



Shawn Martin <sem2000s@gmail.com>

1760 NW 73rd Ave. Phase 2 Top Windows4 messages

Shawn Martin <sem2000s@gmail.com>

Mon, Apr 7, 2025 at 7:34 PM

To: Dorin Frai <dfrai@yahoo.com>, levy horvath <austrolevy@gmail.com>

Dorin and Levy,

I know I have mentioned this to both of you that I will be using you all to replace the Top Windows only at this point in time on my unit at 1760 NW 73rd Ave. in Phase 2. So, could you go ahead and add me to the list for this installation?

Let me know if you have any questions or need anything additionally from me on this matter.

Regards,

-Shawn Martin
954-716-0915

Shawn Martin <sem2000s@gmail.com>

Wed, Apr 16, 2025 at 10:44 AM

To: Dorin Frai <dfrai@yahoo.com>, levy horvath <austrolevy@gmail.com>

I said the below with the caveat that I need to see the pricing for the 2nd Floor windows before I agree to purchase them. Obviously, if I don't sign or pay for them then you will not install them. And, if your prices have changed, then that is another matter for the pending investigation.

Thanks,

-Shawn Martin, MBA
[Quoted text hidden]

Dorin Frai <dfrai@yahoo.com>

Thu, Apr 17, 2025 at 11:29 AM

To: Shawn Martin <sem2000s@gmail.com>

Cc: levy horvath <austrolevy@gmail.com>

The pricing for the windows has not changed and should be on the Omega Villas website.

It costs 1900 for the upper windows. 50% down and 50% upon completion. Let me know if you want me to send you your contract.

We are requesting interior access to take pictures of your drywall and see if there is any prior damage before we start work on your unit' roof.

Furthermore, as you well know Austro Construction acts at the direction of S&D Engineering and the Board of Directors for Omega Villas - therefore we also ask that you withdraw your complaint against Austro with the Department of Business and Professional Regulations as we are not employed by you rather by Omega Villas association.

Please advise.

Dorin Frai
Cel 954-663-5944

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Shawn Martin <sem2000s@gmail.com>
To: Dorin Frai <dfrai@yahoo.com>
Cc: levy horvath <austrolevy@gmail.com>

Thu, Apr 17, 2025 at 12:34 PM

Subject: Re: Window Pricing and Interior Access Request

Dear Dorin,

Thank you for your message and clarification regarding the window pricing. Please feel free to send over my specific contract for records purposes.

Regarding your request to access my unit for interior inspection:
Due to the ongoing legal and regulatory complaints—some of which involve Austro Construction, S&D Engineering, and members of the Omega Villas Board—I do **not consent** to any interior access to my property by Austro Construction or any representative associated with this project at this time.

I have already taken detailed video and photo documentation of the current interior conditions of my unit, which are time-stamped and preserved in the event of any future dispute or liability claim. This documentation will be used to verify any potential changes or damages after construction begins.

With regard to your request that I withdraw my complaint filed with the Department of Business and Professional Regulation (DBPR), I respectfully decline.

As you yourself noted, Austro Construction is acting **under the direction of the Board and S&D Engineering**. My complaint was submitted in my role as both a **homeowner**

and a **Board Member**, based on my firsthand experiences, documented evidence of damages, and the pattern of issues reported by multiple residents in the community. I have every right to pursue proper state-level oversight on behalf of the Association and its residents.

I trust you will continue your work in a professional manner, and I will continue to protect my rights as a property owner and fiduciary representative of this community.

Sincerely,

Shawn Martin, MBA
Board Member & Unit Owner
Omega Villas Condominium Association

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