



Shawn Martin <sem2000s@gmail.com>

Clubhouse AC replacement

27 messages

Patty Sabates <psabates48@gmail.com>

Sat, Sep 20, 2025 at 10:38 AM

To: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, Shawn Martin <sem2000s@gmail.com>, KCC C <kcchen.80@gmail.com>, Patty Sabates <psabates48@gmail.com>, Office Support YMS <info@yourmanagementservices.com>

All

Thank you to those that took the time to respond to this urgent matter.

The majority of the board choose Quality Ac company and the Rheem model

We will place this item on the next regular BOD meeting to ratify the boards decision

Diana

You have the majority of the board who have responded. We will move forward with Quality AC company for the Rheem Brand

Please ensure they send us their license and insurance. Please see if they can install asap this week to prevent exposure to any mold.

Thank you.

>> Decision overview

>> Maritza for Quality AC company for the Rheem brand

>> Patty for Quality AC company for the Rheem brand

>> Maude for Quality AC company for the Rheem brand

>> Elizabeth - for Quality AC company for the Rheem Brand

>> Blaire - for Quality AC company for the Rheem brand

>> Shawn- no reply

>> Miriam - no reply

Kareem - no reply

>>

Patty Sabates Sent from my iPhone

Shawn Martin <sem2000s@gmail.com>

Sat, Sep 20, 2025 at 5:14 PM

To: Patrick@pk80.com, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, KCC C <kcchen.80@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>, patty Sabates <psabates@yahoo.com>

Subject: 🚨 Omega Villas Board Caught Approving \$15K Contract by a Potentially Illegal Email Vote

Date: September 20, 2025

Dear All,

Today, Board President Patty Sabates circulated an email confirming that a majority of the Board approved a \$15,000 AC contract by email — in direct violation of Florida Condominium Law (F.S. 718.112).

The email states:

“The majority of the board choose Quality AC company and the Rheem model... We will place this item on the next regular BOD meeting to ratify the board’s decision.”

This is unlawful. Florida law requires that contracts of this magnitude be approved at a properly noticed open Board meeting, not by private email chain. Ratification after the fact does not cure any illegal vote in my opinion.

Key Points of Concern

- **Illegal Email Voting:** Patty admits to approving the contract before any meeting.
- **\$15,000 Expenditure:** Material contract awarded without owner input or transparency.
- **Pattern of Governance Failures:** Matches prior evidence of the Board authorizing foreclosures, assessments, and construction contracts without proper votes.
- **Exposure Risk:** Improper authorizations undermine financial accountability and put lenders, insurers, and owners at risk.

Anticipated Excuse – “Emergency Powers”

Patty’s email references preventing “exposure to any mold,” which may be used to justify this as an emergency action. However:

- **F.S. 718.1265 (Emergency Powers)** applies only during *declared emergencies* (hurricanes, fires, pandemics, etc.).
- Routine AC failure or potential mold risk does **not** qualify.
- The Board circulated bids and voted by email, proving there was ample time for a properly noticed meeting.
- True emergencies require documentation of immediate danger, not after-the-fact ratification.

This is not an emergency. It is another example of the Board abusing authority and sidestepping statutory requirements.

Related Governance & Legal Fee Concerns

Unit owner Jan Costello recently raised serious concerns in a certified letter and follow-up email regarding the Association's payment of nearly **\$50,000 in attorney fees to Hollander, Goode & Lopez in just six months**. These charges included:

- \$2,720.18 to prepare a single certified letter,
- Over \$10,000 for vague "correspondences to liaisons,"
- \$5,603.76 for "general matters," with no explanation, and
- \$3,117.91 tied to "correspondence regarding owner access."

Jan correctly pointed out that routine certified letters and notices are already included in the property manager's contract, meaning owners are being double-billed — once for management services, then again through Hollander's inflated invoices.

When combined with Patty Sabates' \$15,000 AC contract approved by email, these expenditures reveal a systemic breakdown of fiduciary duty. Owners are being saddled with improper legal costs and contract approvals without lawful Board authorization.

Statutory References

- Florida Stat. §718.112(2)(c) – meeting/voting requirements.
- Florida Stat. §718.1265 – emergency powers limitations.

Call to Action

These incidents demonstrate a **pattern of unlawful governance and financial abuse at Omega Villas**.

We call on state and federal oversight agencies, lenders, and media partners to scrutinize this conduct and hold the Board accountable. Improper voting, unlawful expenditures, and questionable legal billing practices cannot continue unchecked.

Florida Law Citations & Supporting Emails

- Patty Sabates' email (Sept 9, 2025) - refer to email below
- Jan Costello's email regarding Hollander fees (Sept 15, 2025) - refer to the attached email string
- Florida Stat. §718.112(2)(c)
- Florida Stat. §718.1265

Closing

This is not an isolated slip — it is part of a broader scheme of circumventing owner rights, oversight, and statutory compliance.

