

## Juda Eskew Complaint -- Case # 2024-039084

Shawn Martin <smartin@iscccompany.net>

To: "casestatus@myfloridalicense.com" <casestatus@myfloridalicense.com>

Wed, Oct 16, 2024 at 10:37 AM

Dear All,

I understand that the Juda Eskew complaint is with your Department for final legal review. However, I wanted to share some more evidence of the Board trying to cover, in my opinion, for the complaint that I filed against Juda Eskew this year. If you notice the below snippet it states Eric Richards (Vice President of Omega Villas Board) started uploading the financials to our community web portal. All uploads are time/date stamped so it is easy to see when they become available. Notice the snippet below has all this information and the first Month that was uploaded was January 2024 on October 15, 2024. The Board is aware of all the issues I have had with Juda Eskew where they removed accountant notes on the Transactions so owners couldn't see a description of what the transaction was for to blocking me from having direct access to the financials when all the other Board Members had this access (snippet below of this too). Given we are doing our 40 year recertification, the community is very concerned where our money is going because we only have \$4.6 million for an \$6 to 8 million renovation project and we firmly believe the Board has lied to us about expenses to the City of Plantation Liens and Fines which will possibly be between \$1.5 to \$2.3 million by the time this renovation project concludes. Further, I am suspicious of a potential fraud ring given all of our main service providers have exhibited questionable to possibly illegal behavior in my opinion thus there are DBPR investigations in the queue to be investigated for: **Austro Construction our construction company we are paying \$4.85 million, Sunrise Management our CAM, Juda Eskew -- this complaint, and I separately filed a Florida Bar complaint against our COA/HOA lawyer Rhonda Hollander of Hollander, Good & Lopez.** All of these DBPR investigations interlinked as well as reported to our State House Representative for Broward County, FBI, FTC, City of Plantation Police Department -- Internal Affairs Division, and other areas that have governmental to law enforcement oversight of these matters. Further, I have additional correspondence with the Board and sent to Margaret at the Broward County State Attorney's Office. We hope that these complaints get investigated properly given all the new resources DeSantis provided for Floridians to have relief/protection from COA/HOA abuse.

### **Snippet of the Monthly Financials that were uploaded 10/15/24 by Eric Richards, Vice President:**

UPLOADER	Richards, Eric
CREATED	10/15/2024
UPDATED	10/15/2024
SHARED WITH	Everyone (Public)

**Snippet of me requesting access to the online Financial General Ledger that Juda Eskew maintains along with confirmation that I was given access which was revoked for no cause given to me as of today's date:**

## RE: \*\*EXTERNAL\*\*Financial Information Request

**From:** Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>  
**Sent:** Wednesday, March 20, 2024 1:55 PM  
**To:** Carol Eskew <[ceskew@jeafinancialgroup.com](mailto:ceskew@jeafinancialgroup.com)>  
**Subject:** \*\*EXTERNAL\*\*Financial Information Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carol,

Based on the below information from Jay, I am formally requesting access to all the monthly Bank Account Statements and the monthly financials that Jay mentions below. Please let me know if I need to provide any other information to complete my request?

Regards,

Shawn Martin, MBA

Re: RE: \*\*EXTER...

## RE: \*\*EXTERNAL\*\*Financial Information Request

> **Carol** <ceskew@jeafinancialgroup.com>

Mar 20



To: me, maudekbruce2, bjlapides, elizabeth.palen, ericcrichards, and 6 more

Earlier today Patty provided me with the new board's names, email addresses and phone numbers. We will be giving online access to the 6 new members.

Please give us a day or two to set this up. Daniel from my office will then email you with the login information.

Take care

**Carol Eskew**

Partner / President

[www.jeafinancialgroup.com](http://www.jeafinancialgroup.com)

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Please let me know if you need any further information or have questions on this information that is being provided.

Best Regards,

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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