



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 6:42 PM

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Subject: S&D window/assembly reports – withdrawal requested for methodological defects and role conflict (furring strips / roof insulation)

To: Rhonda Hollander, Esq.

Counsel,

Your recent letters rely on S&D Engineering's window/assembly "reports." Those documents are **not reliable** and should be **withdrawn** from further use. They suffer from (i) **role conflict**—S&D both **specified and documented** the very alterations at issue—and (ii) **methodological defects** that do not meet accepted building-envelope practice. They also tie S&D to the **furring-strip assembly** and coincide with **pitched-roof insulation removal** now observed onsite.

1) Role conflict / non-independence

- **Authorship & direction:** S&D's directive requires **removal of all windows** and specifies **1×4 wood furring strips** in the wall build-up.
- **Acceptance/installation evidence:** S&D's own progress photos later depict "**siding wood strips**" being installed and "**installation of the new top windows.**"
Taken together, S&D is not a neutral evaluator; it is intertwined with the **means and methods** of the disputed alteration and window scope.

2) Methodology defects (window "evaluations")

- No field testing to recognized standards (**ASTM E1105 water**, **ASTM E783 air**, **AAMA 502** field verification).
- No stated **test pressures, durations, or pass/fail criteria**; no **calibration certificates** or weather logs.
- **Photo/checklist** format that labels cosmetic/age conditions but does not distinguish **unit failures** from **perimeter/assembly** issues created by the altered wall system (furring, flashing/WRB interfaces).
- No **representative sampling plan**; no **Phase-4** window evaluation at all, yet building-wide replacement is urged.

3) Direct linkage to unauthorized furring strips

- S&D **specified** the furring strips in writing and then **documented** crews installing "wood strips" as part of the façade scope. That is **material alteration** content, not independent evaluation.

- Any leakage or movement at the **window-to-wall interface** must be analyzed as a function of the **new assembly** S&D required—not imputed to owners' existing window units without standardized testing.

4) Pitched-roof insulation issue

- Field photos show **insulation removed** in pitched-roof assemblies during construction. Please produce any S&D **field observation reports, RFI/ASI responses, submittal approvals, or meeting notes** where S&D **approved/accepted** this condition; otherwise confirm S&D did **not** approve it. The absence of analysis on roof insulation further undermines S&D's "global replacement" narrative for windows.

Requests (narrow, objective)

- Withdraw** S&D's window/assembly reports and recommendations from reliance (including the "disallow reinstallation" position) pending an **independent** envelope review.
- Produce** within 5 business days:
 - S&D **Field Observation/Inspection Reports** referencing furring strips, window removal/reinstall, or roof insulation;
 - All **RFIs/ASIs, submittal stamps/approvals, and meeting minutes** where S&D prescribed or accepted the furring-strip assembly or addressed roof-insulation removal;
 - Any **field-test data** (ASTM E1105/E783 logs, pressures, durations, weather, calibration certs) supporting S&D's window conclusions;
 - The **Phase-4** sealed window evaluation, or written confirmation that **none exists**.
- Confirm** in writing that these S&D materials will not be used to justify owner entries, charges, or replacement directives unless and until they are independently validated through recognized standards.

I will treat non-withdrawal as confirmation that the Association intends to rely on **non-independent, non-tested** materials, and I will ask lenders/regulators to **disregard** those reports and require an **independent** envelope engineer.

Omega Villas — Attachment Index (Windows • Furring Strips • Roof Insulation)

Date: August 19, 2025

A) Association Counsel

1. Hollander Letter — Access Demand (07/30/2025)

Why: Post–July 1 unit-entry demand; contrasts with statutory limits on non-emergency access.

2. Hollander Letter — Windows / “Special Assessment” (08/06/2025)

Why: Post-July 1 statements implying owner charges for hurricane-protection removal/reinstall; used to request withdrawal/correction.

