



Shawn Martin <sem2000s@gmail.com>

Inspection on August 12, 2025 at 10:00 a.m.

Shawn Martin <sem2000s@gmail.com>

Tue, Aug 19, 2025 at 9:46 AM

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Subject: Evidence: Unlawful Window/Furring Strip Alterations, Hurricane-Protection Violations & State Failures — Photos 8/19/2025

To: State & Local Oversight; Financial Institutions; Media/Watchdogs

Cc: Omega Villas Board, CAM, Association Counsel

Attachments: OV-Work-WindowDoor-RemovalReinstall-2025-08-19-[timestamps].jpg

All,

On **August 19, 2025**, Omega Villas contractors performed work requiring **removal/reinstallation of hurricane protections** (windows/doors) at my unit. I documented this with **time/date-stamped photos** (attached).

Statutory Violations Now in Force

- **Illegal Assessments Prohibited:** As of **July 1, 2025**, Florida law (**F.S. §718.113(5)(d)**) prohibits associations from charging unit owners when hurricane protections are removed/reinstalled for association-directed work.
- **No 2/3 Vote for Window Replacements:** Florida law (**F.S. §718.113(2)(a)**) requires a **2/3 membership vote** for material alterations such as window replacements. No such vote has been held at Omega Villas.
- **Unauthorized Furring Strips:** The **installation of furring strips** — never voted on or disclosed — materially altered structures, triggered costly forced window replacements, and remains undocumented.
- **Pitched Roof Insulation Removed:** Evidence shows insulation was **removed from pitched roof assemblies** during construction, without owner consent or disclosure — further undermining structural integrity, energy efficiency, and code compliance.

State & Regulatory Failures

- Despite **2024 reforms (SB 4-D / SB 154)** mandating **milestone inspections and SIRS studies** by December 31, 2024, the **10+ DBPR complaints I filed were dismissed without thorough investigation**.
- Florida's regulators have effectively **shielded the Board and vendors** by refusing to engage with evidence of unauthorized alterations, missing votes, and retaliatory assessments.

- The **intent of the 2024 reforms** was to prevent another Surfside. Instead, the **DBPR's dismissal of these issues** has enabled systemic noncompliance and further put residents at risk.
- Florida has **failed this community to date**, leaving only external oversight (financial institutions, federal regulators, and watchdogs) to address the pattern of misconduct.

Requested Oversight & Action

- Confirm that Omega Villas cannot lawfully bill owners for hurricane-protection removals/reinstalls (per F.S. §718.113(5)(d)).
- Investigate the **absence of a 2/3 vote** authorizing window replacement and furring strip installation.
- Examine how **DBPR's dismissals** and lack of investigative rigor have perpetuated shielding of the Board and vendors.
- Review financial draws and assessment structures tied to these unauthorized projects.

In summary: This evidence shows not only direct statutory violations at Omega Villas, but also a **systemic failure of state enforcement mechanisms** that were supposed to protect owners after Surfside. With DBPR having dismissed these issues, outside oversight is now the only safeguard left.

Regards,

Shawn Martin, MBA

Omega Villas Owner / Board Member & Protected Whistleblower

www.hoajusticenow.com

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