Respectfully,

Shawn Martin, MBA
Whistleblower | Omega Villas HOA Crisis
www.HOAJusticeNow.com

[Quoted text hidden]

 **Gmail - Re_ RESPONSE TO LETTER OF 9_19_25 FROM YMS.pdf**
374K

Shared Inbox <info+noreply@whistleblowersofamerica.org>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:14 PM

Thank you for reaching out, we will contact you soon.

Shawn Martin <sem2000s@gmail.com>

Sat, Sep 20, 2025 at 5:18 PM

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, cig@eog.myflorida.com, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmmhhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpob.com" <popularnet@bpob.com>, "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org
Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, KCC C <kcchen.80@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>, patty Sabates <psabates@yahoo.com>

(2nd Email as All the Recipients Weren't Attached Previously)

[Quoted text hidden]

[Quoted text hidden]

**Gmail - Re_ RESPONSE TO LETTER OF 9_19_25 FROM YMS.pdf**

374K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Sat, Sep 20, 2025 at 5:18 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **AskUs@sa17.state.fl.us** because the domain sa17.state.fl.us couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAIN Domain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Final-Recipient: rfc822; AskUs@sa17.state.fl.us

Action: failed

Status: 5.1.2

Diagnostic-Code: smtp; DNS Error: DNS type 'mx' lookup of sa17.state.fl.us responded with code NXDOMAIN

Domain name not found: sa17.state.fl.us For more information, go to <https://support.google.com/mail/?p=BadRcptDomain>

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:43 -0700 (PDT)

**noname**

8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Sat, Sep 20, 2025 at 5:18 PM

To: sem2000s@gmail.com



Address not found

Your message wasn't delivered to **reporters@miamiherald.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to <https://support.google.com/mail/?p=NoSuchUser> d2e1a72fcca58-77e973cc72bsor1986776b3a.1 - gsmt

Final-Recipient: rfc822; reporters@miamiherald.com

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> d2e1a72fcca58-77e973cc72bsor1986776b3a.1 - gsmt

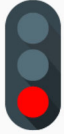
Last-Attempt-Date: Sat, 20 Sep 2025 14:18:43 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Message blocked

Your message to **corporatelegal@oldrepublictitle.com** has been blocked. See technical details below for more information.

LEARN MORE

⚠ This link will take you to a third-party site

The response from the remote server was:

550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [TCouf8-7PBS6oTwLp1bGuQ.us230]

Final-Recipient: rfc822; corporatelegal@oldrepublictitle.com

Action: failed

Status: 5.7.0

Remote-MTA: dns; [us-smtp-inbound-1.mimecast.com](https://community.mimecast.com/docs/DOC-1369#550). (170.10.132.141, the server for the domain [oldrepublictitle.com](https://community.mimecast.com/docs/DOC-1369#550).)

Diagnostic-Code: smtp; 550 Envelope blocked - User Entry - <https://community.mimecast.com/docs/DOC-1369#550> [TCouf8-7PBS6oTwLp1bGuQ.us230]

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:43 -0700 (PDT)



Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM

Address not found



Your message wasn't delivered to **citizenservices@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

[LEARN MORE](#)

▲ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>

Final-Recipient: rfc822; citizenservices@myfloridalegal.com

Action: failed

Status: 5.4.1

Remote-MTA: dns; [mxlb-003d5601.gslb.pphosted.com](https://mxlb.pphosted.com). (205.220.161.9, the server for the domain [myfloridalegal.com](https://www.myfloridalegal.com).)

Diagnostic-Code: smtp; 550 5.4.1 Thank you for contacting the Florida Attorney General's Office. Unfortunately, your email exceeds our threshold. To contact our office please use one of our online contact forms at: <https://www.myfloridalegal.com/how-to-contact-us/file-a-complaint>

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:43 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Message not delivered

Your message couldn't be delivered to **legal@rushmorelm.com** because the remote server is misconfigured. See technical details below for more information.

The response from the remote server was:

550 5.7.1 Relaying denied

Final-Recipient: rfc822; legal@rushmorelm.com

Action: failed

Status: 5.7.1

Remote-MTA: dns; mx-00219602.gslb.pphosted.com. (205.220.178.162, the server for the domain rushmorelm.com.)

Diagnostic-Code: smtp; 550 5.7.1 Relaying denied

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Address not found

Your message wasn't delivered to **oag.civilrights@myfloridalegal.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; oag.civilrights@myfloridalegal.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mx01-003d5601.gslb.pphosted.com. (205.220.173.9, the server for the domain myfloridalegal.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:43 -0700 (PDT)



noname

8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Address not found

Your message wasn't delivered to **cnn.tips@cnn.com** because the address couldn't be found, or is unable to receive mail.

