

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF CONDOMINIUMS, TIMESHARES AND MOBILE HOMES

SHAWN MARTIN,

Petitioner,

v.

Case No. 2024-03-7824

OMEGA VILLAS CONDOMINIUM  
ASSOCIATION, INC.,

Filed with  
Arbitration Section

Respondent.

SEP 10 2024

**ORDER CANCELLING CASE MANAGEMENT CONFERENCE;  
NOTICE OF COMMUNICATION and FINAL ORDER OF DISMISSAL**

**Cancel Case Management Conference**

The telephonic case management conference scheduled for the above-styled matter on September 12, 2024, at 10:00 A.M. Eastern Time is **CANCELLED**.

**Notice of Communication**

On September 4, 2024, the arbitrator received the attached communication from the Petitioner. It does not appear the Petitioner provided a copy of the communication to the Association as required by Rule 61B-45.007, Florida Administrative Code, and therefore the arbitrator does so.

**Final Order of Dismissal**

On September 4, 2024, the arbitrator received a communication from the Petitioner wherein the Petitioner stated he was voluntarily withdrawing his petition. Accordingly, it is

**ORDERED:**

Case number 2024-03-7824 is **DISMISSED**, and the case is **CLOSED**.

DONE and ORDERED September 10, 2024, in Tallahassee, Leon County, Florida.

J. A. Spejenkowski


J.A. Spejenkowski, Arbitrator  
Dept. of Business and Professional Regulation  
Division of Florida Condominiums,  
Timeshares and Mobile Homes  
Arbitration Section  
2601 Blair Stone Road  
Tallahassee, FL 32399-1030  
Telephone: 850.414.6867  
Facsimile: 850.487.0870


Copy via US Mail to:


Shawn Martin  
1760 NW 73<sup>RD</sup> Ave  
Plantation, FL 33313  
Email: smartin@isccompany.net


Rhonda Hollander  
Hollander, Goode & Lopez, P.A.  
314 S Federal Hwy  
Dania Beach, FL 33004-4102  
Office: 954-923-1985  
Email: rhonda@hgl-law.com


# Fax Cover Page


 **Recipient:** +1 (850) 487-0870  
J.A. Spejenkowski, Arbitrator


 **Date Sent:** 09/04/2024


 **Number of Pages:** 10 (including cover page)


 **Sender:** Shawn Martin - ISC

 **Reply-to Email:** smartin@isccompany.net

 **Reply-to Phone:** +1 (954) 909-5178

 **Reply-to Fax:** +1 (954) 909-5178

 **Subject:** Withdrawal of Case No. 2024-03-7824  
Filed with  
Arbitration Section

 **Message:** Please find attached my request to withdraw the above referenced case no.

Let me know if you have any questions regarding this matter.

Shawn Martin, MBA  
954-716-0915



September 4, 2024

Via Facsimile Transmission: 850.487.0870

J.A. Spenjenkowski, Arbitrator  
Florida Department of Business and Professional Regulation  
Division of Condominiums, Timeshares, and Mobile Homes

Re: Withdrawal of Case No. 2024-03-7824

Filed with  
Arbitration Section

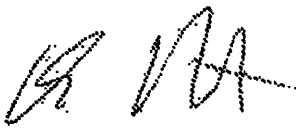
SEP 4 2024

Mr. Spenienkowski,

I hereby request to voluntarily withdraw my petition for Arbitration with prejudice to be able to file it separately or with another case. I don't trust that Rhonda Hollander will clearly layout the facts of this case based on her background and behavior that I have discovered and have on video tapes in Board Meetings. For a quick background, I have also filed a bar complaint in Florida Bar File # 2025-50,007 (17J) (attached) for some issues that I had with attacks from the Board of Directors at Omega Villas Condominium Association, Inc. using COA/HOA resources our HOA Attorney Rhonda Hollander on/against me which appears to be now strictly prohibited under Florida Statute **718.1224 Prohibition against SLAPP suits; other prohibited actions**. Since the settlement for this case requested was only \$500 and Rhonda Hollander is already requesting Mediation, I think a court of law would be a more appropriate venue to file for these damages. Also, in regards to Rhonda Hollander's past character, I have noticed this news article that you should be aware of as well: <https://www.nbcnews.com/id/wbna43678852> (NBC NEWS: Police: Female traffic court judge took pics in men's room).

