



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 3:23 PM

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"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" <sao17@sao17.state.fl.us>, Connie Fossi <connie.fossi@nbcuni.com>, "tips@cnn.com" <tips@cnn.com>, "viewermail@newshour.org" <viewermail@newshour.org>, "press.office@theguardian.com" <press.office@theguardian.com>, "reporters@miamiherald.com" <reporters@miamiherald.com>, "msnbctvinfo@nbcuni.com" <msnbctvinfo@nbcuni.com>, "investigates@cbsnews.com" <investigates@cbsnews.com>, "news.tips@abc.com" <news.tips@abc.com>, "newstips@cbsnews.com" <newstips@cbsnews.com>, "cnn.tips@cnn.com" <cnn.tips@cnn.com>, "newstips@sunsentinel.com" <newstips@sunsentinel.com>, "consumeralerts@fdic.gov" <consumeralerts@fdic.gov>, "customer.assistance@occ.treas.gov" <customer.assistance@occ.treas.gov>, "antitrust.complaints@usdoj.gov" <antitrust.complaints@usdoj.gov>, "ComplaintsOffice@hud.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" <customerexperience@wltic.com>, "dianna_higgins@mgic.com" <dianna_higgins@mgic.com>, "legal@radian.com" <legal@radian.com>, "compliance@nationalmi.com" 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Subject: Post–July 1 Window Charges & Unit-Entry Demand — Withdraw, Confirm Statutory Compliance, and Produce Records

Counsel,

I'm responding to your **post–July 1, 2025** communications regarding (a) window/hurricane-protection costs and (b) an entry demand to my unit (attached).

1) Hurricane-protection removal/reinstall costs (effective 7/1/2025).

When the Association or its vendors remove or reinstall **hurricane protections** (windows/doors/openings) to perform Association work, **owners may not be assessed** those removal/reinstall costs. If an owner is told to arrange it, the Association must **reimburse/credit** the owner's actual cost. Please **withdraw and correct** your post-July 1 letters sent to Phase 1 to 3 (subdivisions) owners accordingly **(Approximately 79 to 85 Owners Impacted)**. (Fla. Stat. §718.113(5)(d)). [Florida Senate](#)

2) Unit access — legal basis, scope, and schedule required.

Non-emergency entry requires **necessity** (association-responsible maintenance/repair or to prevent damage) and entry at **reasonable hours** with proper notice. Before any entry, provide: (i) the **specific legal basis**; (ii) scope, vendor names/licenses, and any **permit numbers**; (iii) date/time window (**≥48 hours' notice** absent emergency) and supervisor; (iv) whether any **hurricane protection** will be removed/reinstalled (and confirmation the **Association bears** those costs with proper reseal/restoration); and (v) the **board authorization**. (Fla. Stat. §718.111(5)(a)). [Florida Senate](#)

3) Material alterations & member approval.

Windows/furring strips are **material alterations** requiring owner approval **as provided in the declaration**; if the declaration is silent, approval by **75% of the total voting interests** is required **before** commencement. Produce the **member-approval records** or confirm no such vote exists. (Fla. Stat. §718.113(2)(a)). [The Florida Senate](#)

4) Special assessment process.

A verbal mention is not adoption. Any **non-emergency special assessment** requires **14 days' written notice** stating the **estimated cost and purpose** and an **affidavit of notice** placed in the official records. Produce the notice/affidavit for the **\$200,000** figure or confirm **no assessment has been adopted**. (Fla. Stat. §718.112(2)(c)). [The Florida Senate](#)

5) Records — preservation & production (Official Records).