LEARN MORE

⚠ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ5PEPF000001CF.namprd05.prod.outlook.com 2025-09-20T21:18:43.674Z 08DDF45ADC6E2988]

Final-Recipient: rfc822; cnn.tips@cnn.com

Action: failed

Status: 5.4.1

Remote-MTA: dns; [cnn-com.mail.protection.outlook.com](https://aka.ms/EXOSmtpErrors). (2a01:111:f403:f802::1, the server for the domain [cnn.com](https://aka.ms/EXOSmtpErrors).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [SJ5PEPF000001CF.namprd05.prod.outlook.com 2025-09-20T21:18:43.674Z 08DDF45ADC6E2988]

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:43 -0700 (PDT)

 **noname**
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM

**Address not found**

Your message wasn't delivered to **reportfraud@wellsfargo.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.1.1 User Unknown

Final-Recipient: rfc822; reportfraud@wellsfargo.com

Action: failed

Status: 5.1.1

Remote-MTA: dns; mx-00004003.gslb.pphosted.com. (205.220.165.101, the server for the domain wellsfargo.com.)

Diagnostic-Code: smtp; 550 5.1.1 User Unknown

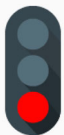
Last-Attempt-Date: Sat, 20 Sep 2025 14:18:43 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Message blocked

Your message to **WDorr@psd.plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)

Final-Recipient: rfc822; WDorr@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.252, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (wdorr@psd.plantation.org:blocked)

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Address not found

Your message wasn't delivered to **carolina.amesty@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; carolina.amesty@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com



Message blocked

Your message to **askcityhall@plantation.org** has been blocked. See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Final-Recipient: rfc822; askcityhall@plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214554a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (askcityhall@plantation.org:blocked)

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Address not found

Your message wasn't delivered to **juan.porras@myfloridahouse.gov** because the address

couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; juan.porras@myfloridahouse.gov

Action: failed

Status: 5.7.0

Remote-MTA: dns; hitesa2.myfloridahouse.gov. (206.201.185.88, the server for the domain myfloridahouse.gov.)

Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.

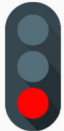
Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Message blocked

Your message to **IA@psd.plantation.org** has been blocked.
See technical details below for more information.

The response from the remote server was:

550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)

Final-Recipient: rfc822; IA@psd.plantation.org

Action: failed

Status: 5.7.0

Remote-MTA: dns; d214658a.ess.barracudanetworks.com. (209.222.82.255, the server for the domain psd.plantation.org.)

Diagnostic-Code: smtp; 550 permanent failure for one or more recipients (ia@psd.plantation.org:blocked)

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Address not found

Your message wasn't delivered to **joel.rudman@myfloridahouse.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; joel.rudman@myfloridahouse.gov

Action: failed
Status: 5.7.0
Remote-MTA: dns; hitesa1.myfloridahouse.gov. (206.201.185.87, the server for the domain myfloridahouse.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Address not found

Your message wasn't delivered to **consumeralerts@fdic.gov** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 #5.1.0 Address rejected.

Final-Recipient: rfc822; consumeralerts@fdic.gov
Action: failed
Status: 5.7.0
Remote-MTA: dns; mail3.fdic.gov. (167.176.36.30, the server for the domain fdic.gov.)
Diagnostic-Code: smtp; 550 #5.1.0 Address rejected.
Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
7K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Address not found

Your message wasn't delivered to **ComplaintsOffice@hud.gov** because the address couldn't be found, or is unable to receive mail.

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⚠ This link will take you to a third-party site

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BL02EPF0001B419.namprd09.prod.outlook.com 2025-09-20T21:18:44.721Z 08DDF6A7E764324F]

Final-Recipient: rfc822; ComplaintsOffice@hud.gov

Action: failed

Status: 5.4.1

Remote-MTA: dns; [hud-gov.mail.protection.outlook.com](https://aka.ms/EXOSmtpErrors). (2a01:111:f403:f900::1, the server for the domain [hud.gov](https://aka.ms/EXOSmtpErrors).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. For more information see <https://aka.ms/EXOSmtpErrors> [BL02EPF0001B419.namprd09.prod.outlook.com 2025-09-20T21:18:44.721Z 08DDF6A7E764324F]

Last-Attempt-Date: Sat, 20 Sep 2025 14:18:44 -0700 (PDT)

 **noname**
7K

Shared Inbox <info+noreply@whistleblowersofamerica.org>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM

[Quoted text hidden]

Editorial Pitches <pitchess+noreply@theappeal.org>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM

Thank you for your submission. At this time, The Appeal is not accepting new tips or pitches. If you have any other questions, please email info@theappeal.org.

postmaster@eog.myflorida.com <postmaster@eog.myflorida.com>
To: sem2000s@gmail.com

Sat, Sep 20, 2025 at 5:18 PM



Your message to the group inspectorgeneral@eog.myflorida.com couldn't be delivered.

