



Shawn Martin <sem2000s@gmail.com>

October 7th BOD construction meeting Agenda

Shawn Martin <sem2000s@gmail.com>

Tue, Oct 7, 2025 at 1:40 PM

To: "Cc:Melanie.Griffin@myfloridalicense.com" <Melanie.Griffin@myfloridalicense.com>, General Counsel <DBPR.GeneralCounsel@myfloridalicense.com>, "Matthew.Collier@myfloridalicense.com" <Matthew.Collier@myfloridalicense.com>, OIG <oig@myfloridalicense.com>, Richard Otway <Richard.Otway@myfloridalicense.com>, usafls.citizens@usdoj.gov, public.integrity@usdoj.gov, oig.doj@usdoj.gov, inspectorgeneral@eog.myflorida.com, crt@usdoj.gov, oag.civilrights@myfloridalegal.com, citizenservices@myfloridalegal.com, "Press@MyFloridaLegal.com" <Press@myfloridalegal.com>, "askus@sa17.state.fl.us" <AskUs@sa17.state.fl.us>, "ACAP@Floridabar.org" <acap@floridabar.org>, cig@eog.myflorida.com, Tina Polsky <POLSKY.TINA@flsenate.gov>, Office of Senator Sharief <SHARIEF.BARBARA.WEB@flsenate.gov>, marie.woodson@myfloridahouse.gov, pizzo.jason@flsenate.gov, christine.hunschofsky@myfloridahouse.gov, lisa.dunkley@myfloridahouse.gov, daryl.campbell@myfloridahouse.gov, boyd.jim.web@flsenate.gov, osgood.rosalind.web@flsenate.gov, District32osgood@flsenate.gov, jones.shevrin.web@flsenate.gov, calatayud.alexis.web@flsenate.gov, bradley.jennifer.web@flsenate.gov, stewart.linda.web@flsenate.gov, rodriguez.anamaria.web@flsenate.gov, tiffany.esposito@myfloridahouse.gov, juan.porras@myfloridahouse.gov, jennifer.canady@myfloridahouse.gov, joel.rudman@myfloridahouse.gov, carolina.amesty@myfloridahouse.gov, daniel.perez@myfloridahouse.gov, wyman.duggan@myfloridahouse.gov, chip.lamarca@myfloridahouse.gov, askcityhall@plantation.org, "IA@psd.plantation.org" <IA@psd.plantation.org>, "WDorr@psd.plantation.org" <WDorr@psd.plantation.org>, sao17@sao17.state.fl.us, Connie Fossi <connie.fossi@nbcuni.com>, tips@cn.com, viewermail@newshour.org, press.office@theguardian.com, reporters@miamiherald.com, msnbctvinfo@nbcuni.com, investigates@cbsnews.com, news.tips@abc.com, newstips@cbsnews.com, cnn.tips@cnn.com, newstips@sunsentinel.com, consumeralerts@fdic.gov, customer.assistance@occ.treas.gov, antitrust.complaints@usdoj.gov, ComplaintsOffice@hud.gov, investorrelations@jpmchase.com, reportfraud@wellsfargo.com, jpmhelp@jpmorgan.com, miranda.caruso@bofa.com, investorrelations@citi.com, fraud_help@usbank.com, media@truist.com, media.relations@pnc.com, investorrelations@morganstanley.com, fraud_reporting@freddiemac.com, investorrelations@rocketcompanies.com, compliance@mrcooper.com, compliance@loandepot.com, compliance@freedommortgage.com, communications@newrez.com, "mediarelations@onitygroup.com" <mediarelations@onitygroup.com>, legal@pnmac.com, legal@caliberhomeloans.com, compliance@firstam.com, mediarelations@stewart.com, corporatelegal@oldrepublictitle.com, customerexperience@wltic.com, dianna_higgins@mgic.com, legal@radian.com, compliance@nationalmi.com, sfearon@archgroup.com, legal@rushmorelm.com, legal@figure.com, info@pogo.org, action@aclu.org, press@whistlebloweraid.org, Justin Smulison <info@whistleblowers.org>, info@flcga.org, tips@levernews.com, info@floridabulldog.org, tips@theappeal.org, grassroots@commoncause.org, tips@publicintegrity.org, info@openthegovernment.org, "patrick@pk80.com" <Patrick@pk80.com>, txhoareform@gmail.com, Government Accountability Project <info@whistleblower.org>, info@thesignalsnetwork.org, contact@consumerwatchdog.org, info@bettergov.org, info@freedom.press, Info <info@whistleblowersofamerica.org>, naomi.seligman@valuesunited.org

