

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.
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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](https://www.google.com/maps/place/8181+W+Broward+Blvd,+Plantation,+FL+33324)



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