

Re: Records request

From: Rhonda Hollander, Esq. (rhonda@hgl-law.com)
 To: shawn2000m@yahoo.com; jayp@sunrisemgtfl.com; ceskew@homeownercpa.solutions
 Cc: admin@hgl-law.com
 Date: Thursday, September 28, 2023 at 12:57 PM EDT

Please contact Carol at her office number below as neither I nor Jay are involved. Please stop copying me and Jay as we have nothing to do with the loan as has closed.

Rhonda

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

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From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Thursday, September 28, 2023 10:20 AM
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Cc: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Vera Clement <admin@hgl-law.com>
Subject: Re: **EXTERNAL**Re: Records request

All correspondence on the \$4.8 Million Bank Loan including copies of application and contract.

On Wednesday, September 27, 2023 at 11:23:43 AM EDT, Carol Eskew <ceskew@homeownercpa.solutions> wrote:

All accounts were provided.

I didn't see any requests regarding the loan, what are they looking for?

Carol Eskew
 Partner / Senior Vice President
www.homeownercpa.solutions
 Plantation - Serving Florida Since 1984
 954-577-9700



This message was sent on 9/27/2023 11:23 AM UTC-04:00

From: Jay Pietrafetta <jayp@sunrisemgtfl.com>
Sent: Wednesday, September 27, 2023 10:27 AM
To: Shawn Martin <shawn2000m@yahoo.com>
Cc: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: **EXTERNAL**Re: Records request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shawn,

I have a storage facility in Davie at Extra Space Storage at 6550 W SR 84 that provides storage for all my Association boxes.

I'll let Carol or a member of her office speak to the statements and loan documents.

JAY PIETRAFETTA
 President



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From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Wednesday, September 27, 2023 9:56 AM
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>
Cc: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Vera Clement <admin@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: Re: Records request

Jay,

I have gone through the records I requested thus far. And this is status of what I believe I am missing including one new request we discussed in my last email:

- Identify all past and present association bank accounts since 2018 to present (SM Note: files are definitely NOT on the unit owners' website. On 9.18.23, this item was not provided. This is outstanding still - a written statement will suffice if all accounts have been provided?)
- Provide the name and official location where all unit owner personal files are kept. (SM Note: files not on the unit owners' website. On 9.18.23, I did not receive this information. This is outstanding still - a written statement will suffice.)
- All correspondence on the \$4.8 Million Bank Loan including copies of application and contract. (New Request from last email - I will also send a request for this information.)

Completed Items:

- 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 an official Certified Records Request. These items are all now located on the Omega Villas 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: definitely NOT on the unit owners' website. On 9.18.23, I received only financial records from the accounting firm not the actual Bank Statements which is what I requested. On 9.25.23, I received these documents from Jay.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website. On 9.25.23, I only received the Management company's contract and the contract from Austro Construction. There are more contracts than this for past five years. On 9.25.23, I received these documents from Jay.)
- All correspondence relating to the Broward Cty 40 year recertification. (SM Note: files not on the unit owners' website. On 9.18.23, I received the copies of the Citations for all 4 Phases. Is there any other correspondence? On 9.25.23, I received these documents from Jay.)
- All correspondence and fines from Broward County. (SM Note: files not on the unit owners' website. On 9.18.23, I received fines for Villas Phases 1 & 3 but not Omega Villas Phases 2 & 4. Is there any other Broward County correspondence? On 9.25.23, I received these documents from Jay.)

On Monday, September 25, 2023 at 08:48:11 AM EDT, Shawn Martin <shawn2000m@yahoo.com> wrote:

I will drop by at 11 am today. Do I need to bring anything with me?

Sent from my iPhone

On Sep 23, 2023, at 7:23 PM, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

I was sick the end of the week. We had something going around the office. I have everything for him including a usb that Carol gave us with all 5 years of statements

JAY PIETRAFETTA
President

[31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg](https://www.sunrisemgtfl.com/31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg)

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

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On Sep 23, 2023, at 7:12 PM, Rhonda Hollander, Esq. <rhol@hgl-law.com> wrote:

He didn't Go to your office last week jay?