The group [inspectorgeneral](mailto:inspectorgeneral@eog.myflorida.com) only accepts messages from people on its allowed senders list, and your email address isn't on the list.

sem2000s	Office 365	inspectorgeneral
Sender		Action Required
		Sender not allowed

How to Fix It

Ask the owner of the group to grant you permission to send to the group, and then try to send a message again. If the group belongs to a different organization than yours, contact the organization's customer service department for assistance. If the group is in your organization and you don't know who the group owner is, you can find it by doing the following in either Outlook on the web or Outlook:

- Open your Sent folder, and then select the original message.
- If you're using Outlook on the web, select the group name located on the To or CC line. If you're using Outlook, double-click the group name on the To or CC line.
- In Outlook on the web, from the pop-up dialog box, choose Owner. In Outlook, choose Contact. The owner's name is listed under Owner.

The owner of the group may have intentionally chosen to restrict who can send messages to it, and they may not want to adjust the existing restriction. In this case, you'll have to contact the group members by some other means, such as sending an email message to their individual email addresses or contacting them by phone.

Was this helpful? [Send feedback to Microsoft.](#)

More Info for Email Admins

Status code: 550 5.7.124

This error occurs when the owner of the distribution group or security group has set up the group to accept messages only from certain addresses. Even a group owner may not be automatically granted permission to send messages to the group.

To fix this issue, the group owner must add the sender's address to the group's allowed senders list. Usually this issue can only be fixed by the group owner.

For more information and steps to fix this issue, see [Fix email delivery issues for error code 5.7.124 in Office 365](#).

Original Message Details

Created Date: 9/20/2025 9:18:29 PM
Sender Address: sem2000s@gmail.com
Recipient Address: inspectorgeneral@eog.myflorida.com
Subject: Fwd: Clubhouse AC replacement

Error Details

Error: 550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

Message rejected by: [MN2PR09MB4699.namprd09.prod.outlook.com](#)

Notification Details

Sent by: [MN2PR09MB4699.namprd09.prod.outlook.com](#)

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	9/20/2025 9:18:43 PM		mail-pj1-x102f.google.com	SMTP	14 sec
2	9/20/2025 9:18:43 PM	mail-pj1-x102f.google.com	DS4PEPF0000016F.mail.protection.outlook.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
3	9/20/2025 9:18:39 PM	DS4PEPF0000016F.namprd09.prod.outlook.com	BL0PR0901CA0007.outlook.office365.com	Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384)	*
4	9/20/2025 9:18:44 PM	BL0PR0901CA0007.namprd09.prod.outlook.com	MN2PR09MB4699.namprd09.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	5 sec

Original Message Headers

Received: from BL0PR0901CA0007.namprd09.prod.outlook.com (2603:10b6:208:1c0::17) by MN2PR09MB4699.namprd09.prod.outlook.com (2603:10b6:208:21c::23) with Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.9137.19; Sat, 20 Sep 2025 21:18:44 +0000

Received: from DS4PEPF0000016F.namprd09.prod.outlook.com (2603:10b6:208:1c0:cafe::73) by BL0PR0901CA0007.outlook.office365.com (2603:10b6:208:1c0::17) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9137.19 via Frontend Transport; Sat, 20 Sep 2025 21:18:39 +0000

Authentication-Results: spf=pass (sender IP is 2607:f8b0:4864:20::102f) smtp.mailfrom=gmail.com; dkim=pass (signature was verified) header.d=gmail.com; dmarc=pass action=none header.from=gmail.com;

Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates 2607:f8b0:4864:20::102f as permitted sender) receiver=protection.outlook.com; client-ip=2607:f8b0:4864:20::102f; helo=mail-pj1-x102f.google.com; pr=C

Received: from mail-pj1-x102f.google.com (2607:f8b0:4864:20::102f) by DS4PEPF0000016F.mail.protection.outlook.com (2603:10b6:2c:400:0:100a:0:5) with Microsoft SMTP Server (version=TLS1_3, cipher=TLS_AES_256_GCM_SHA384) id 15.20.9137.12 via Frontend Transport; Sat, 20 Sep 2025 21:18:43 +0000

Received: by mail-pj1-x102f.google.com with SMTP id 98e67ed59e1d1-3307e8979f2so843353a91.2 for inspectorgeneral@eog.myflorida.com; Sat, 20 Sep 2025 14:18:43 -0700 (PDT)

