

November 17, 2008

Unit Owners
Omega Villa Condominium Association, Inc.

Dear Fellow Unit Owners:

We want to personally thank all of the unit owners for their support during our term as members of the Board of Directors. As you can imagine, trying to improve the living conditions here in Omega Villas is an ongoing process. It does not happen overnight. Such a transformation requires patience and faith that the Board of Directors will do the right thing.

Recently, however, the Board has been faced with a substantial distraction. Despite our attempts to work with Shawn Martin as a member of the Board, he proved extremely difficult to deal with and resistant to our attempts to improve the community in an efficient and cost-effective manner. His resistance has gone so far as to attempt to recall certain members of the Board of Directors. In support of his recall attempt, he has made numerous unfounded, untrue, and overall questionable allegations that arise to nothing more than a difference of personal opinion. Shawn wants things one way and the rest of the Board has voted to go another way. Rather than trusting in the democratic process by allowing your representatives on the Board of Directors to make the best decisions possible, he wants to short-cut the process and make his own.

One of the allegations by Shawn is that the Association mishandled money. We question Shawn's ability to make such a statement when he has wasted your money on his recall effort. (To date, Shawn's recall attempt has already cost the Association more than \$5,000, and we have not even gone through the arbitration process yet. The Association will be faced with additional legal fees, and all of these costs are ultimately borne by the unit owners.) For those of you who may not know, we would like to explain how the recall effort works. When a majority of the community serves upon the Board indicating that a Board Member should be removed, the Board is under a duty to investigate the signatures on the written agreement to ensure that they are proper. The Board must then hold a meeting to discuss those signatures and to vote whether to approve or disapprove each signature. If the Board rejects enough signatures that the remaining signatures constitute less than a majority of the units entitled to vote, then the Board must file an arbitration lawsuit with the State of Florida requesting an order agreeing or disagreeing with the Boards' position. All this work required the Board to engage

the services of the Association's attorney. It is not an easy process to go through approximately seventy (70) signatures, checking them against the public records and deeds, and preparing the evidence that the Board must consider at its Board meeting.

Shawn presented us with a recall form that was allegedly signed by a majority of the unit owners in this Association. We undertook our duty to examine each of the signatures, match them against the deeds in the public records, and contact some of the unit owners who stated that they were not the individuals who signed the Petition. Our investigation revealed the following:

- Shawn allowed renters to sign on behalf of unit owners, even though tenants have no right to sign a recall petition.
- Shawn had family members sign on behalf of unit owners, even though only the record title owners of the property have the right to sign a recall petition.
- Shawn allowed people in the community to go ahead and sign somebody else's name.
- Shawn repeatedly called and visited unit owners, which caused many to sign the petition simply to get Shawn to stop bothering them.

We have written and oral statements from various individuals substantiating all of the foregoing.

For those of you who were present at the recall meeting, you saw that the Board rejected quite a few signatures because of various issues like this. That does not even take into account the misleading nature of the recall petition and the serious questionable defects in itself. According to state law, the recall petition must be signed by each unit owner under oath, affirming that they own the unit and are authorized to sign the recall petition, acknowledging what they are signing, and doing so under the penalty of perjury. State law requires specific language and information in a recall petition form, which Shawn did not include. Instead the petition is misleading enough to make one believe that anyone could sign it whether or not they were the unit owner of record. Even at the meeting where the Board reviewed the signatures, Shawn agreed that several of the signatures were improper. Now, as required by law, the Board must go through the process of filing an arbitration action with the State of Florida to review the Board's decision, all at your expense, all because of Shawn Martin.

You would think that Shawn would have learned the first time with regard to the signatures on the recall petition. Evidently he has not. Recently Shawn again sent out a letter

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to the unit owners, again full of misleading, incorrect, and untruthful allegations about the Board which amount to nothing more than Shawn's personal opinions about how this community should be run. On top of that, he is using the same form that did not comply with state law in the first place. He is doing this while the original arbitration action is still pending, and he has indicated in writing that he is doing so because he realizes that the members of the Association (rather than Shawn individually) will bear the cost of the recall effort. Rather than allowing the Board to try to improve all our lives here at Omega, it is apparently Shawn's intent to tie up the Board in gridlock with recalls that waste everybody's time and money and prevent us from doing any real work.

As members of the Board of Directors of Omega, we strongly urge you not to support Shawn's efforts to bring to a halt any progress in the Association and, instead, assist the Board in its efforts to make a better home for us all.

Respectfully submitted,
Your Board of Directors
OMEGA VILLA CONDOMINIUM ASSOCIATION, INC.

Norma Aker 11/19/08
NORMA AKER Date

Patsy Cates 11/19/08
PATSY CATES Date

Bernard Cooper 11/19/08
BERNARD COOPER Date

Paula Gigliotti 11/19/08
PAULA GIGLIOTTI Date

Blair Apides 11/19/08
BLAIR APIDES Date

Patricia Sabates 11/19/08
PATRICIA SABATES Date

Miriam Tirado 11/19/08
MIRIAM TIRADO Date