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Inspection on August 12, 2025 at 10:00 a.m.

Shawn Martin <sem2000s@gmail.com>

Wed, Aug 13, 2025 at 2:51 PM

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Subject: Retaliatory Pressure Campaign & Targeted Enforcement of Window Installations Amid Active Investigations

Dear All,

This correspondence is submitted as a formal escalation of concerns related to the continued retaliatory tactics being employed by the Omega Villas Association and its legal counsel **Rhonda Hollander**, despite active investigations now open at both state and federal levels, including:

- **Chase Case #: CIBCS1464865**
- **LoanDepot Compliance Case (July 2, 2025)**
- Multiple notices provided to the **DBPR, State Attorney's Office, and U.S. DOJ Civil Rights/Public Integrity Divisions**

Urgent Developments – July 2, 2025

1. **Three (3) separate unannounced attempts** were made by the HOA property manager and vendors to access my unit under the guise of inspection. These incidents were recorded on **Ring camera** and constitute potential harassment or pressure in the context of a protected whistleblower claim.
2. **Certified demand letters** were sent by Attorney Rhonda Hollander to **all residents**, demanding consent to window installations — despite:
 - **Unresolved construction scope violations**
 - **No vote or material alteration approval**
 - Active investigations by banks and government entities
3. Resident **Luis Vega**, who has **pre-installed hurricane shutters**, was directly targeted by Hollander in writing after requesting an accommodation. This may rise to the level of **selective enforcement or retaliation** under Florida Statute 718 and federal civil rights protections.

Discriminatory Enforcement Pattern – Why Was Phase 4 Exempt?

It must be emphasized that:

Phase 4 was NOT required to replace all windows, while Phases 1–3 were aggressively pressured to do so.

This selective application of window replacement requirements — without uniform engineering mandates — raises fundamental legal questions:

- Why was Phase 4 exempt from the same “mandatory” replacements?
- Who determined the engineering or safety difference justifying this unequal treatment?
- Was this a result of selective Board decision-making, retaliation, or financial mismanagement?

This point **must be reviewed by banks and federal regulators** as it may materially impact insurance underwriting, loan certifications, and the financial security of all units.

Formal Requests

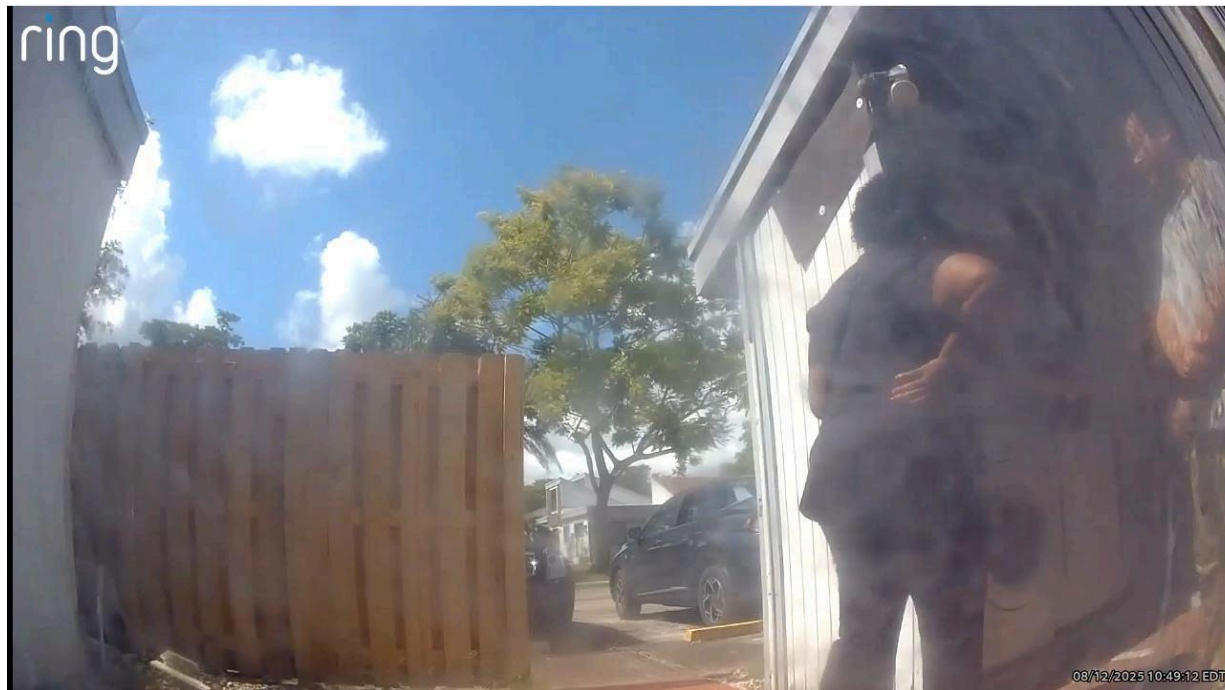
I request immediate intervention on the following:

1. **Cease and desist** all attempts by the HOA or its vendors to access my unit without prior written coordination during active investigations.
2. **Pause all HOA legal pressure** regarding windows until regulators complete their reviews.

3. **Investigate the disparity** in window enforcement between Phases 1–3 and Phase 4.
 4. **Evaluate the treatment of Luis Vega** as a potentially retaliatory act against a protected owner.
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 Evidence Archive Available

- Ring video footage (August 12th visits) 3 example images below:





- Certified letter copies
- Hollander's email to Luis Vega (***Attached Below***)
- Engineering discrepancy reports between phases
- WD E 7 Supplemental now reflects these issues

Thank you for your attention and oversight during this ongoing investigation.

Respectfully,
Shawn Martin
Director & Unit Owner, Omega Villas
Protected Whistleblower

www.hoajusticenow.com

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 **Luis Vega Hollander Pressure Campaign Email 8.12.25.pdf**
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