Now, since I am not going to argue this case into mediation as I am aware that appears to be what Rhonda would like to do. Given that the settlement I requested for in this case was the maximum of \$500 under law, then pursuing this case any further does not appear to be worth this settlement amount. Thus, I am going to voluntarily withdraw this case from Arbitration to use this case material later, if I so choose to do so.

Regards,

/s/ 

-Shawn Martin, MBA

Petitioner



## The Florida Bar

651 East Jefferson Street  
Tallahassee, FL 32399-2300

Joshua E. Doyle  
Executive Director

850/561-5600  
[www.floridabar.org](http://www.floridabar.org)

July 12, 2024

Mr. Shawn Martin  
1760 N.W. 73rd Avenue  
Plantation, FL 33313

Re: Rhonda Hollander; The Florida Bar File No. 2025-50,007(17J)

Dear Mr. Martin:

Enclosed is a copy of our letter to Ms. Hollander which requires a response to your complaint.

Once you receive Ms. Hollander's response, you have 10 days to file a rebuttal if you so desire. If you decide to file a rebuttal, you must send a copy to Ms. Hollander. Rebuttals should not exceed 25 pages and may refer to any additional documents or exhibits that are available on request. Please address any and all correspondence to me. Please note that any correspondence must be sent through the U.S. mail; we cannot accept faxed material.

Please be advised that as an arm of the Supreme Court of Florida, The Florida Bar can investigate allegations of misconduct against attorneys, and where appropriate, request that the attorney be disciplined. The Florida Bar cannot render legal advice nor can The Florida Bar represent individuals or intervene on their behalf in any civil or criminal matter.

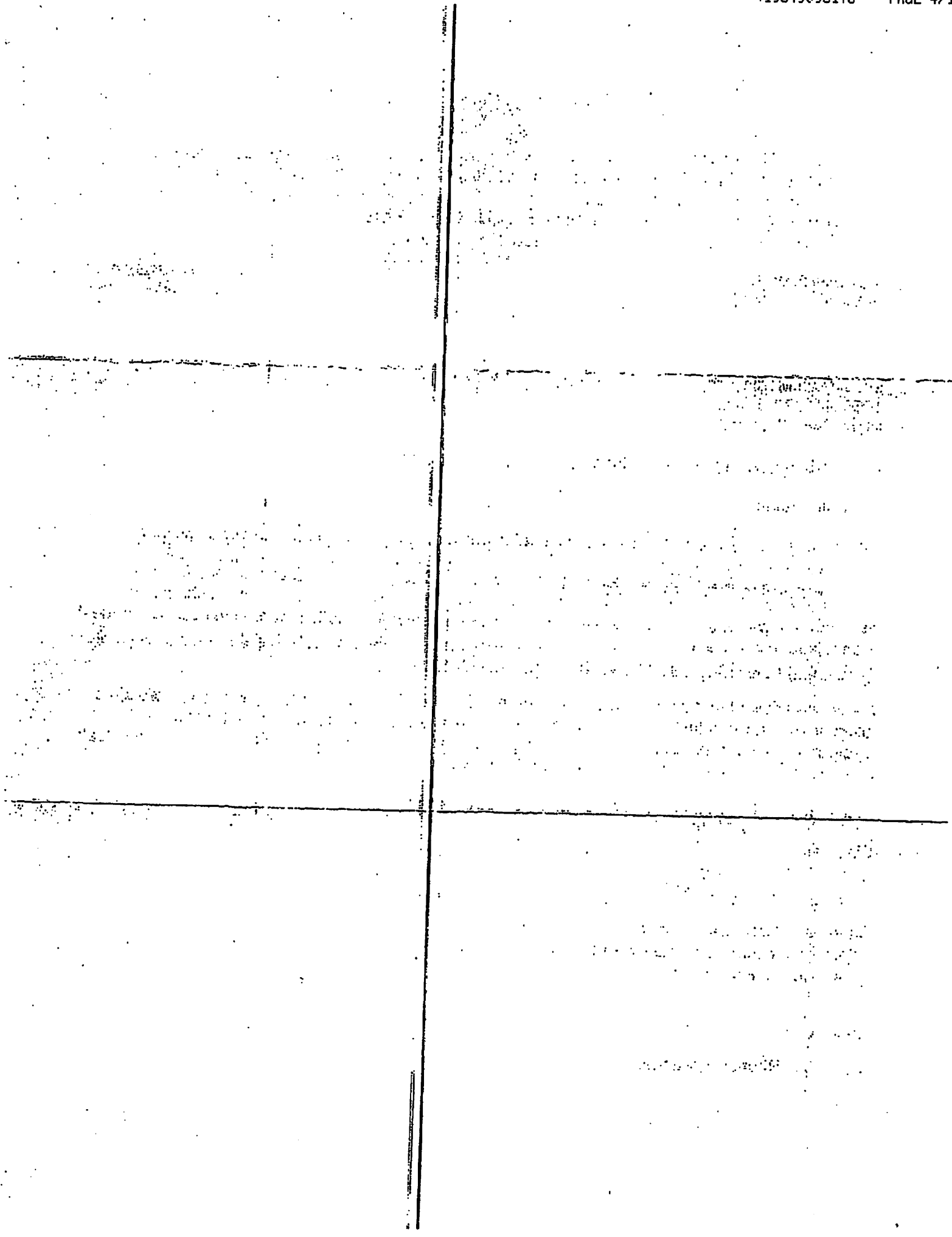
Please review the enclosed Notice on mailing instructions for information on submitting your rebuttal.

