



Shawn Martin <sem2000s@gmail.com>

Subject: Clarification of Owner & Board Member Position on Construction Pending Legal Reviews**Shawn Martin** <sem2000s@gmail.com>

Fri, Jul 11, 2025 at 10:12 AM

To: "Esq." <rhonda@hgl-law.com>, "Cc: Patty Sabates" <psabates48@gmail.com>, Blaire Lapidés <bjlapides@bellsouth.net>, "Elizabeth.palen@hotmail.com" <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Kcchen.80@gmail.com, kaelani brown <kaelanibrown@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, Maritza Wilhelm <maritzawilhelm@yahoo.com>
Cc: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@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>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "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>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, "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>, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@essent.us, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, "info@flcga.org" <info@flcga.org>, tips@levernews.com, info@floridabulldog.org, "tips@theappeal.org" <tips@theappeal.org>, grassroots@commoncause.org, tips@publicintegrity.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com

Subject: Clarification of Owner & Board Member Position on Construction Pending Legal Reviews

Dear Ms. Hollander, Board Members, and Oversight Recipients:

In light of the substantial concerns tied to furring strips, removed insulation, and broader construction irregularities — now under the review of major financial institutions and likely heading for federal oversight — I must formally state my position as both a Board Member and owner:

I do not support nor consent to any further construction changes, special assessments, or alterations to units or common elements until these matters are fully reviewed and resolved by the banks, DOJ, and oversight authorities already engaged.

Please also refer to the below attached email strings/chains for further clarification on the basis and support for this owner statement. Proceeding otherwise could expose this community to even greater liability, deepening the financial harm already suffered by owners.

Given the fiduciary obligations under Florida law, and the fact that our Association is already under intense scrutiny, it is imperative we exercise the highest caution. I trust all parties copied here will note this position.

Thank you.

—
Shawn Martin, MBA
Owner, Board Member & Protected Whistleblower
www.hoajusticenow.com

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

From: **Shawn Martin** <sem2000s@gmail.com>

Date: Thu, Jul 10, 2025 at 6:04 PM

Subject: Re: Legal Board for Omega and Disinformation disseminated by Mr. Martin

To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>

Cc: Patty Sabates <psabates48@gmail.com>, Blaire Lapides <bjlapides@bellsouth.net>, Elizabeth.palen@hotmail.com <Elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicenses.com>, Richard Otway <Richard.Otway@myfloridalicenses.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

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Subject: Clarification on Agenda Notice Timing

Dear Ms. Hollander, Board Members, and Oversight Recipients,

I want to follow up on my earlier email regarding the absence of a posted agenda for next week's Board meeting as of end of business today.

For the sake of clarity, while it is not statutorily required for owners to receive the agenda by Thursday evening, it has been typical over the past few years for the Board to post or circulate the agenda by this time. That is primarily why I noted its absence today. This is not to suggest the statutory notice period has yet been violated.

I will continue to monitor for the agenda posting through the statutory window and document accordingly. This communication is simply to keep the record clear and fair.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 5:39 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Follow-Up: No Posted Agenda for Upcoming Board Meeting

Dear Ms. Hollander, Board Members, and Oversight Recipients,

As of end of business today (approximately 5:36 PM), I took clear photographs of both sides of the community mailbox area and can confirm there is still **no posted agenda for the upcoming Board meeting next week**.

Given the statutory requirements under Florida Statute 718.112(2)(c)(1) and related administrative code provisions for proper notice and agenda posting at least 48 hours in advance, this continues to raise significant concerns about procedural compliance.

I will include the photographs documenting this absence in my follow-up records. This matter, along with prior irregularities and the serious questions around Board legitimacy and construction fraud, underscores why a full investigation remains necessary.

Thank you.

-Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower www.hoajusticenow.com

On Thu, Jul 10, 2025 at 4:04 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Call for Full Legal Review Given Historical Evidence and \$1.1M in Community Liens

Dear All,

I want to state clearly that I understand Attorney Hollander may find herself in a position with no clear exit, and that her professional strategy is understandably focused on protecting both her legal practice and her client. However, this situation involves **years of material evidence — from 2008 through 2025 — including extensive video footage of Board meetings, documentation of construction issues, financial irregularities, and even Attorney Hollander's participation in these matters.**

And not only that, but this community, through all of this, is now **facing approximately \$1.1 million in City of Plantation liens and fines**, which are the direct consequences of decisions made by Boards and professionals across these many years.

Given these circumstances, I believe it is imperative that this extensive body of historical evidence be thoroughly reviewed through independent legal investigations — **before anyone accepts dismissive statements or attorney-driven defenses at face value.**

This is about more than professional posturing; it is about the financial and legal survival of an entire community.

I will also be including this in my next Watchdog Email distribution to ensure that all appropriate parties, including state, federal, financial, and media contacts, are properly notified as these legal developments continue to unfold.

Thank you,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 3:41 PM Shawn Martin <sem2000s@gmail.com> wrote:

Subject: Request for Full Legal Investigation – Omega Villas Case

Dear All,

Given the extensive history of this matter, the serious concerns raised by multiple financial institutions, federal oversight bodies, and the enormous volume of supporting documentation collected to date, I am formally calling for a **full legal investigation into the circumstances surrounding Omega Villas and the conduct of the Board and its counsel.**

It seems clear to me that attorneys will naturally do their best to protect themselves and their client. While I understand Attorney Hollander may be working to safeguard her practice and position, these factors do not negate the fundamental requirement for independent review. No professional interest, however understandable, can override the fiduciary duties owed to the owners or the statutory requirements under Florida law.

Importantly, I personally possess **video footage of Omega Villas Board meetings spanning from 2008 through 2025**, which includes direct documentation of Board conduct across multiple regimes and even Attorney Hollander's own participation in these meetings. Combined with **hundreds of emails, exhibits, and formal inquiries that have already prompted responses from financial institutions, state agencies, and federal oversight groups**, the record is clear that this situation demands thorough external scrutiny.

Additionally, it appears — based on the approximately **76 parties included on the last distribution — that Attorney Hollander, given her past conduct and positioning in this matter, may have selectively altered or managed that list of recipients**. To safeguard the transparency of this process, I will therefore include this issue and ensure all appropriate parties are re-notified in my next **Watchdog Email distribution**, so that no one is excluded from receiving updates as these legal developments advance.

For further clarity, please also find attached the document titled **"Hypothetical ChatGPT Analysis,"** which outlines various hypothetical governance and legal failure scenarios that were tested as part of my broader due diligence. This analysis was developed to model risks based on publicly available facts and historical patterns, and it highlights exactly why a formal investigation is warranted.

Over the past year, I have also conducted extensive scenario testing, direct system checks, and multi-level oversight escalations — all of which consistently revealed serious governance and financial risks. These are not speculative concerns; they are supported by a large and meticulously documented body of evidence.

I trust all parties copied will consider these factors seriously, as this matter now extends well beyond any single Board dispute. It directly impacts the long-term financial, regulatory, and legal standing of all involved.

Thank you for your attention.

Regards,

Shawn Martin, MBA

Owner, Board Member & Protected Whistleblower

www.hoajusticenow.com

On Thu, Jul 10, 2025 at 1:21 PM Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

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

314 S. Federal Highway

Dania Beach, Florida 33004

(954) 923-1985

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@cnn.com; viewermail@newshour.org; press.office@theguardian.com; reporters@miamiherald.com; msnbctvinfo@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; communications@newrez.com; mediarelations@onitygroup.com; legal@pnmac.com; legal@caliberhomeloans.com; compliance@firstam.com; mediarelations@stewart.com; corporatelegal@oldrepublictitle.com; customerexperience@wltic.com; dianna_higgins@gmic.com; legal@radian.com; compliance@essent.us; compliance@nationalmi.com; sfearon@archgroup.com; legal@rushmorelm.com; legal@figure.com

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