B) S&D Engineering (Role Conflict & Method Gaps)**3. S&D Progress Report (Photos) — “siding wood strips” + “installation of the new top windows” (01/24/2025)**

Why: Shows **furring strips** installed and **window work** in progress under S&D’s observation.

4. S&D Directive — “All windows must be removed” + “Install 1×4 wood furring strip” (01/30/2025)

Why: Links S&D to **specifying** the furring-strip assembly and window removal.

5. S&D “Windows Evaluation” (Slides) (04/03/2025)

Why: **Photo/checklist** format; **no ASTM E1105/E783 or AAMA 502** field testing cited.

6. S&D Letter — Disallow Reinstallation (04/23/2025)

Why: Recommends blanket approach **without** attaching standardized field-test data.

7. Phase-4 Punch Lists (09/03 & 09/23/2024)

Why: **No window-failure findings** while replacements are urged community-wide.

C) City of Plantation**8. City Email — Rudy Esteva (10/24/2024)**

Key points: City is **careful about giving directives**; authority is **limited to approving plans and confirming field consistency**; **no jurisdiction on money/fines** (magistrate handles). Supports that **City did not order universal window replacement** and underscores HOA process sensitivity.

9. City Email — Rudy Esteva (Jan 2024; “40-Year Recertification Discussion”)

Key points: Recertification dialog/context with the City; include to establish **chronology of City communications**.

10. City Email — Carmen Hurlbut Emails

Key points: How to **schedule inspections** via permits; **plan review underway** on furring-strip and insulation allegations; **public records request** links; **no CO/CC required** for this project; and (threaded) **permits required** for **impact and non-impact** windows; **non-impact requires shutters** in HVHZ; re-installing same window is **generally part of a larger scope** (permits). Bolsters your **permit/compliance** narrative and rebuts “City made us do it.”

D) Owner Evidence**11. Photos — Opening Work (Time/Date-Stamped) (08/19/2025)**

Why: Documents current conditions at window/door interfaces; pairs with S&D directives.

12. Photo — “Restricted Access” Notice Posted (08/19/2025) -- previous emails

Why: Records non-emergency entry protocol and preservation notice.

13. Exhibit Tv2 Ring Video — Pitched Roof (Insulation removed so No Insulation)

Why: Visual proof aligning with insulation concerns referenced to the City (link cited in City email).

E) Standards & Indices**14. Exhibit H — Method Standards Sheet (ASTM E1105 / E783 / AAMA 502) — DOCX**

Why: Defines **legitimate** field verification; contrasts with S&D’s photo-only approach.

15. Exhibit H-Summary — Attachment Summary for Standards Exhibit — DOCX

Why: One-page explainer for reviewers on how to use Exhibit H.

F) Banking / Oversight

16. Chase Acknowledgment — Case CIBCS1513015 (08/19/2025) Why: Shows lender awareness and oversight trigger.

Be guided accordingly,

Shawn Martin, MBA

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

www.hoajusticenow.com

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14 attachments

-  **Phase-4 punch lists — Sept 3 & 23, 2024 2.pdf**
173K
-  **Acknowledgement of your enquiry CIBCS1513015.pdf**
232K
-  **S&D Directive — Jan 30, 2025.pdf**
581K
-  **Phase-4 punch lists — Sept 3 & 23, 2024.pdf**
178K
-  **S&D Recommendation — Apr 23, 2025.pdf**
245K
-  **S&D Progress Report — Jan 24, 2025.pdf**
3219K
-  **S&D “Windows Evaluation” — Apr 3, 2025.pdf**
7796K
-  **Rudy E 10.24.pdf**
223K
-  **Rudy E 1.24.pdf**
194K
-  **Carmen 11.23.pdf**
530K
-  **Method_Standards_Sheet_Windows_Field_Verification.docx**
38K
-  **Exhibit_Attachment_Summary_Standards_Sheet.docx**
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-  **20250819_HOLLANDER-GOODE LOPEZ- 2.pdf**
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