

**Re: Rotted wood**

Amanda H <[ahainesy@gmail.com](mailto:ahainesy@gmail.com)>

Tue, Oct 15, 2024 at 2:03 PM

To: "Shawn Martin" <[smartin@isccompany.net](mailto:smartin@isccompany.net)>

Cc: <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)>, <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>, <[larry@s-deng.com](mailto:larry@s-deng.com)>, <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)>

Will do. Thanks, Shawn.

On Tue, Oct 15, 2024, 12:15 PM Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

Amanda,

I am sorry you are going through this behavior from these overreaching volunteers. We are taking measures to put an end to this abuse on our community. Please go ahead and file a DBPR complaint so that we can get this matter investigated for any legal wrongdoing or violation of your mother's Florida property owner's rights! To file a DBPR complaint, please click on the link below.

<https://www.myfloridalicense.com/datamart/loginFLDBPR.do>

Many thanks,

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

**ISC | [www.isccompany.net](http://www.isccompany.net)**

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On Oct 15 2024, at 11:43 am, Amanda H <[ahainesy@gmail.com](mailto:ahainesy@gmail.com)> wrote:

Good morning gentleman. Emailing to follow up if anyone is going to reach out to us in regards to the wood becoming even more saturated and sagging even more. We've been back for more than a week no one has reached out or has come to check it out.

Please reach out to us by the end of the day so we can get this taken care of

On Tue, Oct 8, 2024, 4:09 PM Amanda H <[ahainesy@gmail.com](mailto:ahainesy@gmail.com)> wrote:  
[1740 NW 73rd Ave, Plantation, FL 33313](http://1740NW73rdAve,Plantation,FL33313)

On Tue, Oct 8, 2024, 3:56 PM Dorin Frai <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)> wrote:  
Hi,

We had to make preparations for the incoming storm. Please advise what your address is and I will coordinate an inspection.

**Dorin Frai**  
Cel 954-663-5944

On Tuesday, October 8, 2024 at 02:55:12 PM EDT, Amanda H <[ahainesy@gmail.com](mailto:ahainesy@gmail.com)> wrote:

Hello. We have reached out to set a time and as expected no one has reached back out to confirm a time or date. At this point it is getting absolutely ridiculous. We will continue to keep record of conversations and of the progression of damages to the roof and beams in case it comes down and damages more things and then we'll begin to take legal measures if we need to.

Amanda Haines

On Thu, Oct 3, 2024, 2:56 PM Larry@ [s-deng.com](mailto:s-deng.com) <[larry@s-deng.com](mailto:larry@s-deng.com)> wrote:  
Hello Amanda

When you are available please give me a call so I can inspect your home and arrange to solve the situation.

Larry Alcendor  
Project Manager  
7544654665

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**From:** Amanda H <[ahainesy@gmail.com](mailto:ahainesy@gmail.com)>  
**Sent:** Thursday, October 3, 2024 2:44:12 PM  
**To:** bethhaines40 <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)>; [jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com) <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>; [dfrai@yahoo.com](mailto:dfrai@yahoo.com) <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)>; Larry@ [s-deng.com](mailto:s-deng.com) <[larry@s-deng.com](mailto:larry@s-deng.com)>  
**Subject:** Re: FW: Re: Rotted wood

Hello Jay,

This is Amanda, Beth's daughter. We will be available to meet with you the 7th or the 8th. Once we can check our calanders will will reach back out with a time frame.

I understand that you are having issues with Shawn but we will be continuing to keep him posted of our progress as after years and many attempts to get you to address the issues we have been having to no avail, to the point we had to involve lawyers. To avoid this issue again in the future we will be working with Shawn to help hold you accountable to do the job you have been hired to do, managing our community. I hope you can live with that.

I am hoping we can work together to solve these issues in a timely manner to prevent serious damage and/or injury from happening.

Thank you,

Amanda Haines

On Wed, Oct 2, 2024, 4:44 PM bethhaines40 <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)> wrote:

Sent from my T-Mobile 5G Device

----- Original message -----

From: Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>  
Date: 10/2/24 3:10 PM (GMT-08:00)  
To: bethhaines40 <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)>, Dorin Frai <[dfrai@yahoo.com](mailto:dfrai@yahoo.com)>, "Larry@ com •" <[larry@s-deng.com](mailto:larry@s-deng.com)>  
Subject: Re: Rotted wood

Please let the 3 of us know when you can meet so we can come to see it from the inside also.

I'm copying the contractor and the structural engineer so we can address the concern

I'm not copying anyone else because I don't particularly care for Shawn's drama and constant threats. There's better things I can do (and you can do) then read 8 emails about his non sense.

