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🚨🚨 Circular Oversight Failure – OIG Referral Back to DBPR (CIG #2025-08-27-0012) 🚨🚨**Shawn Martin** <sem2000s@gmail.com>

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Subject: 🚨 Omega Villas Update – Oversight Failures, \$1.2M City Fines, and Unauthorized Renovations

Date: September 25, 2025

Dear Oversight and Watchdog Recipients,

I am providing this latest update on the situation at Omega Villas Condominium Association to ensure that federal, banking, media, and watchdog stakeholders are fully aware of recent developments. These issues demonstrate continued oversight breakdowns, escalating financial exposure, and unauthorized actions by the Board.

🔍 Chief Inspector General Letter – Sept. 24, 2025

On **September 24, 2025**, I received a formal letter from the Florida **Chief Inspector General (CIG)** regarding case **CIG #2025-08-27-0012**.

- The CIG acknowledged receipt of my additional submissions (two emails sent on Sept. 20, 2025).

- The letter reiterates that the **CIG “does not have jurisdiction”** over HOAs, court matters, or attorney misconduct.
- They specifically directed me to the **Florida Bar** for concerns involving attorneys.
- Importantly, the CIG confirmed that my evidence has been **forwarded to the DBPR Inspector General Rodney MacKinnon** for “review and action deemed appropriate.”
- The CIG declared that, from their perspective, this matter is now **“closed at this time.”**

This demonstrates the **oversight loop** in action: agencies acknowledge the problems, but responsibility is recycled back to DBPR — the very agency already under scrutiny for failing to protect owners.

📄 This correspondence has been added to **Exhibit L – Government Correspondence Timeline** (Last Updated: Sept. 24, 2025). You can review the full timeline here: [Exhibit L – Government Correspondence Timeline](#).

💰 **City of Plantation Fines Now at \$1.2 Million (and Rising)**

As of **August 31, 2025**, fines tied to unlicensed and defective construction at Omega Villas have reached **\$1,237,400**.

Projections show these fines could balloon to **over \$2.4 million by 2027** if not resolved. This represents extraordinary financial exposure for owners and lenders while the Board and its counsel continue to expend resources on retaliatory legal actions instead of addressing core construction failures.

📊 The updated fines chart has been posted to my website, showing current balances and projections through 2027.

👉 <https://hoajusticenow.com/home/exhibit-l-government-correspondence-timeline-systemic-oversight-breakdown-overview/>

🏠 **Unauthorized Renovations: Electrical Panels and A/C Units Relocated Without a Vote**

In addition to fines and oversight failures, the Board has now started major renovation work without any Board authorization.

- **Electrical panels and air conditioning units are being relocated** as part of 1st story renovations (photo attached).
- Yet the **bids for this work were only collected last week**, and **no Board meeting has been held** to approve contractor selection or associated costs.
- Florida Statute **§718.112(2)(c)** requires that contracts of this magnitude be approved at a duly noticed open meeting — which has not occurred.



This raises urgent questions:

- **When and where was this work authorized?**
- **What safeguards exist to protect owners against financial liability for unauthorized construction?**

Additional documentation of this activity is posted in the **September 15, 2025 Watchdog Updates** section of my website:

👉 [Watchdog Updates – September 15, 2025](#)

⚖️ Why This Matters

- **Oversight failure:** CIG and DBPR continue to recycle responsibility instead of taking action.
- **Financial exposure:** City fines are accelerating toward catastrophic levels.
- **Governance abuse:** Renovations are being launched without owner transparency, proper bidding, or authorization.

This paints a picture of a Board and counsel operating outside the law while regulators look away.

📌 Conclusion and Escalation

This update, along with supporting Exhibits and photographic evidence, will be shared with **banks, federal oversight bodies, watchdog organizations, and media outlets** to ensure accountability and to highlight the systemic failures placing owners and lenders at risk.

I will continue to provide updated correspondence and documentation as these matters evolve.

Respectfully,

Shawn Martin, MBA

Protected Whistleblower, Owner & Board Member @ Omega Villas Condominium Association

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