely mailing of the Second Notice, I will continue treating this Board as lacking statutory authority under Florida law. All subsequent acts — including contracts, rule changes, and foreclosure authorizations — may therefore be deemed ultra vires and subject to challenge.

Please confirm this agenda item will be added and that counsel is prepared to present the required statutory mailing records at the next scheduled meeting.

Thank you for your prompt attention to this matter.

Respectfully,

Shawn Martin, MBA

Owner & Board Member, Omega Villas Condominium Association

Protected Whistleblower & Compliance Strategist

www.hoajusticenow.com

On Mon, Jul 7, 2025 at 7:24 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Deadline to submit your proposed agenda items is no later than Wednesday July 9th by 7pm to allow time to gather and post

Thanks

Patty Sabates Sent from my iPhone

 **second notice.pdf**
137K