Sent from my iPhone

On Sep 23, 2023, at 12:07 PM, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

I have everything in my office.

You can come by Monday. I was out on Friday.

JAY PIETRAFETTA
President

[31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg](#) | Office: 954-695-9200
Email: jayp@sunrisemgtfl.com
Address: [8181 W Broward Blvd, Plantation, FL 33324](#)

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On Sep 23, 2023, at 11:53 AM, Shawn Martin <shawn2000m@yahoo.com> wrote:

The deadline passed on to the next step...

On Wednesday, September 20, 2023 at 12:14:43 PM EDT, Shawn Martin <shawn2000m@yahoo.com> wrote:

Okay, when/where should I pick them up? what do I need to bring with me to get copies?

On Wednesday, September 20, 2023 at 12:07:33 PM EDT, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

I got the bank statements from Carol on thumb drive so I can arrange to share the rest of the items. I have it available

JAY PIETRAFETTA
President

[31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg](#) | Office: 954-695-9200
Email: jayp@sunrisemgtfl.com
Address: [8181 W Broward Blvd, Plantation, FL 33324](#)

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On Sep 20, 2023, at 12:01 PM, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Shawn unless it was in your original request that was sent by certified mail pursuant to The Association requirements you cannot continue to ask for more documentation via email.

Sent from my iPhone

On Sep 20, 2023, at 11:02 AM, Shawn Martin <shawn2000m@yahoo.com> wrote:

What is the timeline on all these records requests?

On Tuesday, September 19, 2023 at 08:21:15 AM EDT, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

Both were sent to my old mailing address and I don't have forwarding because it was a "general suite"

They weren't signed by me or received by me because I had already moved out a month before. You probably didn't get the green card back from the return receipt because it wasn't me who received it.

Either way, I'll get your bid and contract info. Carol will get the bank statements.

JAY PIETRAFETTA
President

[31d22da8128a2d26d2da3ee2c843d1e3_1688772307.jpg](#) | Office: 954-695-9200
Email: jayp@sunrisemgtfl.com
Address: [8181 W Broward Blvd, Plantation, FL 33324](#)

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From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Tuesday, September 19, 2023 8:07 AM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Vera Clement <admin@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: Re: Records request

I am not sure what happened but both letters were delivered to the same address and signed for (refer to the attached PDF). One more to add below.

- In addition to those requests, I would also like a copy of all information pertaining to the \$4.8 Million loan.

On Monday, September 18, 2023 at 04:41:53 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Hi Shawn,

I understand that my office communicated with Jay and that he will be coordinating another inspection with you for midweek to provide the additional records pursuant to your request.

Please coordinate with Jay for a time and location for the follow up records inspection.

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

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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:

From: Rhonda Hollander, Esq.
Sent: Monday, September 18, 2023 3:53 PM
To: Shawn Martin <shawn2000m@yahoo.com>
Cc: Jay Pietrafetta <jayp@sunrisemgti.com>; Vera Clement <admin@hgl-law.com>; Carol Eskew <ceskew@homeownercpa.solutions>
Subject: Re: Records request

Sorry shawn but that usb had all financials from juda eschew and all attachments including the bank statements. You just need to go through them. Did you bring a usb and copy the entire usb?

On Sep 18, 2023, at 2:03 PM, Shawn Martin <shawn2000m@yahoo.com> wrote:

So, these are the items that I do not believe I have copies of yet:

I would like actual Bank Statements instead of accounting firm records.