Please preserve and produce contracts, directives, emails/texts, schedules, work orders, permits, invoices, inspection/QA reports, photo logs, minutes/resolutions, and owner/vendor communications concerning **windows, hurricane-protection handling, furring strips, pitched-roof insulation**, and any assessments. Failure to provide official records within **10 working days** creates a rebuttable presumption of willful non-compliance and exposes the association to **\$50/day (up to 10 days)** plus fees. (Fla. Stat. §718.111(12)(c)1.a.). [Florida Senate](#)

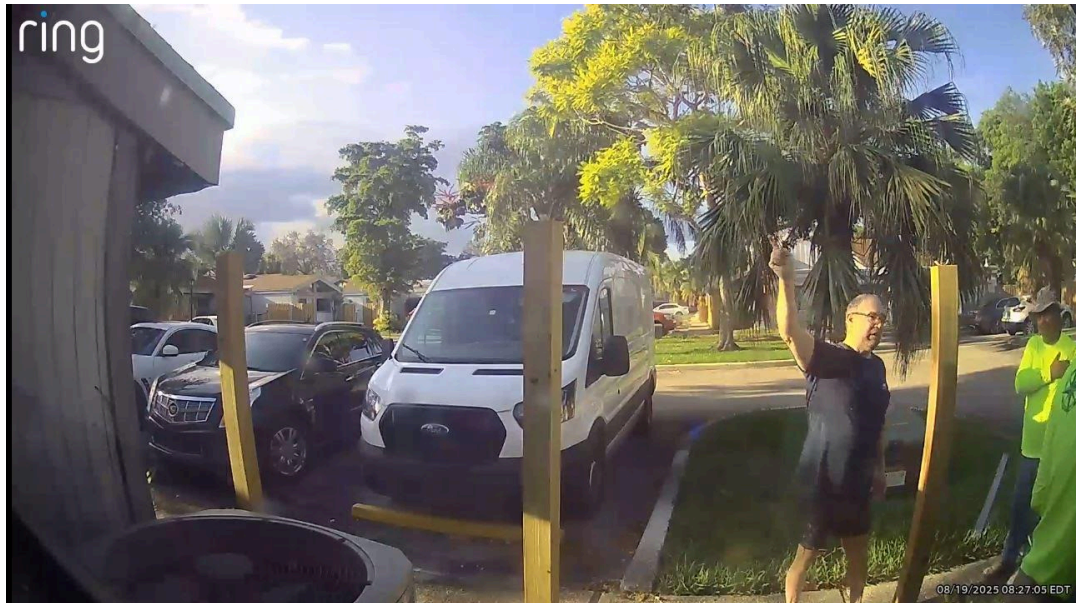
Responses due within 3 business days:

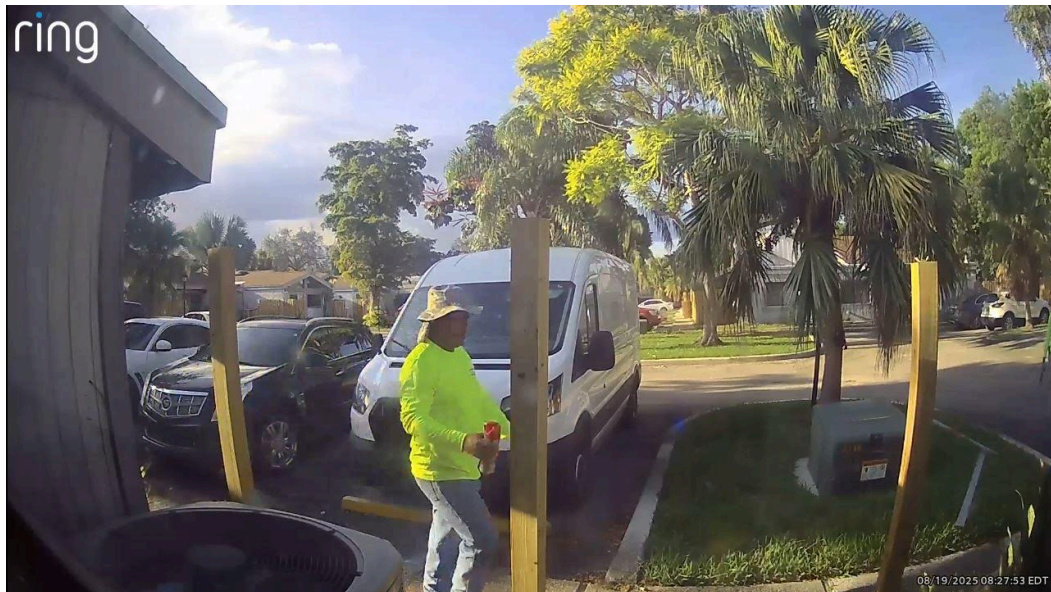
- A) Written **retraction/correction** of any post–July 1 statements implying owner liability for Association-directed hurricane-protection removal/reinstall.
- B) Written **confirmation** that **no assessment/charge/back-billing** will be posted to my account for such removal/reinstall.