Sincerely,

Annemarie Craft, Bar Counsel  
Attorney Consumer Assistance Program  
ACAP Hotline 866-352-0707

Enclosures

cc: Ms. Rhonda Hollander



## **NOTICE OF GRIEVANCE PROCEDURES**

1. The enclosed letter is an informal inquiry. Your response is required under the provisions of The Rules Regulating The Florida Bar 4 8.4(g), Rules of Professional Conduct. Failure to provide a written response to this complaint is in itself a violation of Rule 4 8.4(g). If you do not respond, the matter will be forwarded to the grievance committee for disposition in accordance with Rule 3-7.3 of the Rules of Discipline.
2. Many complaints considered first by staff counsel are not forwarded to a grievance committee, as they do not involve violations of the Rules of Professional Conduct justifying disciplinary action.
3. "Pursuant to Rule 3-7.1(a), Rules of Discipline, any response by you in these proceedings shall become part of the public record of this matter and thereby become accessible to the public upon the closure of the case by Bar counsel or upon a finding of no probable cause, probable cause, minor misconduct, or recommendation of diversion. Disclosure during the pendency of an investigation may be made only as to status if a specific inquiry concerning this case is made and if this matter is generally known to be in the public domain."
4. The grievance committee is the Bar's "grand jury." Its function and procedure are set forth in Rule 3-7.4. Proceedings before the grievance committee, for the most part, are non-adversarial in nature. However, you should carefully review Chapter 3 of the Rules Regulating The Florida Bar.
5. If the grievance committee finds probable cause, formal adversarial proceedings, which ordinarily lead to disposition by the Supreme Court of Florida, will be commenced under 3-7.6, unless a plea is submitted under Rule 3-7.9.