We wish to address your problem with YOU... not him. I hope you can live with that.

Jay

## **JAY PIETRAFETTA**

*President*

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On Oct 2, 2024, at 5:30 PM, bethhaines40 <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)> wrote:

I am out out town until next week, but I will be available after Oct. 8th. I have been waiting since June for the engineer to come out and check my failing roof. Please contact after the 8th.  
Beth

Sent from my T-Mobile 5G Device

----- Original message -----

From: Shawn Martin <[sMartin@isccompany.net](mailto:sMartin@isccompany.net)>  
Date: 10/2/24 1:11 PM (GMT-08:00)  
To: Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>  
Cc: Beth Haines <[bethhaines40@comcast.net](mailto:bethhaines40@comcast.net)>, Mike Rafidi <[miker@sunrisemgtfl.com](mailto:miker@sunrisemgtfl.com)>, Miriam Tirado <[miriam71@comcast.net](mailto:miriam71@comcast.net)>, Maude King-Bruce <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>, Maritzawilhelm <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>, Marjorie Thomas <[mthom71@gmail.com](mailto:mthom71@gmail.com)>, Eric Richards <[ericrichards@gmail.com](mailto:ericrichards@gmail.com)>, Blaire Lapidés <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>, Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>, MTC - Margaret Carpenter <[mcarpenter@sao17.state.fl.us](mailto:mcarpenter@sao17.state.fl.us)>  
Subject: Re: Rotted wood

Email 7...

**Shawn Martin, MBA**

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On Oct 2 2024, at 4:06 pm, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:  
It seems Email 2 was too large. So, it is now Email 6, 7 & 8.. Email 6...

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On Oct 2 2024, at 3:12 pm, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:  
Email 2...

**Shawn Martin, MBA**

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On Oct 2 2024, at 3:10 pm, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

Jay, this is just more proof of the liar that you are. I am attaching where you or Marjorie looked up my contractors (which are properly licensed and insured) that I paid and should NOT have had to pay out of pocket. My attorney and I offered to give you that information for a final settlement which your attorney Hollander refused. Yean, all around what was it July 23, 2024 when I have the attached photos of you taking pictures and Mike climbing up a ladder to Marjorie informing me out of the blue in a WhatsApp message that she knew the names of my contractors (refer to all the attached evidence that was also sent over for investigation).

Since, I firmly believe you already are aware that I hired a licensed roofing company that was also a licensed general contractor. I ask now are any of you going to reimburse me for the out of pocket expenses I had to pay because you neglected the damages to my roof. No worries, this information has also been submitted to the proper authorities for investigations! Did this as soon as it happened! If you want to take this to court, since my roof lawsuit for ONLY interior damages has been settled which the water intrusions seriously worsened from small drips to streams of water coming into my house by December (which Austro Roofing was on my roof to get a permit that was never used in November 2023 with no one else that I am aware of on my roof -- I work from home so I would have noticed someone on my roof -- just like my neighbor and I noticed and heard Austro on our roofs back in November of 2023), all on video or photos, iphone date stamped at that. Let's go to court and see what the Judge/Jury thinks about this situation? Oh, yes, there was an investigation and police report filed on the mysterious apparent razor cuts to my roof all sent to be investigated as well. To me, this still looks like collective retaliation against a unit owner, board member, and whistle blower! What is going on here???? With the amount of water that was coming into my home, and the fact that the Board/Management Company neglected to stop my leaks, yeah, I took matters to protect my property into my own hands because I couldn't rely on the COA/HOA services I have been paying for since 2007!!! Nor, could I ever rely on the Board to Management Company to make competent repairs to my property! Yeah, let's get this in front of a Judge.

I will continue to fact check and report any to ALL of these lies! Are you going to pay or replace these emergency repairs, no, right?? So, again, let's take it to court and see what the Judge says, no?

There is going to be one or two trailing emails with evidentiary support for my statements and the incidents which will collectively be called Email 2 to Email 3 to etc...

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On Oct 2 2024, at 2:34 pm, Jay Pietrafetta <[jayp@sunrisemgti.com](mailto:jayp@sunrisemgti.com)> wrote:

We will send over a licensed and insured contractor (unlike your "roofer") to take a look at her issue. It would be preferable to have Beth contact or respond directly, since this is her unit. We will need someone to be home so our engineer can enter with someone home

Thanks,  
Jay

**JAY PIETRAFETTA**

*President*

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On Oct 2, 2024, at 2:17 PM, Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)> wrote:

See, it is issues like these that raises the alarm bells for our community!