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=gmail.com; s=20230601; t=1758403123; x=1759007923; darn=eog.myflorida.com; h=cc:to:subject:message-id:date:from:in-reply-to:references:mime-version:from:to:cc:subject:date:message-id:reply-to; bh=iJtpo1wE07/iNZqJzk5RDZheviFfLGdJpYCLVk6FwFU=; b=WPE4C79e6mvh8AfSLfLrtGSUZ2+dITpXufjJdwA0nOnuQzElGSpG6LA6JViihZZySpg/iGFwn+LrOJfB9pukyIhtW5CFRHqR8FrYHBxpVjY5EHR6DqDy5JG1k4VPRanp+FtTXNIuZL2IW63fnI7wDw2gDxoS3Vir+2nfLuiQF/Tokh8uZ87URIGyTqTFqa3wVTC4rBXeVXCfiNUqIn3cVKBLGByRHD0DU/MtuB88UrQVYBcXaHxmm6ir1ZnoSCY6mdmDCCJaew7Q3iUZZGGfKudCiH76LoYKEq/Alxmnik3hbpF0ki2ASig7/OprrzEH6yHAJKlaKdwhBbWu05/1Q==

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
 d=1e100.net; s=20230601; t=1758403123; x=1759007923;
 h=cc:to:subject:message-id:date:from:in-reply-to:references
 :mime-version:x-gm-message-state:from:to:cc:subject:date:message-id
 :reply-to;
 bh=iJtpo1wE07/iNZqJzk5RDZheviFfLGdJpYCLV6FwFU=;
 b=bSGHaGI44uxtyDzWZDKj5RjwrcvR7Eao1FHk96eswG3nqMJJ8KK/Xk4VwZNep9+9Mu
 ttZabu9Ld5jcd7c2ysrgi+cA0300fqTtW+Se0S7vMHrmNGvWdh4/BUshYjGtGepUi0pG
 MUyKio00qNPTLLYJAuB7hL+8UoRo+B9re1reFKKNyny0s9oB+vyei/qRBq17/bqk7s+f
 NvewH1HvuIMbTSIerrVg1ugRzLAM7sAKAZM+aUlkHU2CFC8dAZFnfoAnh7RKnrmqimRm0
 YHlX9czviXgN3iPXjD90tDh/xv0v3AwEzdVoijs8EohFHV8Yod5GZg5IsoRAhsOhDDL8
 xjeA==

X-Forwarded-Encrypted: i=1; AJvYcWwayRr2yLzGC04vtwlQptrW0gkT5CZPY/0itrh73iXuxKjEi/rXaEdoN12aOWv9WzVEXGq98YqnrPMeSztcmrmp@eog.myflorida.com

X-Gm-Message-State: A0Ju0YzFIM7MBzwx0aYnEDYfjgqX1Y3B1lN19RYyyS4h51aKu9/NyZMt
 R8SElaygkNtRFhuQf1AvaFYIAKx3hJfG0KQPcaAQx5Pfavzrk8X7qI/njGXFHtmkPMYKvCHIje
 7lqx3z+GcNhhuKVs1/wtqy2xcjFNwdcU=

X-Gm-Gg: ASbGncvR0Kyh9jYv34zYjyy2yG5hzM3Kh2rxxvbfAXPP4piE1qepv8DpTnwD13XR0cE
 KZj8CLdbRa1JkGmhjI+72Y/lYPcCu5r9g0K0UDZTs7xvLXLIRwwlhelL+1uVic9MRM0goJ1Ufcm
 ZXvRa+ej2dYac5oY7YwUkHR0tv3YfqkXZeg41SvZ5NNp8WGNOCocwda3M4fGZhF1HyNf4AR9pQj
 FN4aZLPxP3hKeOdnamSJG808shu/CbQcTo32CtG

X-Google-Smtp-Source: AGHT+IGZUVi22LYimwwElCpmZuhRJHTkAnkQcOGtKCM1Fmg+MgCLdaBQxDe7Aq9r6K0zyTRav9BcJHR+e2RsFaqtVU=

X-Received: by 2002:a05:6a21:110:b0:2a5:ad29:2495 with SMTP id
 adf61e73a8af0-2a5ad6634bmr1765534637.5.1758403122128; Sat, 20 Sep 2025
 14:18:42 -0700 (PDT)

MIME-Version: 1.0

References: <0FC1673B-C00D-40A8-825D-A9C27785D642@gmail.com> <CAFj9Tqpnj405LE5hrx8YybJV=NDz
V9i1v4PKz3W8Tkvt_kyHg@mail.gmail.com>