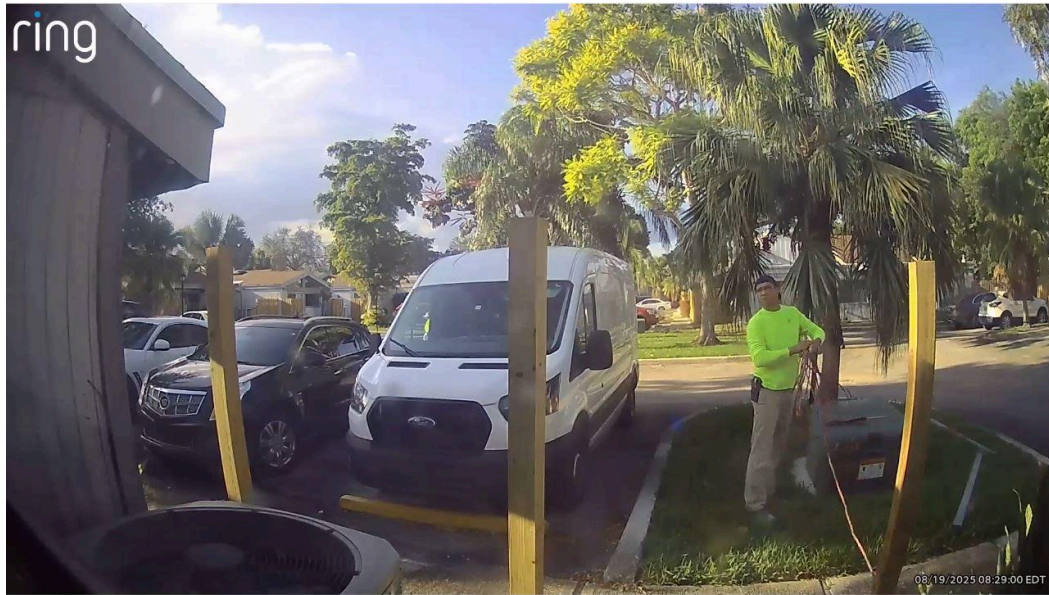
C) The **entry particulars** listed above.

D) **Proof** of the **member vote** for windows/furring strips and the **statutory assessment notice/affidavit**; or written admission that none exist.

Attachments: Hollander **07/30/2025** (Access) • Hollander **08/06/2025** (Windows/"SA" warning) • Chase **CIBCS1513015** (08/19/2025) • Photos **08/19/2025** • Restricted-Access photo **08/19/2025** • No Work Notice (8/19/2025)







Be guided accordingly,

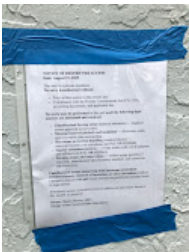
Shawn Martin, MBA

Protected Whistleblower, Board Member & Owner -- Omega Villas Condo Association

www.hoajusticenow.com

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9 attachments



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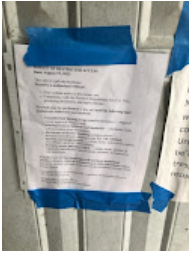
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