

Re: Records request

From: Shawn Martin (shawn2000m@yahoo.com)
To: jayp@sunrisemgtfl.com; rhonda@hgl-law.com
Cc: admin@hgl-law.com
Date: Tuesday, September 12, 2023 at 07:15 PM EDT

Are you saying you cannot respond to my certified records request because I included a colleague that happens to be an attorney on this email chain? Upon receiving Jay's inquiry, you, attorney Hollander, immediately stated that all the records I was requesting were located on the Omega Villas unit owner website -- which is NOT a true statement!

I never stated that I was represented by an attorney on this matter -- you implied that. Should we take this matter with the Department of Business and Professional Regulation Division of Florida Condominiums, Timeshares, & Mobile Homes since I am not being given the records that I have requested?

Are you not able to properly respond to a request that was placed in the official proper certified format? I requested the official records that I am entitled to obtaining as a unit owner. Are you saying that your Attorney Hollander's office is NOT going to provide me with those records?

When can I get all the documents that I requested? What date and what time? If I have to go to court or the State of Florida to obtain those records, then that is what I will do.

Regards,

-Shawn Martin, MBA

On Tuesday, September 12, 2023 at 05:24:18 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Please stop emailing me when you have a lawyer. I cannot communicate with you directly. Please have your lawyer provide us the details so we can send you to the right place.

Please remember you only get access to what is considered "association records"

Rhonda

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Tuesday, September 12, 2023 4:29 PM
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>; esq@omidjohn.com
Cc: Vera Clement <admin@hgl-law.com>
Subject: Re: Records request

Rhonda,

No, most of the Omega unit owner records that I requested are not on the Omega unit owners' website (unit owners' website), refer to my itemized summary below. Specifically, for example, the record of all bank accounts and bank transactions/copies of checks are not on the unit owners' website. I am guessing these particular records would be housed at Juda, Eskew & Associates office and possibly other locations??

Further, I noticed that someone was quickly uploading some of these documents to the Omega unit owners' website as per the date September 6th, 2023 when the folders were recently created. I have attached PDF screenshots of all the files that are available to the Phase 2 unit owners. You can clearly see that with all the folders expanded that there are lots of files still missing from here alone.

However, I am specifically looking for my own copies of the below list of items:
Certified Request #1:

- 5 years of all accounting financial records (SM Note: files not on the unit owners' website.)
- All correspondence relating to the Broward Cty 40 year recertification. (SM Note: files not on the unit owners' website.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website.)
- All copies of Board Minutes for past 5 years. (SM Note: These were being uploaded as they were not housed there to 2018 prior to my official Certified Records Request.)
- Provide the name and official location where all unit owner files are kept. (SM Note: files not on the unit owners' website.)
- All correspondence and fines from Broward County. (SM Note: files not on the unit owners' website.)

Certified Records Request #2:

- Identify all past and present association bank accounts since 2018 to present (SM Note: files are definitely NOT on the unit owners' website.)
- Bank statements for the last five years, including the years 2019, 2020, 2021, 2022 and 2023 (include all pages and copies of checks) (SM Note: files are definitely NOT on the unit owners' website.)

Let me know what your thoughts are here on the best way to get me copies of all the above items I requested.

Regards,

-Shawn Martin, MBA

On Monday, September 11, 2023 at 03:13:29 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Thanks Jay. Shawn if everything is on the website then you can email us back if you want to come to our office and what specifically you are looking that IS NOT on the website and Vera my assistant can coordinate with you.

Rhonda

Rhonda Hollander, Esq.
Hollander, Goode & Lopez, PLLC
314 S. Federal Highway
Dania Beach, Florida 33004
(954) 923-1985
Rhonda@HGL-Law.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this e-mail message. This communication is intended to be and to remain confidential and may be subject to applicable attorney/client and/or work product privileges. If you are not the intended recipient of this e-mail message, or if this e-mail message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this e-mail message and its attachments. Do not deliver, distribute or copy this e-mail message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

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: Jay Pietrafetta <jayp@sunrisemgtfl.com>
Sent: Monday, September 11, 2023 3:03 PM
To: shawn2000m@yahoo.com; Rhonda Hollander, Esq. <Rhonda@HGL-Law.com>
Subject: Records request

Shawn

We received your records request on Sept 1st by mail and as per statute, I'm responding to you to arrange the examination of records at our attorneys office.

Please let me know an upcoming day and time that will work for you and we will arrange to have the items available to review. We also have most of these items on our Omega Villas website for all to review. We have set up our website a couple of years ago with many of these items and work orders as well.

Again, please let us know what is good for you.

JAY PIETRAFETTA
President



Office: 954-695-9200
Email: jayp@sunrisemgtfl.com
Address: 8181 W Broward Blvd, Plantation, FL 33324



Sunrise Property Management is committed to providing superior Property Management Services to Residential Community Associations and Board.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.