In-Reply-To: <CAFj9Tqpnj405LE5hrx8YybJV=NDzV9i1v4PKz3W8Tkvt_kyHg@mail.gmail.com>

From: Shawn Martin <sem2000s@gmail.com>

Date: Sat, 20 Sep 2025 17:18:29 -0400

X-Gm-Features: AS18NWD2-FeEDpJlkCQ0cH93cuLYC6tmrjuUAtKvpXSJ81J2TkiWeLnLB18s1Yc

Message-ID: <CAFj9TqoN2BB9vVpU--Ty3qJJ-dmBVXQ4Q5XC1PGGpCmNV-VYQw@mail.gmail.com>

Subject: Fwd: Clubhouse AC replacement

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>,
 General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>,
 "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>,
 Richard Otway <Richard.Otway@myfloridalicense.com>, usafis.citizens@usdoj.gov,
public.integrity@usdoj.gov, oig.doj@usdoj.gov,
inspectorgeneral@eog.myflorida.com, crit@usdoj.gov,
oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com,
 "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>,
 "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>,
cig@eog.myflorida.com,
 Tina Polsky <POLSKY.TINA@flsenate.gov>,
 Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov,
pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov,
lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov,
boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov,
District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov,
calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov,
stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov,
tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov,
jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov,
carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov,

wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov,
askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>,
WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us,
Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org,
press.office@theguardian.com, reporters@miamiherald.com,
msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com,
newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com,
consumeralerts@fdic.gov, customer.assistance@occ.treas.gov,
antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov,
investorrelations@jpmchase.com, reportfraud@wellsfargo.com,
jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com,
fraud_help@usbank.com, media@truist.com, media.relations@pnc.com,
investorrelations@morganstanley.com, fraud_reporting@freddiemac.com,
investorrelations@rocketcompanies.com, compliance@mrcooper.com,
compliance@loandepot.com, compliance@freedommortgage.com,
communications@newrez.com,
mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com,
compliance@firstam.com, mediarelations@stewart.com,
corporatelegal@oldrepublictitle.com, customerexperience@wltic.com,
dianna_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com,
sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com,
popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>,
pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>,
pabloansupport@popular.com" <PABLoanSupport@popular.com>,
pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, info@pogo.org, action@aclu.org,
press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org,
tips@levernews.com, info@floridabulldog.org, tips@theappeal.org,
grassroots@commoncause.org, tips@publicintegrity.org,
info@openthegovernment.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com,
Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org,
contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press,
Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org
 CC: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>,
 Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>,
 Miriam Tirado <miriam71@comcast.net>, KCC C <kcchen.80@gmail.com>,
 Office Support YMS <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>,
 patty Sabates <psabates@yahoo.com>
 Content-Type: multipart/mixed; boundary="00000000000077ae36063f42211b"
 Return-Path: sem2000s@gmail.com
 X-EOPAttributedMessage: 0
 X-EOPTenantAttributedMessage: 6ae1dc38-bd16-4caa-bed2-f923d518e145:0
 X-MS-PublicTrafficType: Email
 X-MS-TrafficTypeDiagnostic: DS4PEPF0000016F:EE_|MN2PR09MB4699:EE_
 X-MS-Office365-Filtering-Correlation-Id: f48450e2-9220-469f-e43d-08ddf88b4753

Original-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Final-Recipient: rfc822;inspectorgeneral@eog.myflorida.com

Action: failed

Status: 5.7.124

Diagnostic-Code: smtp;550 5.7.124 RESOLVER.RST.RestrictedToGroupPermission; not authorized to send to the distribution list because the distribution list is set up to accept mail from list members only, or specific recipients only

----- Forwarded message -----

From: Shawn Martin <sem2000s@gmail.com>

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafis.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, cig@eog.myflorida.com, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnm.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customereperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondodepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, KCC C <kcchen.80@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>, patty Sabates <psabates@yahoo.com>

Bcc:

Date: Sat, 20 Sep 2025 17:18:29 -0400

Subject: Fwd: Clubhouse AC replacement

(2nd Email as All the Recipients Weren't Attached Previously)

Subject:  **Omega Villas Board Caught Approving \$15K Contract by a Potentially Illegal Email Vote**

Date: September 20, 2025

Dear All,

Today, Board President Patty Sabates circulated an email confirming that a majority of the Board approved a \$15,000 AC contract by email — in direct violation of Florida Condominium Law (F.S. 718.112).

The email states:

“The majority of the board choose Quality AC company and the Rheem model... We will place this item on the next regular BOD meeting to ratify the board’s decision.”

This is unlawful. Florida law requires that contracts of this magnitude be approved at a properly noticed open Board meeting, not by private email chain. Ratification after the fact does not cure any illegal vote in my opinion.

