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

**Shawn Martin** <sem2000s@gmail.com>

Mon, Aug 25, 2025 at 4:56 PM

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# Subject: Watchdog Update – Omega Villas August 26th Board Meeting & Counsel/Vendor Escalations

Dear Oversight Partners and Watchdog Colleagues,

I am writing to provide an update on recent developments at Omega Villas leading into the upcoming **Board of Directors meeting on Tuesday, August 26, 2025**.

## Key Updates This Week

### 1. Unauthorized Construction Attempt

- On August 23, Austro's supervisor attempted to begin construction on my unit.
- I instructed him to stop, reiterating that no access will be permitted **short of a court order**, and that the unauthorized furring strips must be addressed first.
- Dorin Frai from Austro followed up asking why work was stopped. My response made clear: this is now a matter under review by counsel, the banks, and federal/state oversight.

### 2. Counsel Silence After “On Record” Notice

- Earlier this week, I placed Attorney Hollander formally on notice: no entry without a court order, no emergency exists, and all actions are subject to her Florida Bar Legal Ethics/Judicial.
- To date, there has been **no response to the arbitrary and capricious targeting by counsel**, underscoring the retaliatory posture and lack of legal justification.

### 3. Board Irregularities

- Board Member Removals:** There is exculpatory evidence that **President Patty Sabates and Attorney Hollander have potentially moved to exclude two sitting Board members — Kaelani Brown and Miriam Tirado — despite their eligibility.**
  - Kaelani's removal was tied to past-due payments, yet Florida Statute **§718.112(2)(n)** provides that once a delinquency is cured, eligibility is restored.
  - Miriam has also been excluded without due process despite no statutory ineligibility.
  - Meanwhile, **no action was taken against another Board Member who faced similar issues but sides with majority Board Members.**

- This pattern of **selective enforcement and unequal treatment** raises clear fiduciary duty concerns under **§718.111(1)(a)**, which requires directors to act in the best interests of all unit owners, not selectively.
- Shockingly, the **June and July 2025 financial reports** have not been uploaded to the Association's website, preventing owners from monitoring the Association's financial position during a period of heavy loan draws and rising costs. Owners are increasingly concerned that this delay may be concealing loan overages or unapproved spending that will result in new assessments.
- The **August 26th Agenda** has been circulated (attached), along with a new draft of the Rules & Regulations reviewed by counsel.
- Yet **no approved minutes** from prior meetings have been posted or distributed, a continuing violation of transparency requirements under F.S. 718.111.
- **Complaint Filed on Rules & Regulations:** A formal complaint has already been filed regarding the Association's draft Rules & Regulations. This filing included a **detailed ChatGPT-assisted legal analysis** demonstrating multiple inconsistencies with Florida Statutes, including §718.111 and §718.112. Copies of both the complaint and the attached analysis are provided with this update for review. Despite the clear statutory concerns, the Board has placed the same Rules & Regulations draft (#6A) back on the agenda for the August 26th meeting, with no corrections made.

#### 4. Bank Case Activity

- Chase has now opened **separate case files** for each major escalation — furring strips, selective enforcement, and retaliatory legal tactics.
- Each case reinforces the systemic nature of these issues rather than treating them as isolated disputes.

#### Broader Concerns – Vendor & Service Provider Accountability

Given the repeated failures of DBPR and the City of Plantation to act, these matters have now escalated to the **banking and federal level of review**. Careful investigation is required into each vendor and service provider's role — including **Austro Construction, S&D Engineering, Your Management Services, Juda Eskew & Associates, and legal counsel** — to determine their involvement in:

- Unauthorized construction changes,
- Improper billing and legal overreach,
- Selective enforcement of rules,
- Retaliation against owners raising legitimate concerns.

Taken together, these actions **collectively indicate the hallmarks of potential RICO-type behavior** — a coordinated pattern of conduct designed to extract money, silence dissent, and protect compromised governance structures.

#### Upcoming Meeting – August 26, 2025

As your representative, I will be attending Tuesday's Board meeting to raise these issues on the record, including:

- Unauthorized construction practices tied to furring strips.
- Hollander's retaliatory legal tactics and silence when placed under legal ethics.
- The lack of approved meeting minutes.

- The absence of June and July financials from the website and the growing concern this may conceal **loan overages or improper spending**.
- The selective removal of eligible Board members (Kaelani and Miriam) while failing to act against another Board Member under similar or worse circumstances.
- The legitimacy of the Board itself, which has not been proven despite formal requests.

I will be present **as your representative of for all owners to stakeholders who have been silenced or ignored** throughout this process.

## Attachments

- **Agenda – August 26, 2025 Board Meeting**
- **Draft Rules & Regulations (#6A)**
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- **Filed Complaint – Rules & Regulations**
- **Attached Analysis (ChatGPT review of Rules & Regulations draft)**

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**Next Steps:** This meeting is a critical checkpoint. With Chase and other banks already documenting multiple complaints, and with state regulators having failed to act, it is imperative that banks, federal agencies, and watchdog organizations conduct a **full investigation into each vendor, service provider, and counsel role**. Only by treating these not as isolated issues but as an interconnected pattern can accountability and reform be achieved.

Respectfully,  
**Shawn Martin, MBA**  
Whistleblower – Omega Villas  
<https://hoajusticenow.com>  
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### 7 attachments

-  **2025041013 Filed.pdf**  
84K
-  **2025041013 Update.pdf**  
114K
-  **Rules Update Legal Review Summary part 2.pdf**  
105K
-  **March and April Minutes Analysis.pdf**  
114K
-  **Rules Update Legal Review Summary.pdf**  
105K
-  **AUGUST 26, 2025 - BOARD OF DIRECTORS MEETING AGENDA.pdf**  
205K
-  **Rules and Regulations-draft #6A (1).docx**  
48K