11-11-55 01 10101 101 01001 101 011



## The Florida Bar

651 East Jefferson Street  
Tallahassee, FL 32399-2300

Joshua E. Doyle  
Executive Director

850/561-5600  
[www.floridabar.org](http://www.floridabar.org)

July 12, 2024

Ms. Rhonda Hollander  
314 S Federal Hwy  
Dania Beach, FL 33004-4102

Re: Rhonda Hollander; The Florida Bar File No. 2025-50,007(17J)

Dear Ms. Hollander:

Enclosed is a copy of an inquiry/complaint and any supporting documents submitted by the above referenced complainant(s). Your response to this complaint is required under the provisions of Rule 4-8.4(g), Rules of Professional Conduct of the Rules Regulating The Florida Bar, and is due in our office by July 29, 2024. Responses should not exceed 25 pages and may refer to any additional documents or exhibits that are available on request. Failure to provide a written response to this complaint is in itself a violation of Rule 4-8.4(g). Please note that any correspondence must be sent through the U.S. mail; we cannot accept faxed material. You are further required to furnish the complainant with a complete copy of your written response, including any documents submitted therewith.

Pursuant to Rule 3-7.1(f), Rules of Discipline, you are further required to complete and return the enclosed Certificate of Disclosure form.

Finally, the filing of this complaint does not preclude communication between the attorney and the complainant(s). Please review the enclosed Notice for information on submitting your response.

Sincerely,

Annemarie Craft, Bar Counsel  
Attorney Consumer Assistance Program  
ACAP Hotline 866-352-0707

Enclosures

cc: Mr. Shawn Martin ✓

[The page contains extremely faint, illegible text, likely bleed-through from the reverse side. The text is organized into several paragraphs separated by horizontal lines. A prominent vertical line runs down the center of the page, possibly indicating a fold or a page separator. The overall quality is poor, with significant noise and low contrast.]

**IMPORTANT NOTICE FOR COMPLAINANTS AND RESPONDENT-ATTORNEYS****MAILING AND EMAILING INSTRUCTIONS****Materials Received That Do Not Comply With These Instructions May Be Returned Or Not Otherwise Incorporated Into The File**

The Florida Bar converts its disciplinary files to electronic media. All submissions are scanned into an electronic record and hard copies are discarded. To help ensure the timely processing of inquiries/complaints, responses and rebuttals, please review the following instructions prior to providing your submission.

1. Please limit your submission to no more than 25 pages including exhibits. If you have additional documents or material available, please reference the documents and/or materials in your written submission as available upon request. Should The Florida Bar need to obtain copies of any such documents and/or materials, a subsequent request will be sent to you.
2. Please do not bind, staple, tab or index your documents. You may underline but do not highlight documents under any circumstances. Please do not submit materials in color. When documents are scanned in our disciplinary files, highlighting and color will obscure the underlying text.
3. Please do not attach media such as audio tapes, thumb/flash drives, CDs, or photographs. We cannot process any media which cannot be scanned into the electronic record. Do not submit .jpeg, .mpeg, .mp3, or links to online materials including Dropbox.
4. Please do not submit your original supporting documents. All documents will be discarded after scanning and we will not be able to return any originals submitted to our office. The only original documents that should be provided to our office are the inquiry/complaint form, response and certificate of disclosure.
5. Whether you are a complainant or a respondent-attorney, please do not submit confidential or privileged information. Documents submitted to our office become public record. (Respondent-attorneys may wish to consult Rule 4-1.6 (e) of the Rules Regulating The Florida Bar.) Confidential/privileged information should be redacted. Such information includes, but is not limited to, bank account numbers, social security numbers, credit card account numbers, medical records, dependency matters, termination of parental rights, guardian ad litem records, child abuse records, adoption records, documents containing names of minor children, original birth and death certificates, biometric data such as fingerprints, Baker Act records, grand jury records, and juvenile delinquency records. If information of this nature is important to your submission, please describe the nature of the information and indicate that it is available upon request. Bar counsel will contact you to make appropriate arrangements for the protection of any such information (to the extent permitted by law) as part of the investigation of the complaint.
6. The review of inquiries and complaints is governed by Standing Board Policy 15.75. If the inquiry/complaint is closed by bar counsel, the complainant may request a review of the closure in accordance with the policy.
7. Please provide your submission only one time. Do not submit duplicates via email, facsimile transmission or by any other means. Do not include these instructions. Respondent-attorneys do not need to include a copy of the complaint.

Please be aware that materials received that do not meet these instructions may be returned or not otherwise incorporated into the file. Thank you for your consideration in this respect.

