



Shawn Martin <sem2000s@gmail.com>

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

Shawn Martin <sem2000s@gmail.com>

Mon, Aug 25, 2025 at 7:15 PM

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Subject: Second Notice – Not Yet Fulfilled Certified Records Request re: Furring Strips / Construction Deviations

To: Board of Directors, Omega Villas Condominium Association

Cc: Property Manager (YMS), Association Counsel (Rhonda Hollander), Banks/Stakeholders (as appropriate)

Dear Board and Management,

On **May 22, 2025**, I sent a **certified records request** regarding the installation of **furring strips** and related construction deviations. To date, that request has not received a reply pursuant to applicable Florida statutes; as such, the lack of compliance impedes owner oversight and violates Florida's laws.

In the event that the request was misplaced, I hereby **re-issue** the request and demand full compliance as per the law.

Records Requested (re-asserted)

Please produce the following **association records certified** (electronic copies acceptable) regarding furring strips and any scope modifications affecting exterior walls, windows, stucco, or electrical/mechanical interfaces:

1. Plans / Specs / Change Orders

- Approved drawings, shop drawings, RFIs, addenda, and **change orders** authorizing furring strips or any wall build-out, and any related changes thereof.

2. Permits / Inspections / Approvals

- Permit applications, issued permits, inspection reports, correction notices, and final approvals referencing the furring strips or wall/stucco changes, or related construction

3. Contracts / Invoices / Pay Apps

- Executed contracts, subcontracts, pay applications, invoices, lien releases, and payment ledgers that include costs tied to furring strips or related work.

4. Engineering / Code Opinions

- Engineer letters, reports, calculations, or emails (e.g., S&D Engineering) addressing the necessity, compliance, or impact of furring strips, including any tests conducted, the methodologies and standards to justify the conclusions stated in such reports

5. Board Authority

- Meeting agendas, minutes, resolutions, or votes authorizing this scope change; communications between Board, CAM, and vendors (Austro, S&D, Juda Eskew & Associates) regarding the decision.

6. Owner Impact / Assessments

- Any analyses or communications discussing cost impacts to owners, including special assessment planning, insurance implications, or disclosures to lenders.

Legal Basis & Timing

Under **F.S. 718.111(12)** (Official Records) and related rules, these are official records subject to inspection and copy. Please **confirm receipt** and **produce within 10 business days** of this email (**no later than September 2, 2025**). If any item is withheld, provide a **privilege log** citing the specific statutory basis for the withholding.

Preservation / Spoliation Notice

This is a formal request to **preserve all documents and ESI** (emails, texts, messaging apps, meeting chats, portal posts, drafts, phone messages, notes, databases, shared network cloud storage, meta data, internal investigations, invoices) held by Board members, CAM, counsel, engineers, and contractors pertaining to furring strips and related scope changes. Deletion, alteration, or concealment of these materials after notice may constitute **spoliation**.

Summation

Wherefore, there shall be **no access** to my unit or contiguous work areas **absent a valid court order** and **absent any genuine emergency**.

This is a **Second Notice**, if the Association fails to comply, I will reserve all rights pursuant to applicable Florida law, any non-response will serve as evidence of bad-faith governance and concealment.

Be guided accordingly,

Shawn Martin, MBA

Unit Owner & Whistleblower – Omega Villas

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Attachments (for convenience):

- Prior certified request dated [date] (PDF)

[Quoted text hidden]



BOD Cert. Mail 5.22.25.pdf

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