Cc: "bjlapides@bellsouth.net" <bjlapides@bellsouth.net>, Elizabeth P <elizabeth.palen@hotmail.com>, Maude King-Bruce <maudekbruce2@gmail.com>, KCC C <kcchen.80@gmail.com>, Maritza Wilhelm <maritzawilhelm@yahoo.com>, Miriam Tirado <miriam71@comcast.net>, Maged Al Naggar <maged@s-deng.com>, "anas s-deng.com" <anas@s-deng.com>, Dorin Frai <dfrai@yahoo.com>, Office Support YMS <info@yourmanagementservices.com>, Fahruk Sayeed <fsayeed@s-deng.com>, Eric Richards <ericcrichards@gmail.com>, Patty Sabates <psabates48@gmail.com>

Subject: Omega Villas: Patty's Leadership on Full Display – 8 Videos + New Construction Agenda Raises Red Flags

Dear Oversight and Watchdog Partners,

As the situation at **Omega Villas Condominium Association** continues to unfold, I'm releasing a focused update on **leadership patterns under President Patty Sabates** and the latest **Construction Project Meeting agenda** (attached), which together illustrate a continuing disregard for transparency, governance, and owner consent.

Patty's Leadership in Action – 8-Video Series

Over the past year, I've compiled and uploaded **eight short video excerpts** showing how Patty operates during Board meetings:

1. [Patty confrontation video 1](#)
2. [Patty confrontation video 2](#)
3. [Patty confrontation video 3](#) --
4. [Patty confrontation video 4](#)
5. [Patty confrontation video 5](#)
6. [Patty confrontation video 6](#)
7. [Patty confrontation video 7](#)
8. [Patty confrontation video 8](#)
9. 📺 Full video archive:
 - YouTube: <https://www.youtube.com/@ResidentofOmegaVillas/videos>
 - TikTok: <https://www.tiktok.com/@flcoawhistleblower>

These clips document a consistent pattern: **centralized control, suppression of dissent, and coordination with vendors and counsel**—the same behaviors outlined in **Exhibit R (Collusion & Influence Patterns)**.

Upcoming Construction Meeting – October 7 @ 6:30 PM

Attached is the **official Construction Project Board of Directors Meeting agenda**.
Key agenda points include:

- Updates on **structural and stucco repairs, window replacements, and AC/plumbing/electrical work**.
- **“Improper installations by third-party vendors”** noted, yet no owner vote or engineering re-evaluation scheduled.
- Discussion of **lower-window supply in storage**—suggesting material purchases made *before* any owner approval.

Nowhere in the notice is there reference to:

- Owner ratification of expenditures;
- Engineering certifications for safety compliance;
- Open discussion of liability for unauthorized work or defective installations.

This meeting appears to move forward **without transparent budgeting, owner authorization, or independent oversight**, reinforcing the same governance issues that triggered prior DBPR and lender investigations.

Why This Matters

- **Fiduciary Breach** – Major financial and structural decisions are being made outside owner-approved frameworks.
- **Vendor Entrenchment** – Juda Eskew, S&D, and Austro continue to dominate the process.

- **Regulatory Defiance** – Florida's July 1 2025 condo reforms (F.S. 718.113 and 718.3026) require stricter disclosure and owner involvement for non-emergency work.

These are not isolated missteps—they're components of an ongoing enterprise of collusion and misrepresentation that has already drawn the attention of state and federal oversight entities.

Attachment

- **Attachment:** *Omega Villas Construction Project Meeting Agenda – Oct 7 2026*

Shawn Martin, MBA

Whistleblower | Omega Villas Condominium Association

www.HOAJUSTICENOW.com

On Thu, Oct 2, 2025 at 6:41 PM Patty Sabates <psabates48@gmail.com> wrote:

[Quoted text hidden]

[Quoted text hidden]



Omega Villas Condominium Inc.pdf

119K