Key Points of Concern

- **Illegal Email Voting:** Patty admits to approving the contract before any meeting.
 - **\$15,000 Expenditure:** Material contract awarded without owner input or transparency.
 - **Pattern of Governance Failures:** Matches prior evidence of the Board authorizing foreclosures, assessments, and construction contracts without proper votes.
 - **Exposure Risk:** Improper authorizations undermine financial accountability and put lenders, insurers, and owners at risk.
-

Anticipated Excuse – “Emergency Powers”

Patty’s email references preventing “exposure to any mold,” which may be used to justify this as an emergency action. However:

- **F.S. 718.1265 (Emergency Powers)** applies only during *declared emergencies* (hurricanes, fires, pandemics, etc.).
- Routine AC failure or potential mold risk does **not** qualify.
- The Board circulated bids and voted by email, proving there was ample time for a properly noticed meeting.
- True emergencies require documentation of immediate danger, not after-the-fact ratification.

This is not an emergency. It is another example of the Board abusing authority and sidestepping statutory requirements.

Related Governance & Legal Fee Concerns

Unit owner Jan Costello recently raised serious concerns in a certified letter and follow-up email regarding the Association’s payment of nearly **\$50,000 in attorney fees to Hollander, Goode & Lopez in just six months**. These charges included:

- \$2,720.18 to prepare a single certified letter,
- Over \$10,000 for vague “correspondences to liaisons,”
- \$5,603.76 for “general matters,” with no explanation, and
- \$3,117.91 tied to “correspondence regarding owner access.”

Jan correctly pointed out that routine certified letters and notices are already included in the property manager's contract, meaning owners are being double-billed — once for management services, then again through Hollander's inflated invoices.

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Statutory References

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Call to Action

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We call on state and federal oversight agencies, lenders, and media partners to scrutinize this conduct and hold the Board accountable. Improper voting, unlawful expenditures, and questionable legal billing practices cannot continue unchecked.

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Closing

This is not an isolated slip — it is part of a broader scheme of circumventing owner rights, oversight, and statutory compliance.

Respectfully,

Shawn Martin, MBA
Whistleblower | Omega Villas HOA Crisis
www.HOAJusticeNow.com

On Sat, Sep 20, 2025 at 10:38 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Thank you to those that took the time to respond to this urgent matter.

The majority of the board choose Quality Ac company and the Rheem model

From: Shawn Martin <sem2000s@gmail.com>

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, cig@eog.myflorida.com, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cnn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, "popularnet@popular.com" <popularnet@popular.com>, "popularnet@bpop.com" <popularnet@bpop.com>, "pbcondodepositops@popular.com" <PBCondoDepositops@popular.com>, "pabloansupport@popular.com" <PABLoanSupport@popular.com>, "pbcondolockbox@popular.com" <PBCondoLockbox@popular.com>, info@pogo.org, action@aclu.org, press@whistleblowerraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, KCC C <kcchen.80@gmail.com>, Office Support YMS <info@yourmanagementservices.com>, Patty Sabates <psabates48@gmail.com>, patty Sabates <psabates@yahoo.com>

Bcc:

Date: Sat, 20 Sep 2025 17:18:29 -0400

Subject: Fwd: Clubhouse AC replacement

(2nd Email as All the Recipients Weren't Attached Previously)

Subject:  **Omega Villas Board Caught Approving \$15K Contract by a Potentially Illegal Email Vote**

Date: September 20, 2025

Dear All,

Today, Board President Patty Sabates circulated an email confirming that a majority of the Board approved a \$15,000 AC contract by email — in direct violation of Florida Condominium Law (F.S. 718.112).

The email states:

“The majority of the board choose Quality AC company and the Rheem model... We will place this item on the next regular BOD meeting to ratify the board’s decision.”

This is unlawful. Florida law requires that contracts of this magnitude be approved at a properly noticed open Board meeting, not by private email chain. Ratification after the fact does not cure any illegal vote in my opinion.

Key Points of Concern

- **Illegal Email Voting:** Patty admits to approving the contract before any meeting.
 - **\$15,000 Expenditure:** Material contract awarded without owner input or transparency.
 - **Pattern of Governance Failures:** Matches prior evidence of the Board authorizing foreclosures, assessments, and construction contracts without proper votes.
 - **Exposure Risk:** Improper authorizations undermine financial accountability and put lenders, insurers, and owners at risk.
-

Anticipated Excuse – “Emergency Powers”

Patty’s email references preventing “exposure to any mold,” which may be used to justify this as an emergency action. However:

- **F.S. 718.1265 (Emergency Powers)** applies only during *declared emergencies* (hurricanes, fires, pandemics, etc.).
- Routine AC failure or potential mold risk does **not** qualify.
- The Board circulated bids and voted by email, proving there was ample time for a properly noticed meeting.
- True emergencies require documentation of immediate danger, not after-the-fact ratification.