- Identify all past and present association bank accounts since 2018 to present (SM Note: files are definitely NOT on the unit owners' On 9.18.23, this item was not provided.)
- Bank statements for the last five years, including the years 2019, 2020, 2021, 2022 and 2023 (include all pages and copies of check Note: files are definitely NOT on the unit owners' website. On 9.18.23, I received only financial records from the accounting firm not actual Bank Statements which is what I requested.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website. On 9.18.23, I only received the Management company's contract and the contract from Austro Construction. There are more contracts than this for past five years.)
- Provide the name and official location where all unit owner personal files are kept. (SM Note: files not on the unit owners' website. On 9.18.23, I did not receive this information.)
- All correspondence relating to the Broward City 40 year recertification. (SM Note: files not on the unit owners' website. On 9.18.23, I received the copies of the Citations for all 4 Phases. Is there any other correspondence?)
- All correspondence and fines from Broward County. (SM Note: files not on the unit owners' website. On 9.18.23, I received fines for Villas Phases 1 & 3 but not Omega Villas Phases 2 & 4. Is there any other Broward County correspondence?)

Completed Items:

- 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. These items are all now located on the Omega Villas Website.)

Regards,

Shawn Martin, MBA

On Monday, September 18, 2023 at 11:47:59 AM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

I had to leave for a family matter Shawn but if you can let me know what you think is missing we can try to get them for tomorrow. I believe you have all the financials right?

On Sep 18, 2023, at 10:45 AM, Shawn Martin <shawn2000m@yahoo.com> wrote:

Rhonda,

As you are probably aware, I went to your office and inspected/copied the records that I requested per my two certified letters. Are all or the entirety of the records you office is going to provide me per my two certified requests?

Regards,

-Shawn Martin

On Wednesday, September 13, 2023 at 05:43:04 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Perfect. Thanks. Also bring another usb so you can convert to your usb.

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Wednesday, September 13, 2023 3:36 PM
To: Rhonda Hollander, Esq. <rhonda@hgl-law.com>; Jay Pietrafetta <jayp@sunrisemgtfl.com>
Subject: Re: Records request

Then, Monday is confirmed! I will bring my laptop and scanner if there are any paper copies...

On Wednesday, September 13, 2023 at 02:41:40 PM EDT, Rhonda Hollander, Esq. <rhonda@hgl-law.com> wrote:

Unfortunately, we are not available on Friday but if you want to come on Monday, (which is within the 10 business days per statute) the documents should be available for your inspection. Do you have a laptop Shawn to bring with you for the financial inspection?

Rhonda

From: Shawn Martin <shawn2000m@yahoo.com>
Sent: Wednesday, September 13, 2023 8:50 AM
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Subject: Fw: Records request

Jay,

In regards to your last email, I am available this Friday, September 15th, 2023, at 9:00 am. What address should I arrive at to inspect a the records?

Further, I would like to prioritize my request for the records as follows since I realize that it might take some time to collect all the records looking for.

These are the specific records I would like first (listed in order of importance):

- 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 Note: files are definitely 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.)
- Provide the name and official location where all unit owner personal 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.)
- All contractor bids and active contracts on this Association for the past 5 years. (SM Note: files not on the unit owners' website.)

I can collect the rest of the records on another day that we schedule if time does not permit for the first round of records inspections/communications. I am also aware that I may submit additional certified records requests.

Regards,

-Shawn Martin

----- Forwarded Message -----
From: Shawn Martin <shawn2000m@yahoo.com>
To: Jay Pietrafetta <jayp@sunrisemgtfl.com>; Rhonda Hollander, Esq. <rhonda@hgl-law.com>
Cc: Vera Clement <admin@hgl-law.com>
Sent: Tuesday, September 12, 2023 at 07:15:27 PM EDT
Subject: Re: Records request

Are you saying you cannot respond to my certified records request because I included a colleague that happens to be an attorney on the 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 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 the 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>; esg@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 itemized summary below. Specifically, for example, the record of all bank accounts and bank transactions/copies of checks are not on the owners' website. I am guessing these particular records would be housed at Juda, Eskew & Associates office and possibly other locat

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 F 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 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 chec 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

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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 items and work orders as well.

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

JAY PIETRAFETTA
President

[<image001.jpg>](#)

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

<image002.png><image003.png><image004.png><image005.png>

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