This is not an emergency. It is another example of the Board abusing authority and sidestepping statutory requirements.

Related Governance & Legal Fee Concerns

Unit owner Jan Costello recently raised serious concerns in a certified letter and follow-up email regarding the Association’s payment of nearly **\$50,000 in attorney fees to Hollander, Goode & Lopez in just six months**. These charges included:

- \$2,720.18 to prepare a single certified letter,
- Over \$10,000 for vague “correspondences to liaisons,”
- \$5,603.76 for “general matters,” with no explanation, and
- \$3,117.91 tied to “correspondence regarding owner access.”

Jan correctly pointed out that routine certified letters and notices are already included in the property manager's contract, meaning owners are being double-billed — once for management services, then again through Hollander's inflated invoices.

When combined with Patty Sabates' \$15,000 AC contract approved by email, these expenditures reveal a systemic breakdown of fiduciary duty. Owners are being saddled with improper legal costs and contract approvals without lawful Board authorization.

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Respectfully,

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On Sat, Sep 20, 2025 at 10:38 AM Patty Sabates <psabates48@gmail.com> wrote:

All

Thank you to those that took the time to respond to this urgent matter.

The majority of the board choose Quality Ac company and the Rheem model

We will place this item on the next regular BOD meeting to ratify the boards decision

Diana

You have the majority of the board who have responded. We will move forward with Quality AC company for the Rheem Brand
Please ensure they send us their license and insurance. Please see if they can install asap this week to prevent exposure to any mold.
Thank you.

>> Decision overview

>> Maritza for Quality AC company for the Rheem brand

>> Patty for Quality AC company for the Rheem brand

>> Maude for Quality AC company for the Rheem brand

>> Elizabeth - for Quality AC company for the Rheem Brand

>> Blaire - for Quality AC company for the Rheem brand

>> Shawn- no reply

>> Miriam - no reply

Kareem - no reply

>>

Patty Sabates Sent from my iPhone



Gmail - Re_ RESPONSE TO LETTER OF 9_19_25 FROM YMS.pdf

374K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Sun, Sep 21, 2025 at 7:02 PM



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 46 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[SJ1PEPF000023D2.namprd02.prod.outlook.com](#) 2025-09-21T23:02:25.105Z 08DDF45D4C25D748]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; [openthegovernment-org.mail.protection.outlook.com](#).

(2a01:111:f403:c902::7, the server for the domain [openthegovernment.org](#).)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [[SJ1PEPF000023D2.namprd02.prod.outlook.com](#) 2025-09-21T23:02:25.105Z 08DDF45D4C25D748]

Last-Attempt-Date: Sun, 21 Sep 2025 16:02:25 -0700 (PDT)

Will-Retry-Until: Tue, 23 Sep 2025 14:18:42 -0700 (PDT)



noname

8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Mon, Sep 22, 2025 at 6:23 PM



Delivery incomplete

There was a temporary problem delivering your message to **info@openthegovernment.org**. Gmail will retry for 22 more hours. You'll be notified if the delivery fails permanently.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN2PEPF000044A8.namprd04.prod.outlook.com 2025-09-22T22:23:18.476Z 08DDF94370898078]

Final-Recipient: rfc822; info@openthegovernment.org

Action: delayed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f90b::, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BN2PEPF000044A8.namprd04.prod.outlook.com 2025-09-22T22:23:18.476Z 08DDF94370898078]

Last-Attempt-Date: Mon, 22 Sep 2025 15:23:18 -0700 (PDT)

Will-Retry-Until: Tue, 23 Sep 2025 14:18:42 -0700 (PDT)



noname

8K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

To: sem2000s@gmail.com

Tue, Sep 23, 2025 at 10:50 PM



Message not delivered

There was a problem delivering your message to **info@openthegovernment.org**. See the technical details below.

The response from the remote server was:

451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BL6PEPF0001AB56.namprd02.prod.outlook.com 2025-09-24T02:50:36.494Z 08DDFB09F87E8CF9]

Final-Recipient: rfc822; info@openthegovernment.org

Action: failed

Status: 4.4.4

Remote-MTA: dns; openthegovernment-org.mail.protection.outlook.com.

(2a01:111:f403:f902::1, the server for the domain openthegovernment.org.)

Diagnostic-Code: smtp; 451 4.4.4 Mail received as unauthenticated, incoming to a recipient domain configured in a hosted tenant which has no mail-enabled subscriptions. ATTR5 [BL6PEPF0001AB56.namprd02.prod.outlook.com 2025-09-24T02:50:36.494Z 08DDFB09F87E8CF9]

Last-Attempt-Date: Tue, 23 Sep 2025 19:50:36 -0700 (PDT)

 **noname**
8K